

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

DECEMBER 1, 2016



JUDICIAL COUNCIL
OF CALIFORNIA

OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM



Meeting Binder

Court Facilities Advisory
Committee:
Courthouse Cost Reduction
Subcommittee

December 1, 2016

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JUDICIAL COUNCIL
OF CALIFORNIA

OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM



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

OPEN MEETING WITH CLOSED EDUCATION SESSION AGENDA

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

OPEN PORTION OF THIS MEETING IS BEING RECORDED

Date: December 1, 2016

Time: 10:00 a.m. – 10:30 a.m. – Registration
10:30 a.m. – 12:00 p.m. – Open Session (Open to Public)
12:00 p.m. – 12:45 p.m. – Anticipated Lunch Break
12:45 p.m. – 2:00 p.m. – Education Session (Closed to Public)

Location: 455 Golden Gate Avenue
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 for open portions of the meeting 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 Courthouse Cost Reduction Subcommittee meeting held on March 3, 2016.

II. PUBLIC COMMENT (CAL. RULES OF COURT, RULE 10.75(K)(2))

Members of the public requesting to speak during the public comment portion of the meeting must place the speaker's name, the name of the organization that the speaker represents if any, and the agenda item that the public comment will address, on the public comment sign-up sheet. The sign-up sheet will be available at the meeting location at least one hour prior to the meeting start time. The Chair will establish speaking limits at the beginning of the public comment session. While the advisory body welcomes and encourages public comment, time may not permit all persons requesting to speak to be heard at this meeting.

Written Comment

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 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 November 30, 2016, will be provided to advisory body members.

III. INFORMATION ONLY ITEMS (NO ACTION REQUIRED)

Info Item 1

SB 1407 Courthouse Capital Projects Update (No Action Required – Information Only)

Presenter: Mr. Mike Courtney, Director, Capital Program

IV. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEM 1)

Item 1

Stanislaus County–New Modesto Courthouse: Project Review (Action Required)

Review of the project’s budget and design at completion of the 100 percent schematic design phase.

Presenters: Hon. Ricardo Cordova, Assistant Presiding Judge, Superior Court of Stanislaus County
Hon. Jack M. Jacobson, Judge, Superior Court of Stanislaus County
Ms. Rebecca Fleming, Court Executive Officer, Superior Court of Stanislaus County
Mr. Jagan Singh, Project Manager, Capital Program
Mr. Ed Ellestad, Supervisor, Security Operations
Mr. Steve Sobel, Director, SOM
Mr. Michael Duncan, Design Director, SOM
Mr. Sean Ragasa, Senior Designer, SOM
Mr. Peter Lee, Senior Structural Engineer, SOM
Mr. Rob Bolin, Senior Principal, Syska Hennessy Group
Ms. Ana Analyn, Senior Cost Estimator, MGAC

V. ADJOURNMENT

Adjourn to Education Session (Closed to Public)

**VI. EDUCATION SESSION – CLOSED TO PUBLIC
(NOT SUBJECT TO CAL. RULES OF COURT, RULE 10.75)**

Item 1

Judicial Branch Courthouse Construction Program (No Action Required – Education Only)

Educational discussion on courthouse capital projects.

Presenter: Mr. Mike Courtney, Director, Capital Program

VII. ADJOURNMENT OF MEETING

Adjourn



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 MEETING

MINUTES OF OPEN MEETING

March 3, 2016

10:00 AM – 11:15 AM

Judicial Council of California – San Francisco Office

Subcommittee Members Present: Hon. Jeffrey W. Johnson, Chair
Hon. Donald Cole Byrd
Mr. Stephan Castellanos, FAIA
Hon. Keith D. Davis
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Brad R. Hill, Chair, Court Facilities Advisory Committee
Hon. Steven E. Jahr (Ret.) (by phone)
Hon. Gary R. Orozco
Mr. Kevin Stinson (by phone)
Mr. Thomas J. Warwick, Jr.

Others Present: The following Judicial Council staff/others were present:
Hon. Raima H. Ballinger, Presiding Judge, Superior Court of Sonoma County
Hon. Gary Nadler, Judge, Superior Court of Sonoma County
Mr. José Octavio Guillén, Court Executive Officer, Superior Court of Sonoma County
Ms. Cindia Martinez, Deputy Court Executive Officer, Superior Court of Sonoma County
Mr. Michael Palladino, Partner, Richard Meier & Partners Architects
Mr. Jim Crawford, Partner, Richard Meier & Partners Architects
Mr. Bruce McKinley, MEP Engineer, ARUP
Ms. Natalie Daniel, Finance
Mr. Ed Ellestad, Office of Security
Ms. S. Pearl Freeman, AIA, Capital Program
Mr. William J. Guerin, Capital Program
Ms. Angela Guzman, Finance
Ms. Donna Ignacio, Capital Program
Mr. Chris Magnusson, Capital Program
Ms. Kristine Metzker, Capital Program
Ms. Deepika Padam, Capital Program
Ms. Kelly Quinn, Capital Program
Ms. Millicent Tidwell, Chief Operating Officer

OPEN MEETING

Call to Order, Roll Call, and Approval of Meeting Minutes

The chair called the meeting to order at 10:00 AM, and roll was taken. The subcommittee voted unanimously (with the abstention of all members absent from the October 2015 meeting, and the exceptions of Hon. Donald Cole Byrd and Hon. William F. Highberger, as Ex-Officio, non-voting members) to approve the minutes from its meeting held on October 22, 2015, and its actions by email on November 13, 2015, and December 11, 2015.

DISCUSSION AND ACTION ITEM

Item 1

Sonoma County–New Santa Rosa Criminal Courthouse: 50 Percent Design Development Review

Ms. Deepika Padam, Judicial Council Senior Project Manager, introduced the project team for the New Santa Rosa Criminal Courthouse: Hon. Gary Nadler, Judge, from the Superior Court of Sonoma County; Mr. Michael Palladino and Mr. Jim Crawford, Partners, from Richard Meier & Partners Architects; and Mr. Bruce McKinley, MEP Engineer, from ARUP. She also indicated that present in the board room from the Superior Court of Sonoma County were: Hon. Raima H. Ballinger, Presiding Judge, Mr. José Octavio Guillén, Court Executive Officer, and Ms. Cindia Martinez, Deputy Court Executive Officer.

Ms. Padam presented the project’s 50 percent design development plans and drawings consistent with the powerpoint slides included in the project materials that were posted on line for public viewing in advance of the meeting. In addition to her focus on the program and design-to-budget information contained within those materials—including the budget shortfall of \$3.01 million—she made the following comments:

- in response to the subcommittee’s request for a report back on whether a roof-top mechanical equipment enclosure could be provided and paid for from the project’s soft costs, Ms. Padam confirmed that the project’s design currently incorporates an enclosure, that it is now an integral component of the mechanical system, that the Office of the State Fire Marshal has stressed its importance, and that it will be a priority to fund out of project costs.
- three peer reviews—of the project’s 50 percent design development plans, structural system, and geotechnical site analysis—had been conducted since the subcommittee’s October 2015 approval of the project’s 100 percent schematic design;
- Rudolph and Sletten, Inc. has been hired as the project’s Construction Manager at Risk (CMAR), who has been extremely helpful in achieving a consolidated cost estimate; and
- the budget shortfall of \$3.01 million—resulting from additions to the building for converged network integration and enhanced seismic performance due to poor soils—is expected to be eliminated by the project’s milestone of 100 percent design development. She noted that this reduction would be achieved through the project team’s value engineering exercises planned with the architect’s cost estimator and the project’s CMAR. She indicated that submission of the 100 percent design development package to the subcommittee is planned for April 2016.

Consistent with the powerpoint slides included in the project materials, Mr. Palladino presented the design update since the project reached 100percent schematic design, Mr. Crawford presented the building's structural system, and Mr. McKinley presented its mechanical, electrical, and plumbing systems and progress toward LEED certification. In addition to the information contained within those materials, Mr. Palladino made the following comment:

- to address the issue raised by the subcommittee of providing a secure path of travel for in-custody persons to and from the first-floor traffic courtroom, the in-custody elevator/area adjacent to the traffic courtroom would be redesigned such that it would be accessible by Sheriff staff.

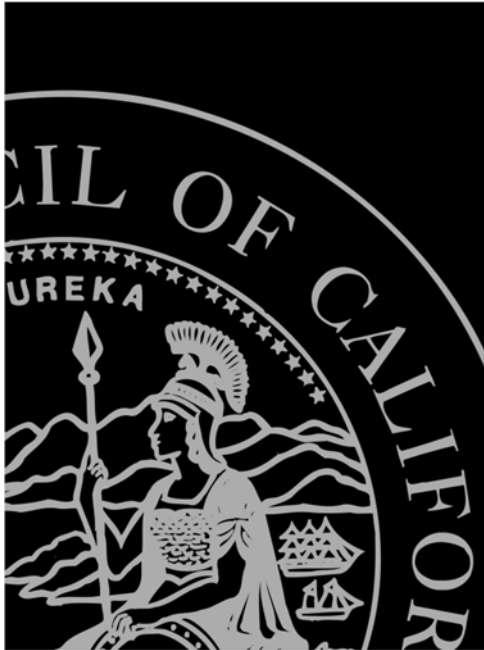
Action: The subcommittee—with the exceptions of Hon. Donald Cole Byrd and Hon. William F. Highberger, as Ex-Officio, non-voting members—voted unanimously on the following motion:

1. The 50 percent design development report be accepted, and the project team move forward to eliminate the current budget shortfall and complete design development of the Preliminary Plans phase, which includes the submittal of the 100 percent design development report to the subcommittee prior to obtaining State Public Works Board approval.

A D J O U R N M E N T

There being no further business, the meeting was adjourned at 11:15 AM.

Approved by the subcommittee on _____.



Courthouse
Cost Reduction
Subcommittee
100 Percent Schematic
Design Review Report

NEW MODESTO COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF STANISLAUS

December 01, 2016

JUDICIAL COUNCIL OF CALIFORNIA
OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM

SR. PROJECT MANAGER
JAGAN SINGH

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 delayed from the authorized schedule and is slated to start construction in September 2018.

2. Project Summary

- 2.1. The project is a new courthouse building that will be occupied by the Superior Court of California, County of Stanislaus. Comprised of 27 courtrooms, the New Modesto Courthouse is approximately 308,964 building gross square feet (BGSF) in size and will consolidate court operations from five unsafe, overcrowded, and physically deficient facilities: the Modesto Main Courthouse, Hall of Records Building, City Towers, Traffic Courthouse, and 12th Street Lease. The new courthouse will relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in Stanislaus County, including leased facilities. In addition, this project provides five unfinished courtrooms for new judgeships.

3. Background

- 3.1. Budget Year 2010–2011—initial project authorization:
 - Project first submitted for SB 1407 funding authorization.
 - Original Approved FY 2010–2011 BGSF: 301,464 SF.
 - Original Hard Construction Cost in FY 2010–2011: \$145,477,648
- 3.2. Budget Year 2012–2013:
 - Per December 12, 2011 Judicial Council direction, a two-percent non-escalated insurance savings reduction to the hard construction cost was approved for the project.
 - Per December 12, 2011 Judicial Council direction, a two-percent non-escalated unallocated reduction to the hard construction cost was approved for the project.
 - Even though the reduction in budget was approved by the Judicial Council in FY 2011–2012, it was not updated in the COBCP until FY 2012–2013. The

budget reflects the Judicial Council mandated reductions of 4 percent and the revised hard construction cost for FY 2012–2013 was \$139,658,542.

- Per April 24, 2012 Judicial Council direction, a ten-percent unallocated reduction to the non-escalated hard construction cost was approved for the project. This was not updated in the COBCP in FY 2012–2013, but in subsequent funding requests.

3.3. Budget Year 2014–2015:

- The budget reflects the Judicial Council mandated reductions of 4 percent and 10 percent. The revised hard construction cost for FY 2014–2015 was \$125,110,777.

3.4. Budget Year 2015–2016:

- Judicial Council approved the addition of one new judgeship for the Superior Court of Stanislaus County in December 2014 and in May 2015 CCRS approved the additional courtroom addition to the project scope. State Public Works Board approved the project scope change approval in December 2015.
- A total of 7,500 BGSF was added to the project increasing the total BGSF to 308,964 BGSF.
- The non-escalated hard construction cost for the additional courtroom was increased by \$3,525,890.
- Per direction from the Department of Finance, the five courtroom sets for new judgeships will be left unfinished and will be shelled for future build out. This resulted in reduction of the non-escalated hard construction cost by \$5,279,915.

3.5. Budget Year 2016–2017:

- Working Drawings phase funds were reappropriated.
- Cash funding from the Construction phase budget of \$2.066 million for existing building demolition on the project site was approved.
- The current hard construction cost for FY 2016-17 is \$123,602,317.

3.6. Summary of changes to Hard Construction Cost Subtotal (Non-escalated):

- Original (2010–2011 Budget Year): \$145,477,648
- Current (2016–2017 Budget Year): \$123,602,317
- Reduction from Original budget: \$21,875,331 or approximately 15

percent decrease.

3.7. Summary of changes to BGSF:

- Original (2010–2011 Budget Year): 301,464 BGSF
- Current (2016–2017 Budget Year): 308,964 BGSF
- Increase from Original to Current: 7,500 BGSF for additional new judgeship courtroom; approximately 2.5 percent increase.

4. 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 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 center bench courtroom layout. Several design and operational issues were raised and incorporated into the current Schematic Design package.

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

4.1. Additional Project Scope

The project budget did not include the demolition of the existing buildings on the site of the new courthouse. There are eight existing buildings on the new courthouse site that will be demolished. The project budget was able to absorb the cost of the building demolition by substituting cement plaster in lieu of precast concrete in the current budget.

5. Schedule

The project is ready to move into the Design Development phase and the target completion date for Preliminary Plans Phase is July 01, 2017.

a Phase	b Current Authorized Schedule FY 16/17 ¹		d Current Schedule ²		f Percent Complete
	c Start Date	c Finish Date	d Start Date	e Finish Date	
Site Selection	07/01/10	07/12/10	07/01/10	07/12/10	100%
Site Acquisition	07/13/10	12/12/14	07/13/10	12/12/14	100%
Preliminary Plans.....	12/13/14	03/10/17	1/13/16	07/01/17	50%
Working Drawings & Approval to Bid	03/11/17	12/08/17	07/02/17	06/28/18	—
Bid and Contract Award.....	12/09/17	04/27/18	06/29/18	09/28/18	—
Construction	04/28/18	02/03/21	09/29/18	07/03/21	—
Move-in	02/04/21	04/20/21	07/04/21	08/03/21	—

6. 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 May 2015 from the shelling of the five court sets, the current design-to-budget, and a comparison of the current hard construction cost budget to the 100 percent Schematic Design estimate.

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

Original FY 2010–2011 Hard Construction Cost Subtotal	\$ 145,477,648
FY 2011–2012: JC mandated 2% reduction for OCIP	\$ (2,874,472)
FY 2011–2012: JC mandated 2% reduction	(2,874,472)
FY 2011–2012: JC mandated 10% reduction	\$ (14,372,362)
FY 2016–2017: Addition of one Courtroom	\$ 3,525,890
FY 2016–2017: Reduction for Shelling 5 Court Sets	\$ (5,279,915)
<i>Revised Hard Construction Cost Subtotal</i>	\$ 123,602,317
Cost Reduction Achieved	\$ 21,875,331
Cost Reduction as percent of original Construction Cost Subtotal	% 15.04%

¹ Current authorized schedule based on approved FY 2016–2017.

² Current Schedule is subject to funding.

6.2. Design-to-Budget Calculation

Original FY 2010-2011 Hard Construction Cost.....	\$ 145,477,648
Data, Communication and Security	\$ 5,124,888
CCCI Adjustment	\$ 0
Original Design-to-Budget	\$ 150,602,536
Current FY 2016-2017 Hard Construction cost.....	\$ 123,602,317
Data, Communication and Security	\$ 5,066,271
CCCI Adjustment	\$ 20,637,835
Revised Design-to-Budget	\$ 149,306,423

6.3. 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.

Security Considerations for New California Courthouses Opening Statewide

Stanislaus County – New Modesto Courthouse

i. LOCATION REVIEW

The new courthouse will be located in the City of Modesto, the county seat and largest city in Stanislaus County. There are over 300,000 residents of Modesto, and the daytime population swells each day due to the many businesses and attractions within the city. The location of the future courthouse in the downtown business district, two blocks from the existing courthouse, jail and sheriff's department and across the street from the Modesto Police Department.

ii. CONDITIONS OF CURRENT FACILITIES

As described above under Project Summary, the existing court locations lack central holding, have inadequate or non-existent court holding, and lack secure inmate, judicial officer, staff and public circulation zone. The security camera and access control systems are aging and inadequate. The main courthouse is poorly designed with multiple entrance points and is difficult to secure.

iii. FACILITY OVERVIEW

The new courthouse will be a full-service courthouse providing all functions of the court. There will be 27 courtrooms, an increase of 5 courtrooms over the current 22 courtrooms at the existing courthouses being replaced. The new courthouse will have a secure sally port, central holding, holding control, building security control, secure inmate circulation paths, secured judges parking, judicial officer circulation pathways, modern surveillance, access control, duress and security systems, and a more secure perimeter.

iv. CENTRAL HOLDING

The new courthouse features central holding which is not present at the existing court facilities. There will be 24 holding cells with a total capacity of 128, figures that were determined adequate using the Judicial Council's holding metric based on information supplied by the sheriff's department. This is an increase in capacity of 74 from the existing capacity of just 54 inmates spread throughout the eight facilities. There are 20 male cells, 2 female cells and 2 juvenile cells, with a mix of group and individual cells. There are also 2 individual holding cells attached to each of the courtrooms, accessible via the inmate elevators from central holding.

v. HOLDING CONTROL ROOM

The new courthouse will have a holding control room that will be used to operate and monitor the sally port, holding cells and custody elevators. Overall building security functions will be limited from holding control.

vi. **BUILDING SECURITY CONTROL ROOM**

Due to the size and complexity of the courthouse, there will be a separate building security control room. This room will function to monitor perimeter and non-holding interior cameras, receive door alarms and other notifications, and will serve to support the bailiffs and other court security personnel. Building control will not act as a backup to holding control.

vii. **WEAPONS SCREENING**

There will be a single point of entry at the new courthouse and all persons entering the building will be screened. There will be three weapons screening suites, each featuring a magnetometer and X-ray machine, replacing 9 screening suites at the eight locations that are being replaced. Screening will be operated by private contractors under supervision of the sheriff's department.

viii. **INMATE ACCESS SYSTEMS AND TRANSPORTATION**

In-custody defendants will be delivered to the courthouse via bus, van or car depending upon the type of custody and transporting agency. Custodies will be driven into the secure vehicle sally port where they will walk into the central holding area. From central holding, they will walk through secured pathways to custody only elevators which will take them to the courtroom holding areas on each floor. Custodies will then be housed in courtroom holding cells until they are transported to the courtroom itself. Custody operations will be conducted and monitored by correctional deputies, court deputies, and probation officers dependent upon the gender, age, type and responsibility for the custody. There will be limited secure parking for custody vehicles on site.

ix. **OTHER COMMENTS**

Given the consolidation of existing court facilities into the single courthouse, a significant increase in the number of security staff is not anticipated.



SUPERIOR COURT OF CALIFORNIA COUNTY OF STANISLAUS

Rebecca J. Fleming
Executive Officer
Jury Commissioner

800 - 11th Street
Modesto, California 95354
Telephone (209) 530-3111
Fax (209) 236-7797
www.stanct.org

November 22, 2016

CCRS
Judicial Council
455 Golden Gate Avenue
San Francisco, CA 94102

Dear CCRS Members,

Stanislaus Superior Court has been asked to justify our request for raised jury boxes which we have requested throughout the design of the New Modesto Courthouse. This was one of the first issues raised by this Court. The design team and our JCC project manager were told the Court (unanimously) wanted the "center" judicial bench and the "raised first row" jury box seating. After months of discussion, this was the accepted design. We are currently at 100% Schematic Design and ready to move the project forward with Design Development.

The Court has asked for the raised jury boxes in each courtroom due to sight line concerns referred to by other courthouses we have toured. A few courts with raised jury boxes are: Yolo, Calaveras, LA Long Beach, and most recently, San Diego. Like these courts listed, we are requesting to keep our raised jury box design.

We know a very extensive Styrofoam courtroom mockup review process was done over the course of several months in the new San Diego Courthouse. The sightlines were checked from all angles of the courtroom while the workers were making height and space modifications. The decision was unanimous from their Advisory Committee. The Capital Projects group should still have those meeting notes.

We are not asking to reinvent the wheel, only to move forward with this design.

Thank you for your time and consideration on this issue.

Marie Sovey Silveira
Presiding Judge

Ricardo Cordova
Assistant Presiding Judge

The background of the slide features a large, faint, circular seal of the Superior Court of California, County of Stanislaus. The seal contains a central figure holding a scale and a sword, surrounded by the text "SUPERIOR COURT OF CALIFORNIA COUNTY OF STANISLAUS" and "1926".

**Superior Court of California
County of Stanislaus
New Modesto Courthouse**

CCRS Project Review

100% Schematic Design

December 1, 2016

Agenda

- Project Summary
- Cost Estimate
- Value Engineering
- Security Considerations
- Space Program
- Site Considerations
- Building Design
- Deviation List
- Landscaping
- Building Systems
- Sustainability



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Project Summary

- New Courthouse in Modesto to replace and consolidate 5 facilities in Stanislaus
- 308,964 BGSF, 27 courtrooms with 5 shelled courtrooms for new judgeships
- Eight stories plus basement



Project Milestones

- Schematic Design Jan 2016 – Oct 2016
- CCRS 100% SD Review December 1, 2016
- Design Development Jan 2017 – July 2017
- Working Drawings / Agency Review July 2017 – Jun 2018*
- Bid / Bond / Public Works Jun 2018 – Sept 2018*
- Construction Sep 2018 – July 2021*

* Subject to funding



JUDICIAL COUNCIL
OF CALIFORNIA

Cost Overview

Site + Building + DCS Estimate (on budget)	149,303,000
Revised Design to Budget (CCCI 6106 – March 2016)	149,306,423
Alternates to be pursued in Design Development	
Precast concrete panel with aluminum cladding (below window) at tower in lieu of cement plaster	2,478,000
Precast concrete panel with aluminum cladding (below window) at first floor only at tower in lieu of cement plaster	577,000
Upgrade to Engineered Tiles in lieu of polished concrete	488,000
Mechanical Penthouse at Roof in lieu of screened equipment	550,000



Value Engineering

- Superior Court, Judicial Council Staff (CP, FMU and Security) and Design Team worked collaboratively on an extensive Value Engineering in all areas.
- List of VE options:
 - Superstructure
 - Structural Alternates (add seismic joints)
 - Reduction of Steel tonnage
 - Exterior Enclosure
 - Parapet Reduction
 - Eliminate skylights
 - Cement plaster in lieu of Precast concrete
 - Change from ballast roof to conventional built up roof



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Value Engineering

- List of VE options:
 - Transportation
 - Delete monumental stair
 - Omit elevator service to roof
 - Detention
 - CMU Block wall in lieu of Trusswall
 - Single skin metal ceiling in holding in lieu of double skin
 - Interior Finishes
 - Polished concrete in lieu of engineered tiles
 - Stainless steel guardrail in lieu of glass guardrail
 - Reduction in interior finishes
 - Reduce level 5 to level 3 finish for drywall
 - Use reconstituted wood base



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Value Engineering

- List of VE options:
 - Mechanical
 - Use Air cooled chiller
 - Reduce AHU from custom to the project to standard
 - Consolidate AHU serving public circulation zone
 - Electrical
 - Reduce sub-metering
 - Downsize main switchboards by 25%
 - Aluminum conductors in lieu of copper at main power equipment & bus duct risers
 - Landscaping
 - Omit off-site improvements from project scope as required by City of Modesto
 - Architectural concrete pavers in lieu of precast concrete pavers



Security

- Modern security systems, secured judge's parking and separate zones of circulation
- Central/court holding that meets current metrics for capacity
- Holding control room that will monitor and control sally port, central holding cells, inmate elevators and inmate movement
- Security control room, off the main lobby, will monitor building security systems
- Weapons screening will be staffed by contract security and/or sheriff's deputies, consolidated from the existing 9 suites to 3 suites
- Inmates will be delivered via vehicle through a secure sally port to central holding, and then moved to courtrooms via inmate pathways



NEW MODESTO COURTHOUSE
SUPERIOR COURT OF CALIFORNIA, COUNTY OF STANISLAUS
JUDICIAL COUNCIL OF CALIFORNIA

SOM

CCRS 100% Schematic Design Presentation
01 December 2016



Project summary

Site Area: 2.75 acres

Total Gross Floor Area: **308,964 sf**

8 Stories Plus Basement

27 Courtrooms

- 22 Multi-Purpose (Criminal, Civil, Family Law proceedings)
- 1 Juvenile Dependency
- 2 Large/High Volume (Multi-Defendant and Multi-Jury)
- 2 Large (Traffic and Arraignment)

14 Jury Deliberation Rooms

Parking

- 39 Public Surface Parking Spaces
- 33 Secure Parking Spaces

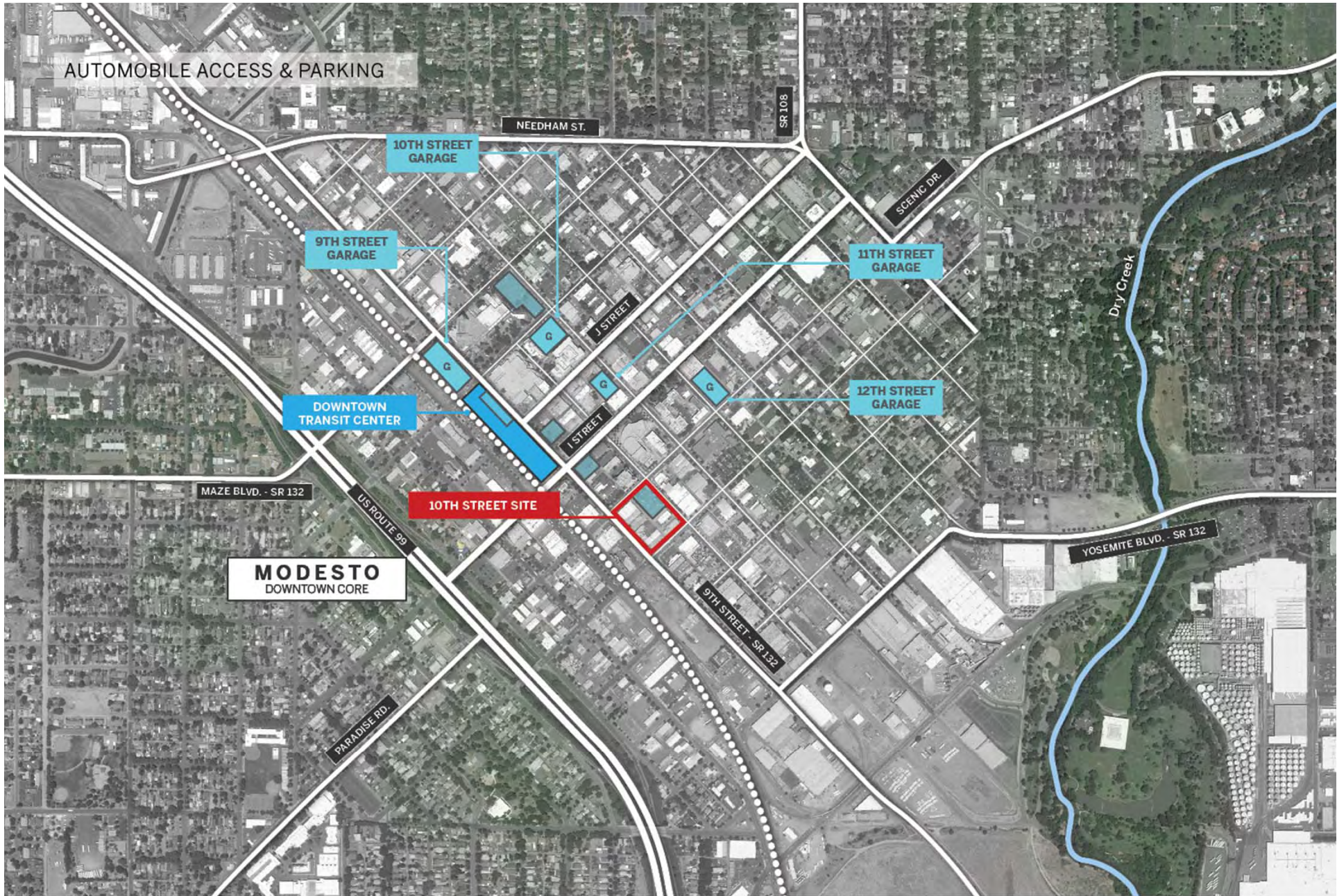
SPACE AND FUNCTIONAL PROGRAM

Description	Final Program			100% SD		
	Staff	Ctrms	DGSF	Staff	Ctrms	DGSF
1.0 Public Ara: Entry Lobby & Screening	1		5,315	1		8,873
2.0 Court Sets	54	27	99,054	54	27	84,730
3.0 Judicial Chambers & Courtroom Support	34		16,900	34		18,911
4.0 Court Operations	60		6,080	60		6,936
5.0 Criminal Division	34		6,809	34		4,937
6.0 Appeals/Evidence Division	4		2,903	4		2,618
7.0 Traffic/Small Claims Division	26		5,311	28		5,407
8.0 Civil Division	31		5,468	31		4,746
9.0 Family Law/Probate/IV-D/Juvenile	30		7,317	30		4,800
10.0 Court Administration	40		7,196	40		8,510
11.0 Information Technology	11		2,387	11		2,147
12.0 Jury Services	4		7,901	4		7,453
13.0 Sheriff Operations	4		4,420	4		3,353
14.0 Central In-Custody Holding	-		8,105	-		9,516
15.0 Self Help/Family Law Facilitator	9		3,345	10		2,215
16.0 Family Court Services	16		2,519	16		3,360
17.0 Building Support	6		29,505	6		27,275
Subtotal	364	27	220,533	367	27	205,787
Gross Area Factor 40%			88,213		50%	103,175
TOTAL PROJECTED GROSS SQUARE FEET			308,746			308,962

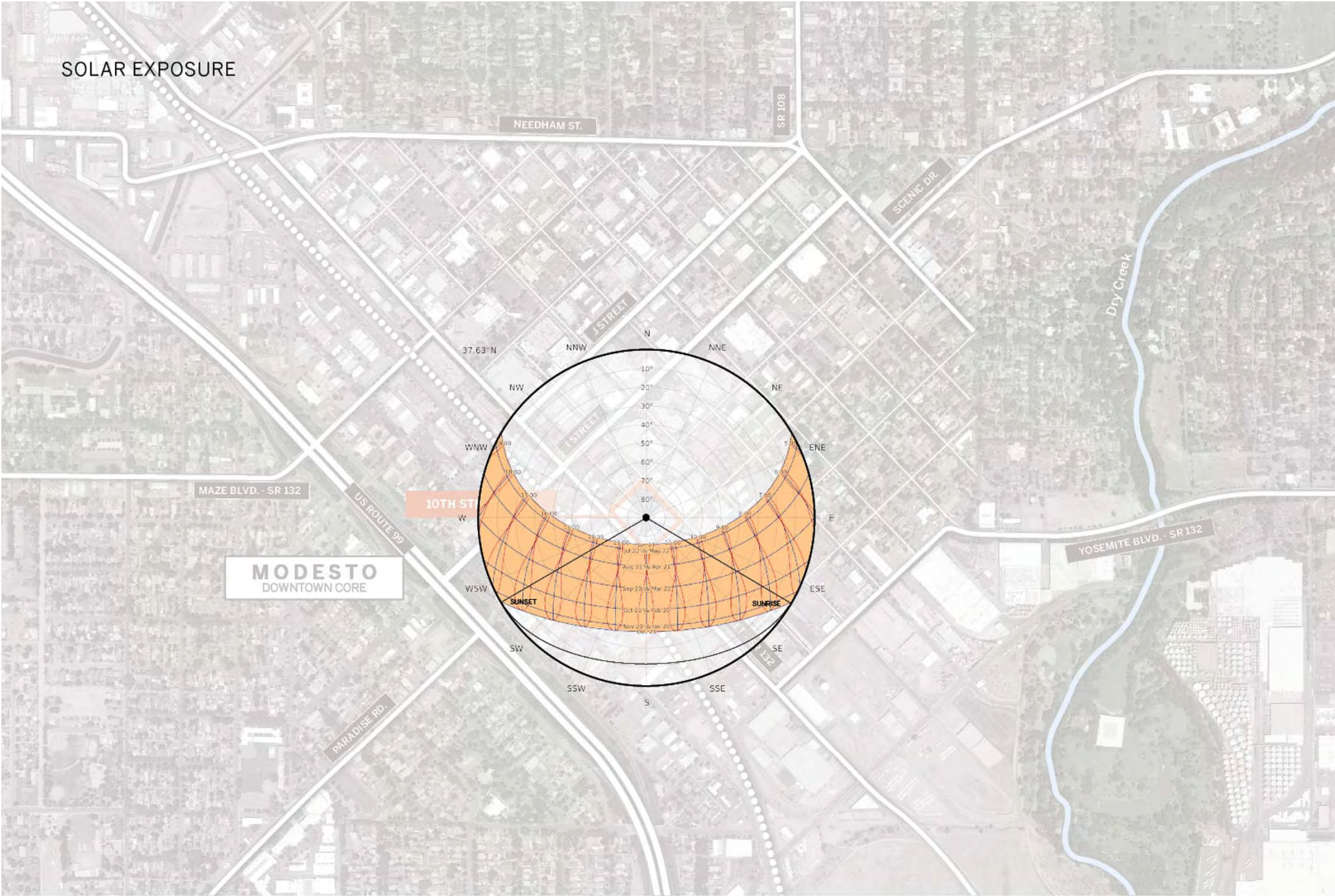
Target Program Allowance	308,964	308,964
Difference Actual - Allowance	(218)	(2)

SITE CONSIDERATIONS
NEW MODESTO COURTHOUSE



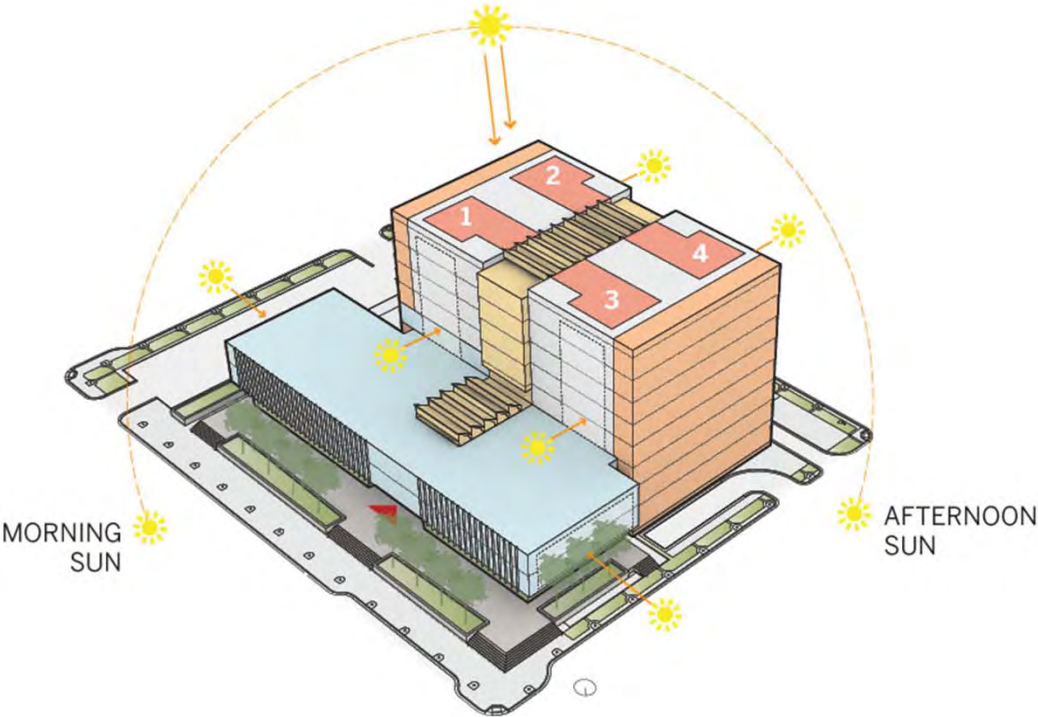






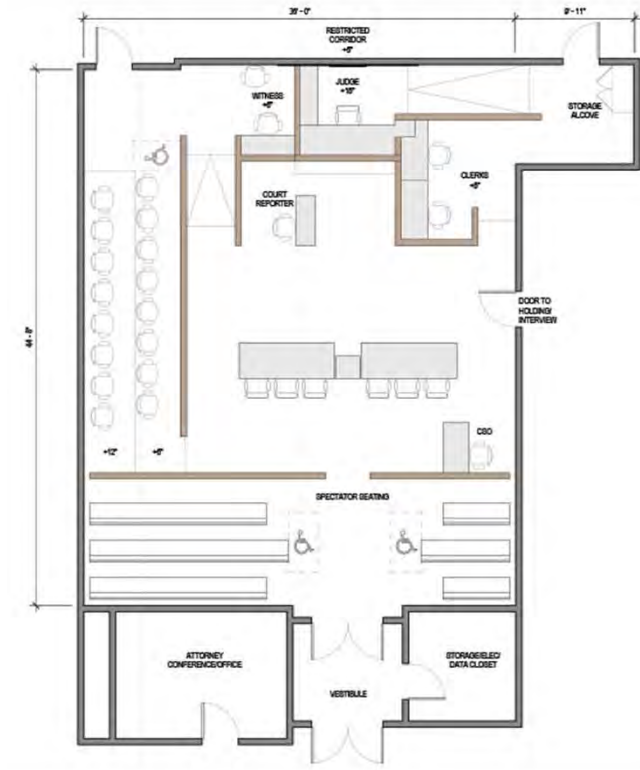
DESIGN SUMMARY
NEW MODESTO COURTHOUSE

CONCEPT DIAGRAM

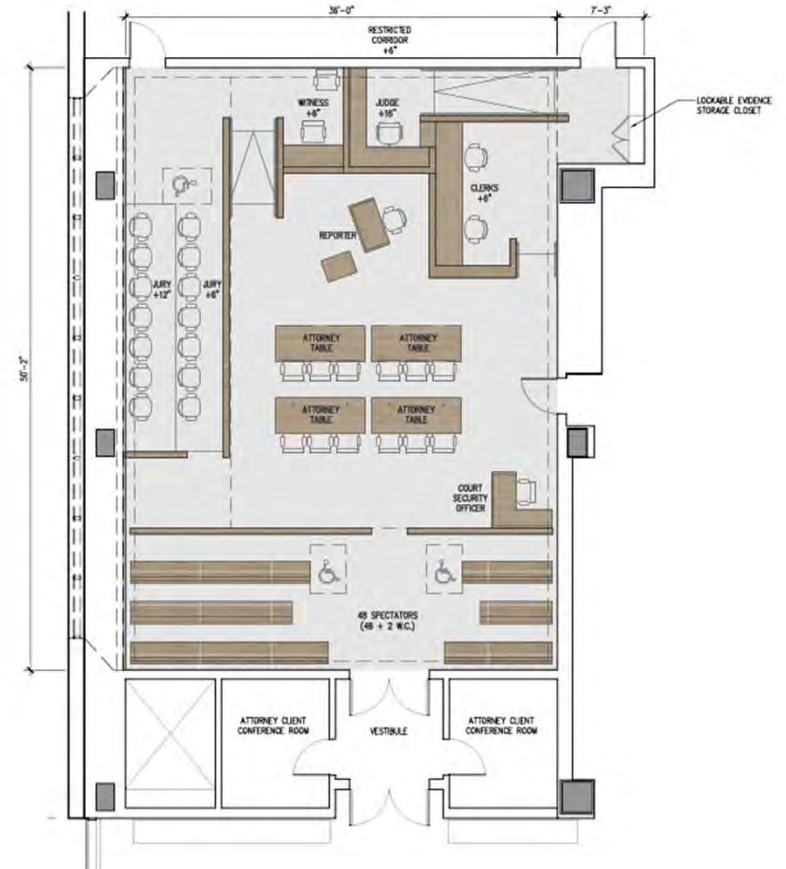


SPACE PLANNING AND ADJACENCIES
NEW MODESTO COURTHOUSE

COURTROOM LAYOUT PLAN

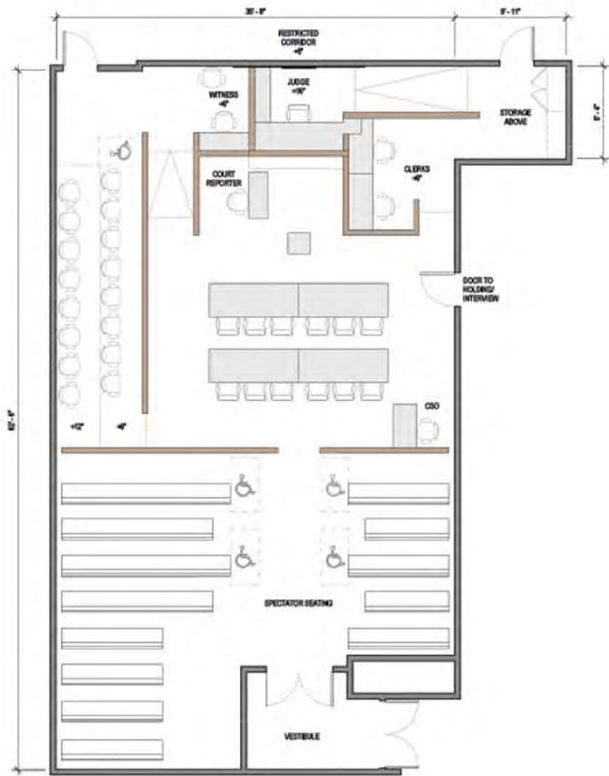


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SAN DIEGO CENTRAL COURTHOUSE

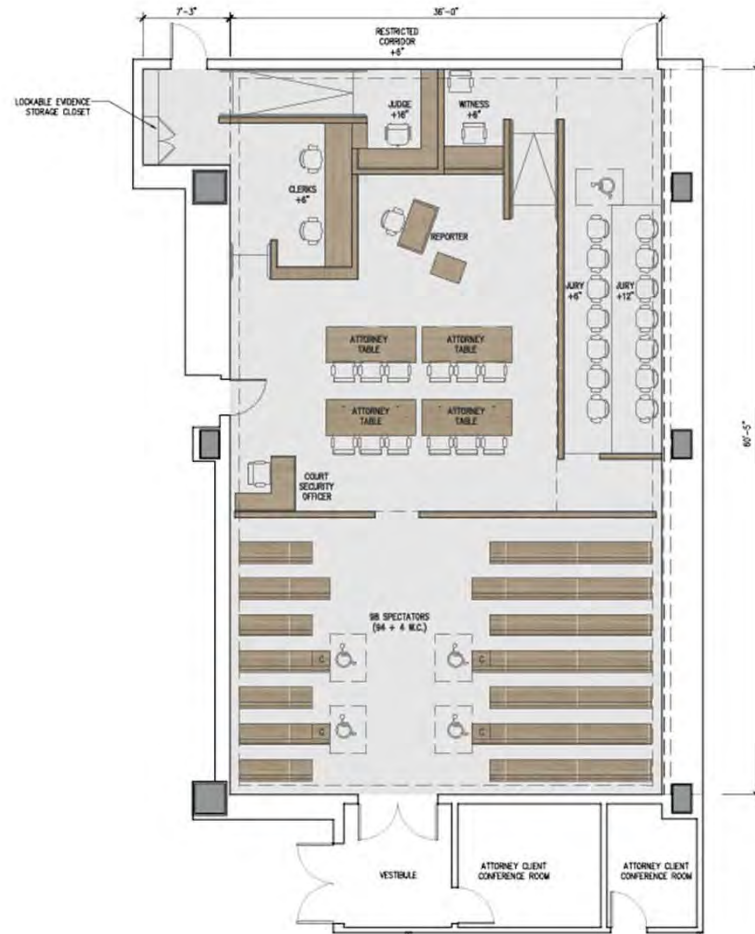


TYPICAL COURTROOM PLAN FOR MODESTO COURTHOUSE

LARGE COURTROOM LAYOUT PLAN

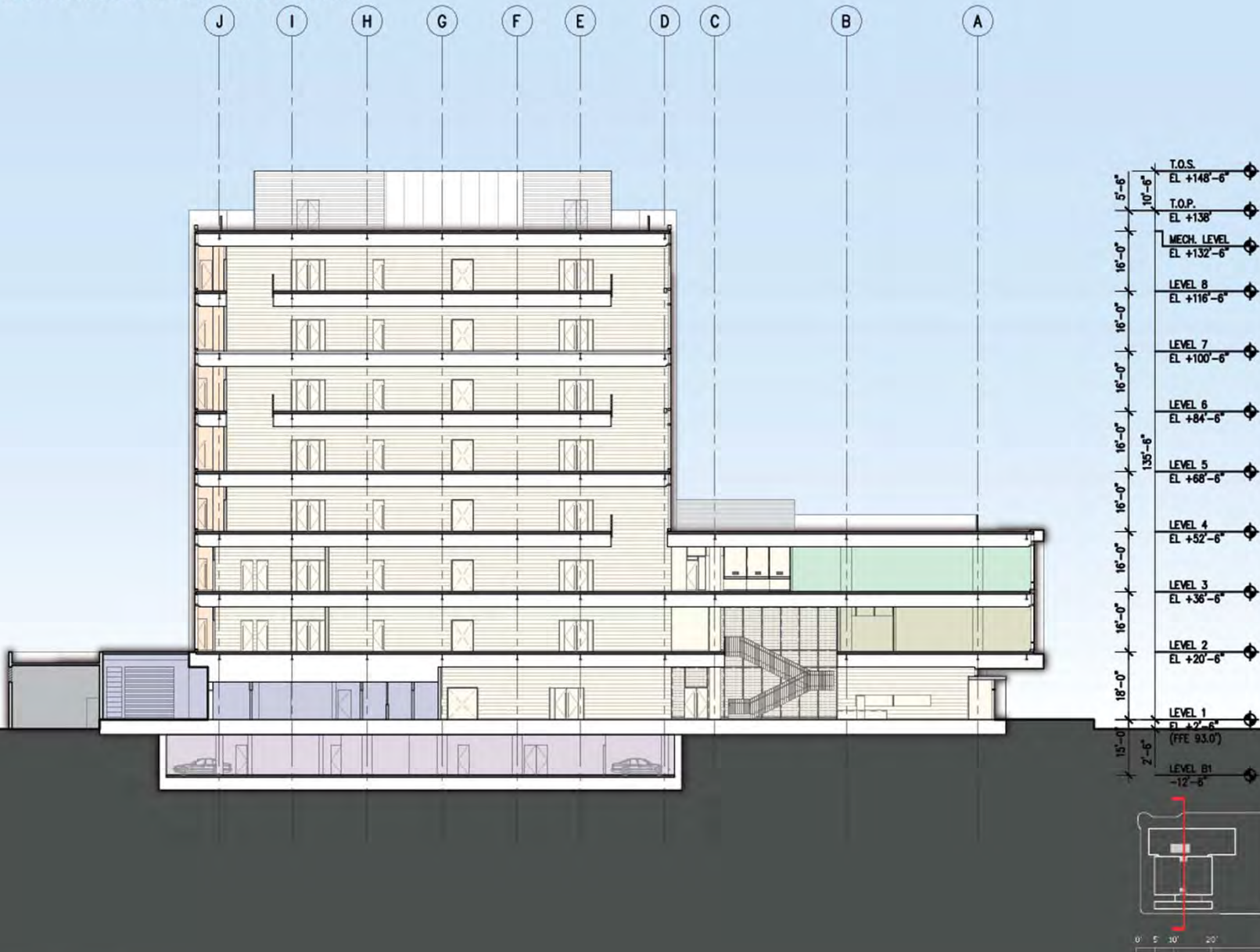


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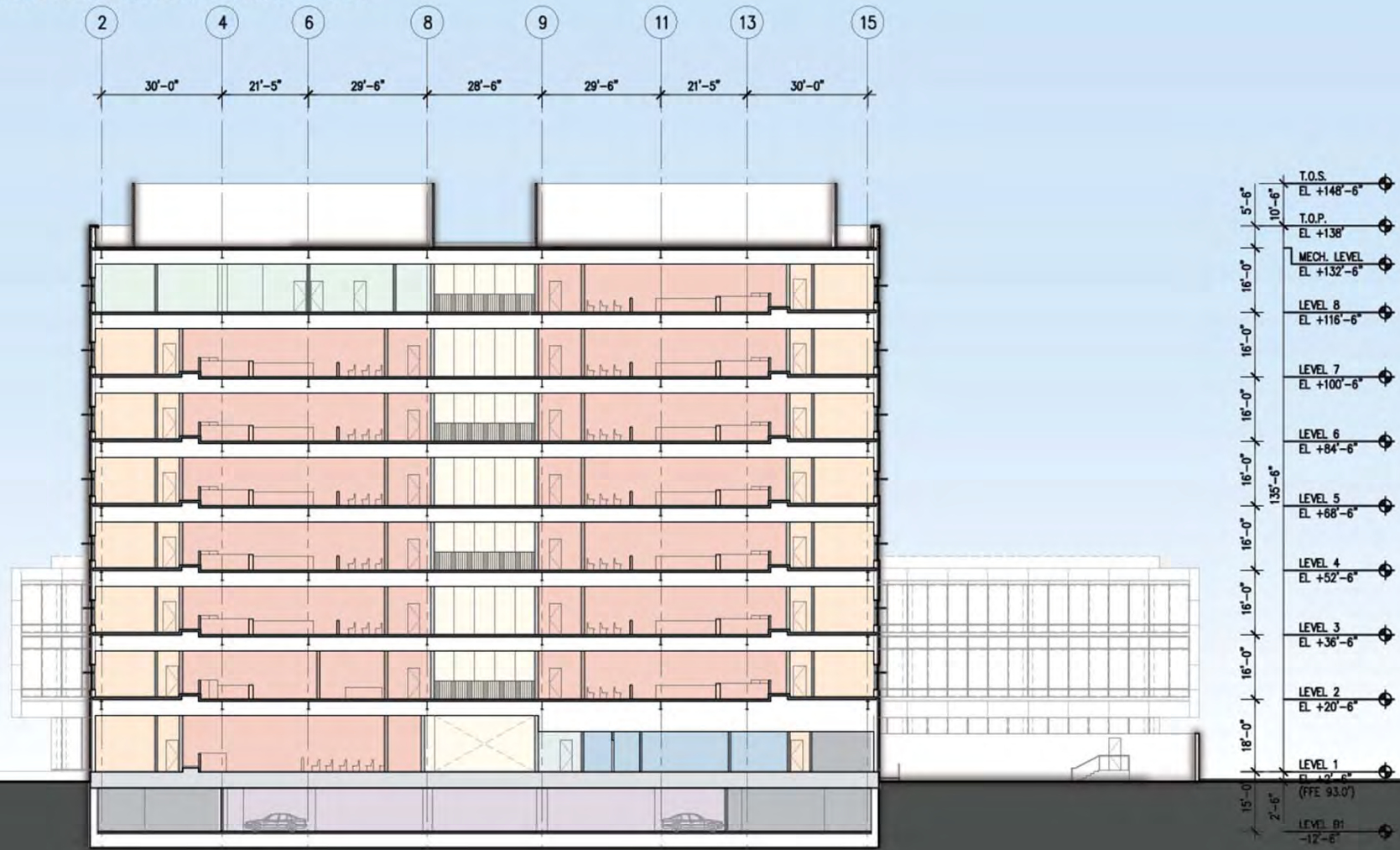


TYPICAL LARGE COURTROOM PLAN FOR MODESTO COURTHOUSE

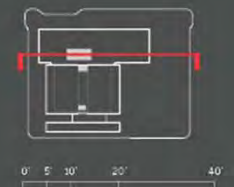
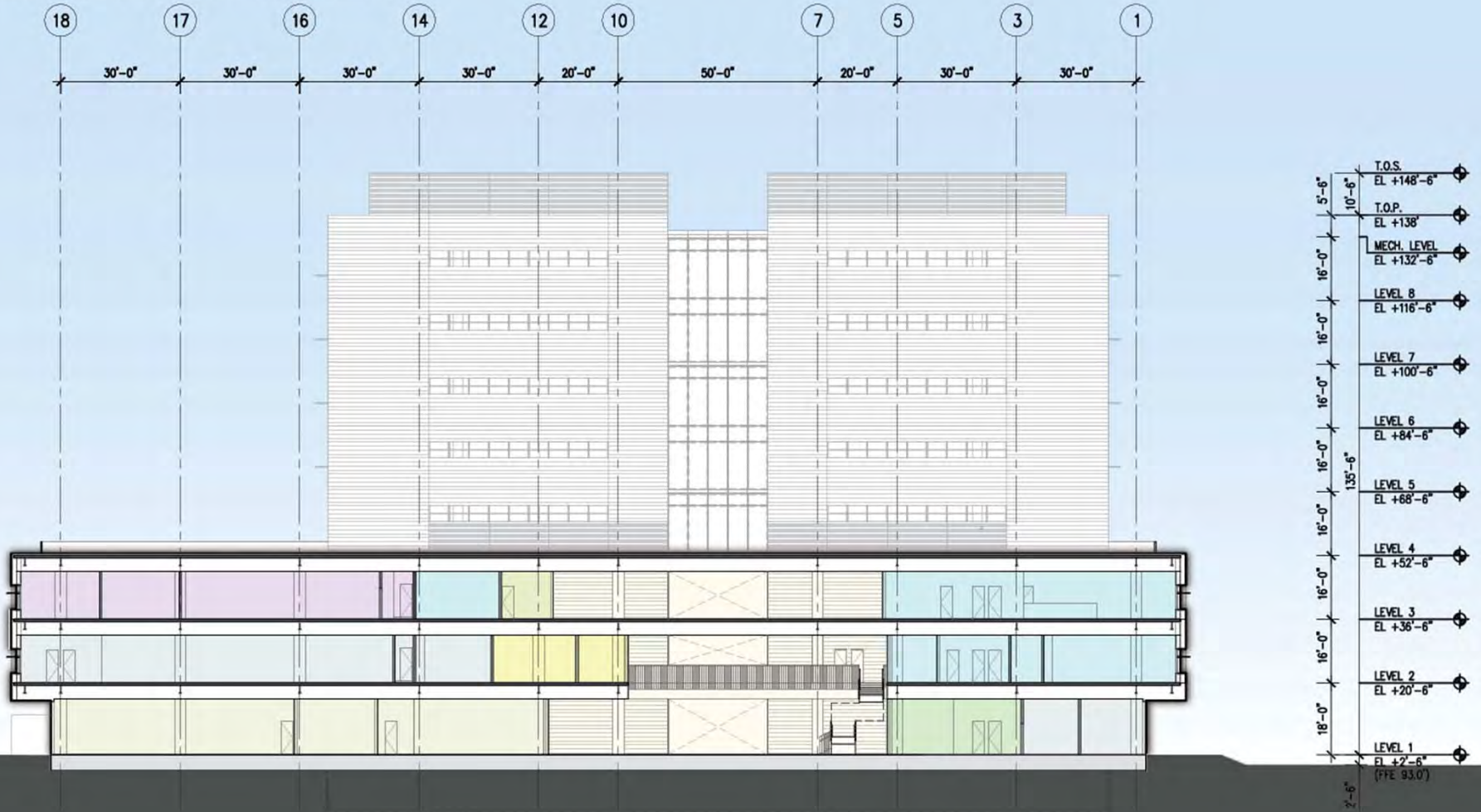
NORTH SOUTH SECTION THROUGH ATRIUM



EAST WEST SECTION THROUGH TOWER



EAST WEST SECTION THROUGH PODIUM



ELEVATION DESIGN
NEW MODESTO COURTHOUSE

EYE LEVEL VIEW FROM NORTH

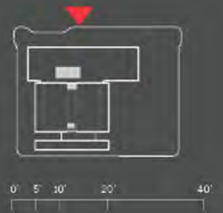


NEW MODESTO COURTHOUSE
SKIDMORE, OWINGS & MERRILL LLP

EYE LEVEL VIEW FROM NORTH



NORTH ELEVATION

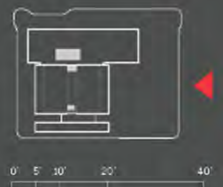


0' 5' 10' 20' 40'

VIEW FROM PROJECT EAST



EAST ELEVATION



0' 5' 10' 20' 40'

SOUTH ELEVATION

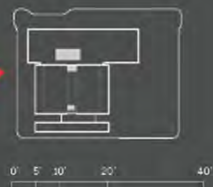
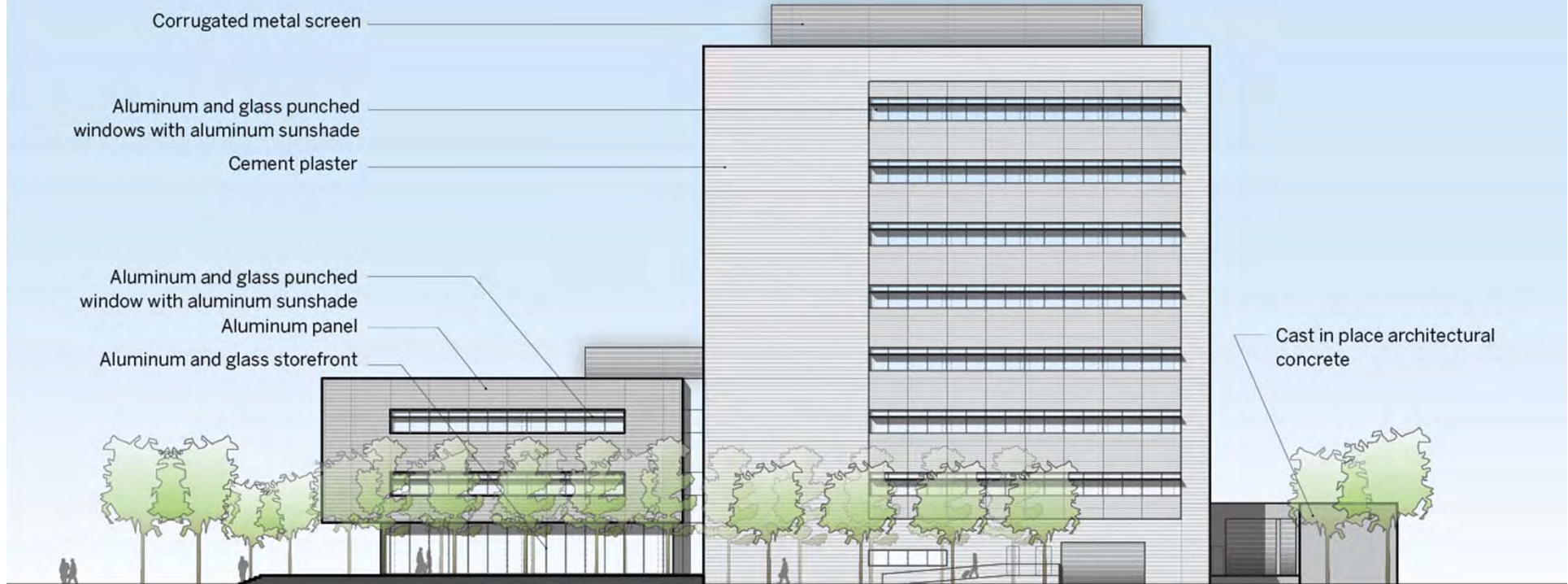


- Corrugated metal screen
- Aluminum and glass punched windows with aluminum sunshade
- Cement plaster
- Aluminum and glass window wall
- Cast in place architectural concrete
- Green wall



0' 5' 10' 20' 40'

WEST ELEVATION



0' 5' 10' 20' 40'

DEVIATION LIST
NEW MODESTO COURTHOUSE

Deviation List

Architectural

- Raised Jury Box at the Courts
- No Freight Elevator to Roof
Egress stair provided to roof in lieu of freight elevator
Accepted by FMU

Mechanical

- No Backup Chillers
Accepted by FMU
Two (2) chillers provided

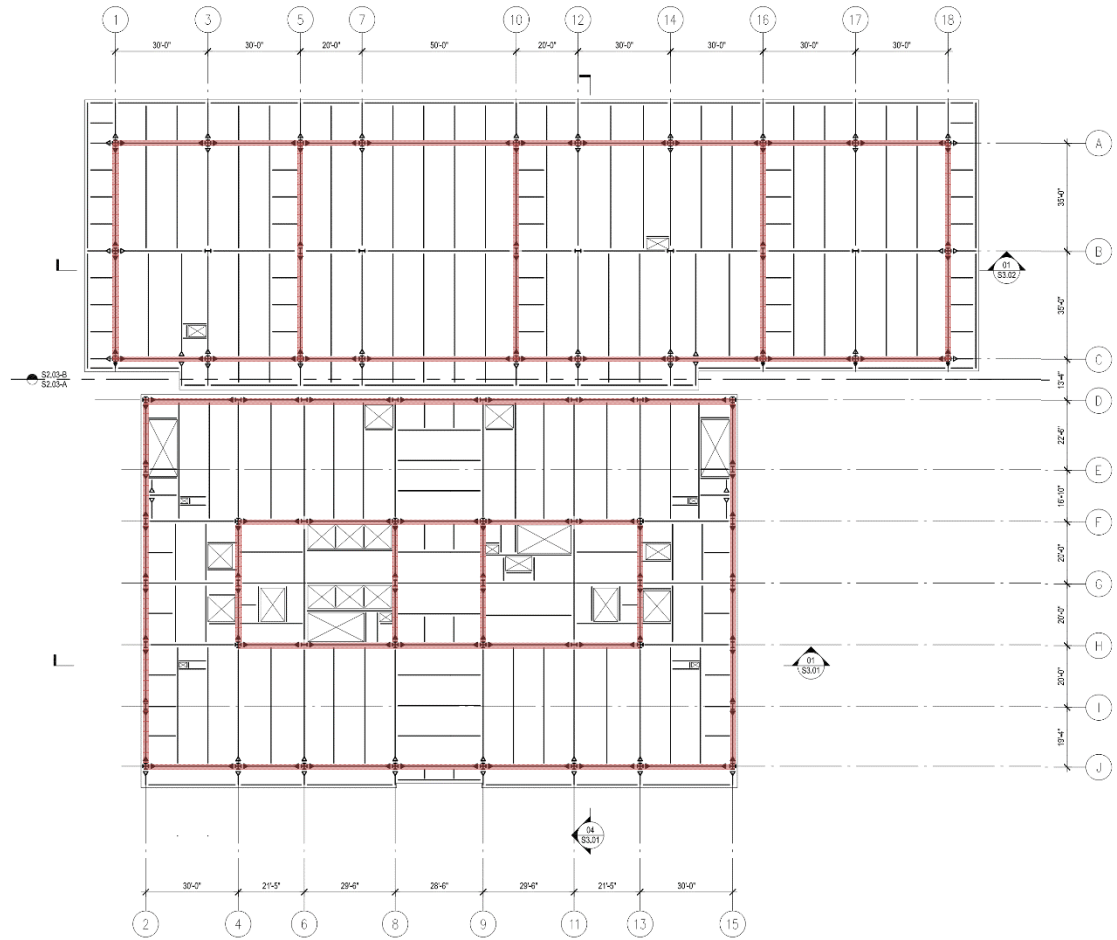
LANDSCAPE DESIGN
NEW MODESTO COURTHOUSE

STRUCTURAL DESIGN
NEW MODESTO COURTHOUSE

STRUCTURAL SYSTEM

TYPICAL FRAMING PLAN (LEVEL 03)

- Two-Way Special Moment Frame
- Additional Column on Grids E, G, I
- W24 SMF Beams in Tower
- W24 to W36 SMF Beams in Podium
- W24 Cruciform / W24 SMF Columns
- Composite Metal Deck Slab
- Perimeter Moment Frame to Avoid Progressive Collapse



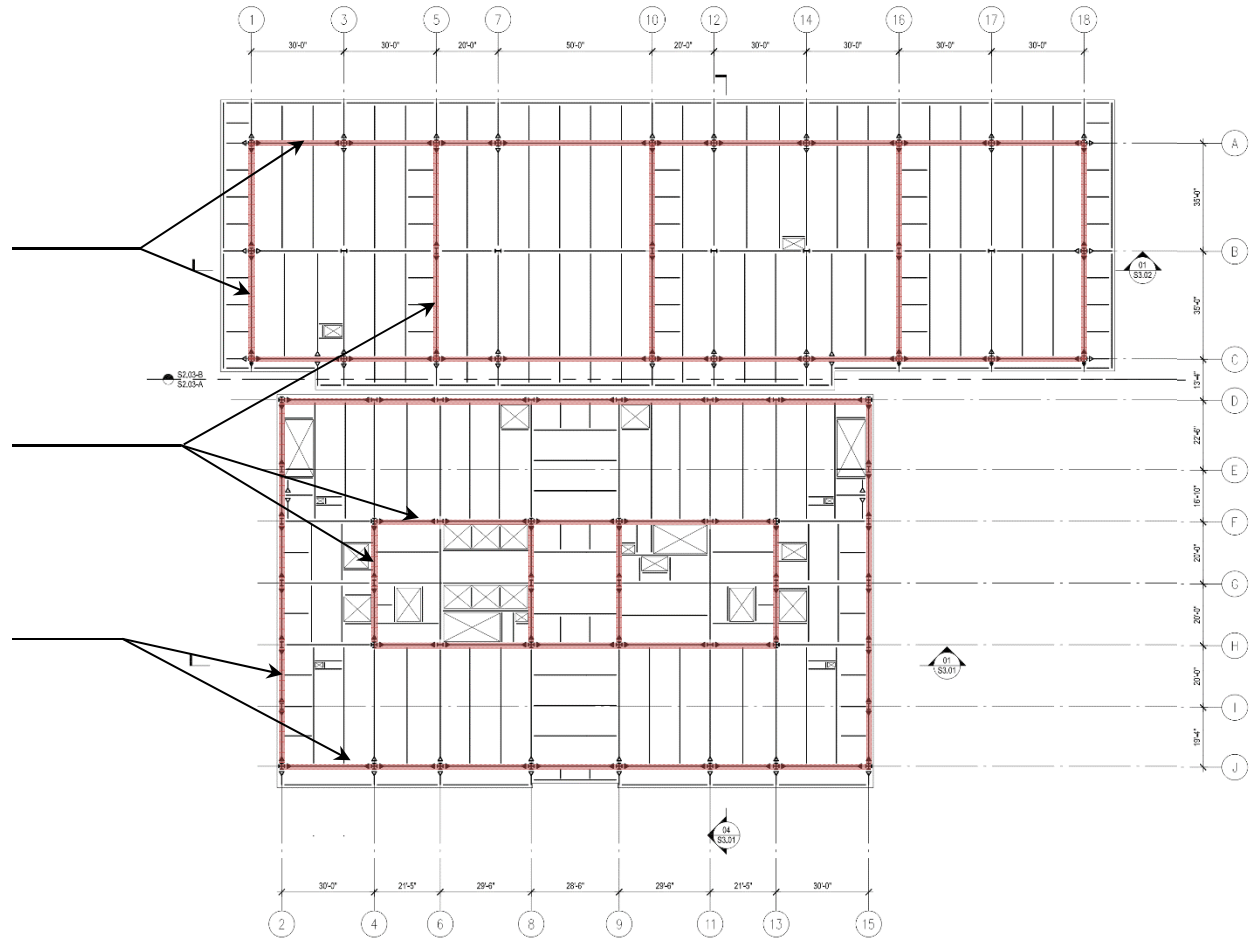
STRUCTURAL SYSTEM

TYPICAL FRAMING PLAN (LEVEL 03)

Perimeter Moment
Frame to Avoid
Progressive Collapse

Interior Moment
Frame

Perimeter Moment
Frame to Avoid
Progressive Collapse



MEP
NEW MODESTO COURTHOUSE

PLUMBING SYSTEM

DOMESTIC HOT WATER SYSTEM:

- TWO 284 MBH INPUT GAS-FIRED BOILER;
- TWO – OUTDOOR RATED 500 GALLON STORAGE TANK
- TWO RECIRCULATING PUMPS

SUSTAINABILITY APPROACH NEW MODESTO COURTHOUSE

SUSTAINABILITY APPROACH

Whole Building Design Approach

Project Requirement of energy 15% below ASHRAE 90.1
Integrative design approach used for the project

Energy-modeled building and systems current performance
Source energy consumption – 18% below baseline
Energy cost – 13% below baseline

Subsequent model updates – we expect some additional improvements
Tuning of equipment efficiencies
Set point and sequence of operation adjustments
Utility rates refinements

This is normal for SD phase of project – we are on target

SUSTAINABILITY APPROACH

LEED

Project Requirement of LEED Silver-certified

LEED Silver requires 50 points

Best practice to carry 10% / 5 points for margin of error

Current Point Count


43 Reliable – well integrated in to the design

24 Probably and Possible – will determine which move to Reliable as design develops

Ongoing tracking with LEED Scorecard and LEED Assessment Matrix

This is normal for SD phase of project – we are on target

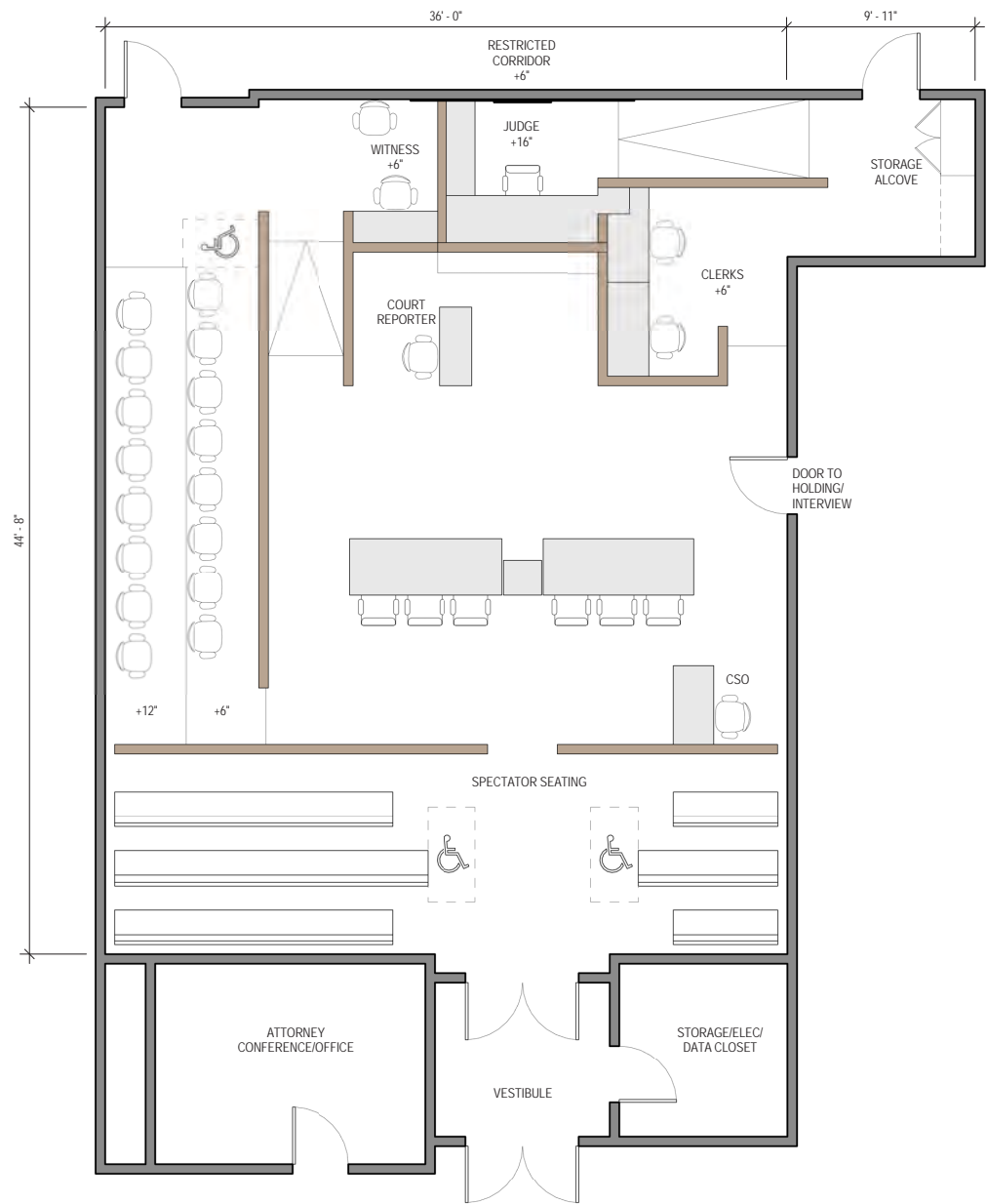
LEED SCORE CARD

 LEED 2009 for New Construction and Major Renovation		Project Checklist		Modesto Courthouse				
15 7 4 Sustainable Sites		Possible Points: 26		Materials and Resources, Continued				
Y	Prereq 1	Construction Activity Pollution Prevention		Y	Prereq 1	Minimum Indoor Air Quality Performance		
1	Credit 1	Site Selection	1	1	Y	Prereq 2	Environmental Tobacco Smoke (ETS) Control	
5	Credit 2	Development Density and Community Connectivity	5	1	1	Credit 1	Outdoor Air Delivery Monitoring	1
1	Credit 3	Brownfield Redevelopment	1	1	1	Credit 2	Increased Ventilation	1
6	Credit 4.1	Alternative Transportation—Public Transportation Access	6	1	1	Credit 3.1	Construction IAQ Management Plan—During Construction	1
1	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1	1	1	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
3	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3	1	1	Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
2	Credit 4.4	Alternative Transportation—Parking Capacity	2	1	1	Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1	Credit 5.1	Site Development—Protect or Restore Habitat	1	1	1	Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1	Credit 5.2	Site Development—Maximize Open Space	1	1	1	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1	Credit 6.1	Stormwater Design—Quantity Control	1	1	1	Credit 5	Indoor Chemical and Pollutant Source Control	1
1	Credit 6.2	Stormwater Design—Quality Control	1	1	1	Credit 6.1	Controllability of Systems—Lighting	1
1	Credit 7.1	Heat Island Effect—Non-roof	1	1	1	Credit 6.2	Controllability of Systems—Thermal Comfort	1
1	Credit 7.2	Heat Island Effect—Roof	1	1	1	Credit 7.1	Thermal Comfort—Design	1
1	Credit 8	Light Pollution Reduction	1	1	1	Credit 7.2	Thermal Comfort—Verification	1
						Credit 8.1	Daylight and Views—Daylight	1
						Credit 8.2	Daylight and Views—Views	1
2 4 4 Water Efficiency		Possible Points: 10		10 2 3 Indoor Environmental Quality		Possible Points: 15		
Y	Prereq 1	Water Use Reduction—20% Reduction		Y	Prereq 1	Minimum Indoor Air Quality Performance		
2	Credit 1	Water Efficient Landscaping	2 to 4	1	Y	Prereq 2	Environmental Tobacco Smoke (ETS) Control	
2	Credit 2	Innovative Wastewater Technologies	2	1	1	Credit 1	Outdoor Air Delivery Monitoring	1
4	Credit 3	Water Use Reduction	2 to 4	1	1	Credit 2	Increased Ventilation	1
7 23 5 Energy and Atmosphere		Possible Points: 35		3 3 Innovation and Design Process		Possible Points: 6		
Y	Prereq 1	Fundamental Commissioning of Building Energy Systems		1	Credit 1.1	SSc4.1, Alt. Trans., Transit Access, Exemplary Performance	1	
Y	Prereq 2	Minimum Energy Performance		1	Credit 1.2	Low Mercury Lighting	1	
Y	Prereq 3	Fundamental Refrigerant Management		1	Credit 1.3	TBD	1	
2	Credit 1	Optimize Energy Performance	1 to 19	1	Credit 1.4	TBD	1	
6	Credit 2	On-Site Renewable Energy	1 to 7	1	Credit 1.5	TBD	1	
2	Credit 3	Enhanced Commissioning	2	1	Credit 2	LEED Accredited Professional	1	
2	Credit 4	Enhanced Refrigerant Management	2	1				
1	Credit 5	Measurement and Verification	3	1				
2	Credit 6	Green Power	2					
5 7 2 Materials and Resources		Possible Points: 14		1 3 Regional Priority Credits		Possible Points: 4		
Y	Prereq 1	Storage and Collection of Recyclables		1	Credit 1.1	SSc4.1	1	
3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3	1	Credit 1.2	SSc7.1	1	
1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1	1	Credit 1.3	WEC3	1	
2	Credit 2	Construction Waste Management	1 to 2	1	Credit 1.4	EAc2	1	
2	Credit 3	Materials Reuse	1 to 2					
				43 43 24 Total		Possible Points: 110		
<small>Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110</small>								

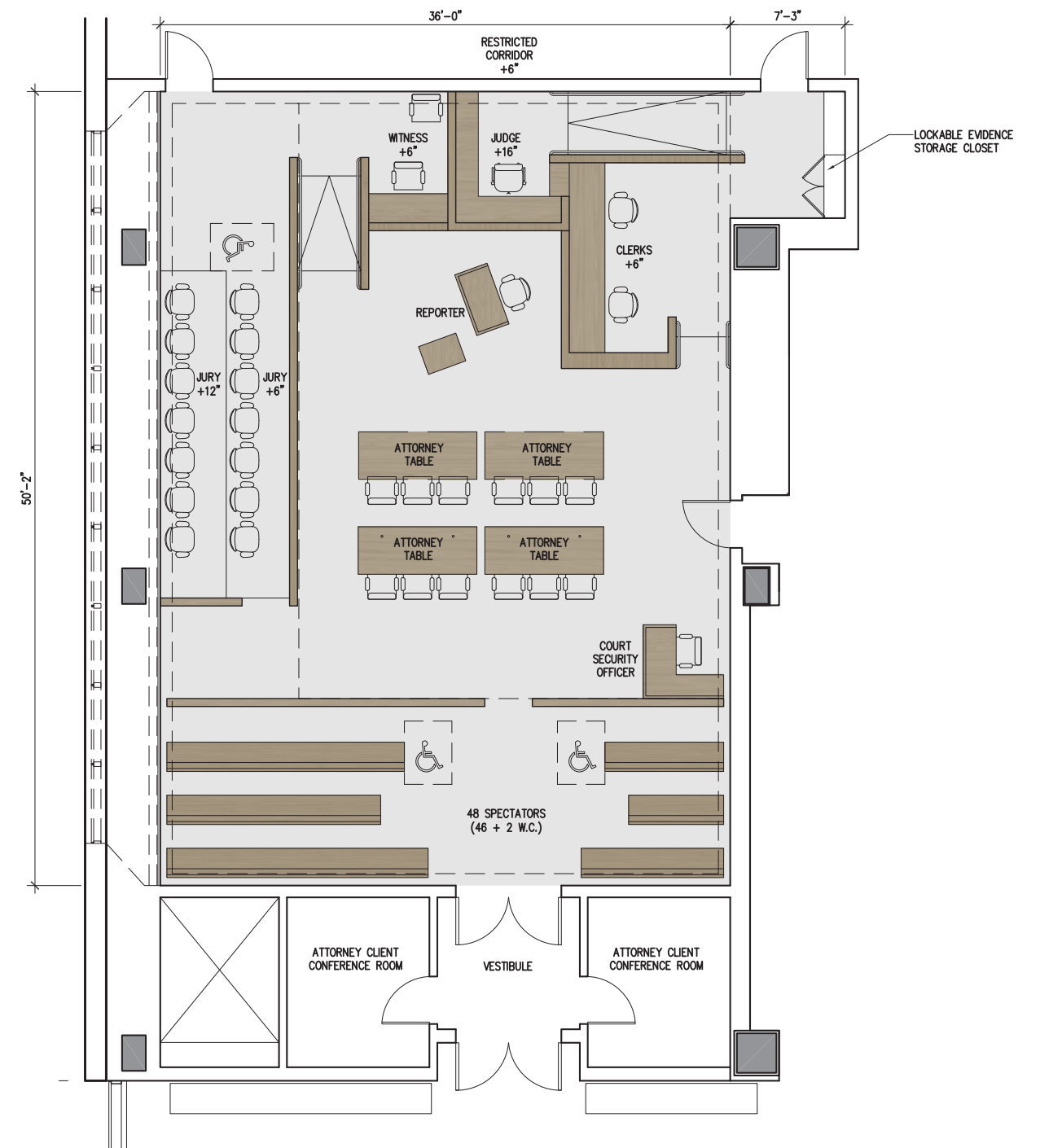
Q&A



COURTROOM LAYOUT PLAN

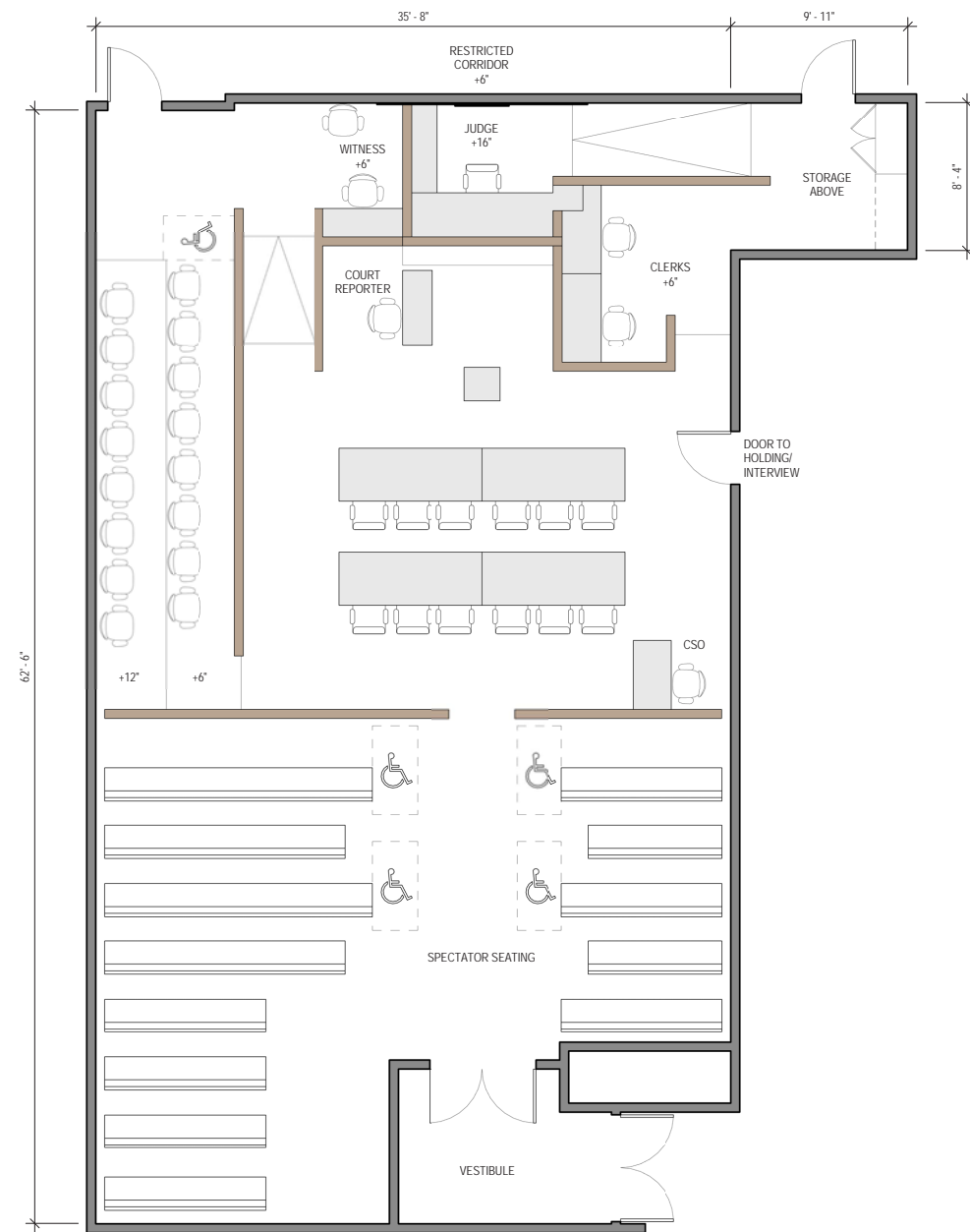


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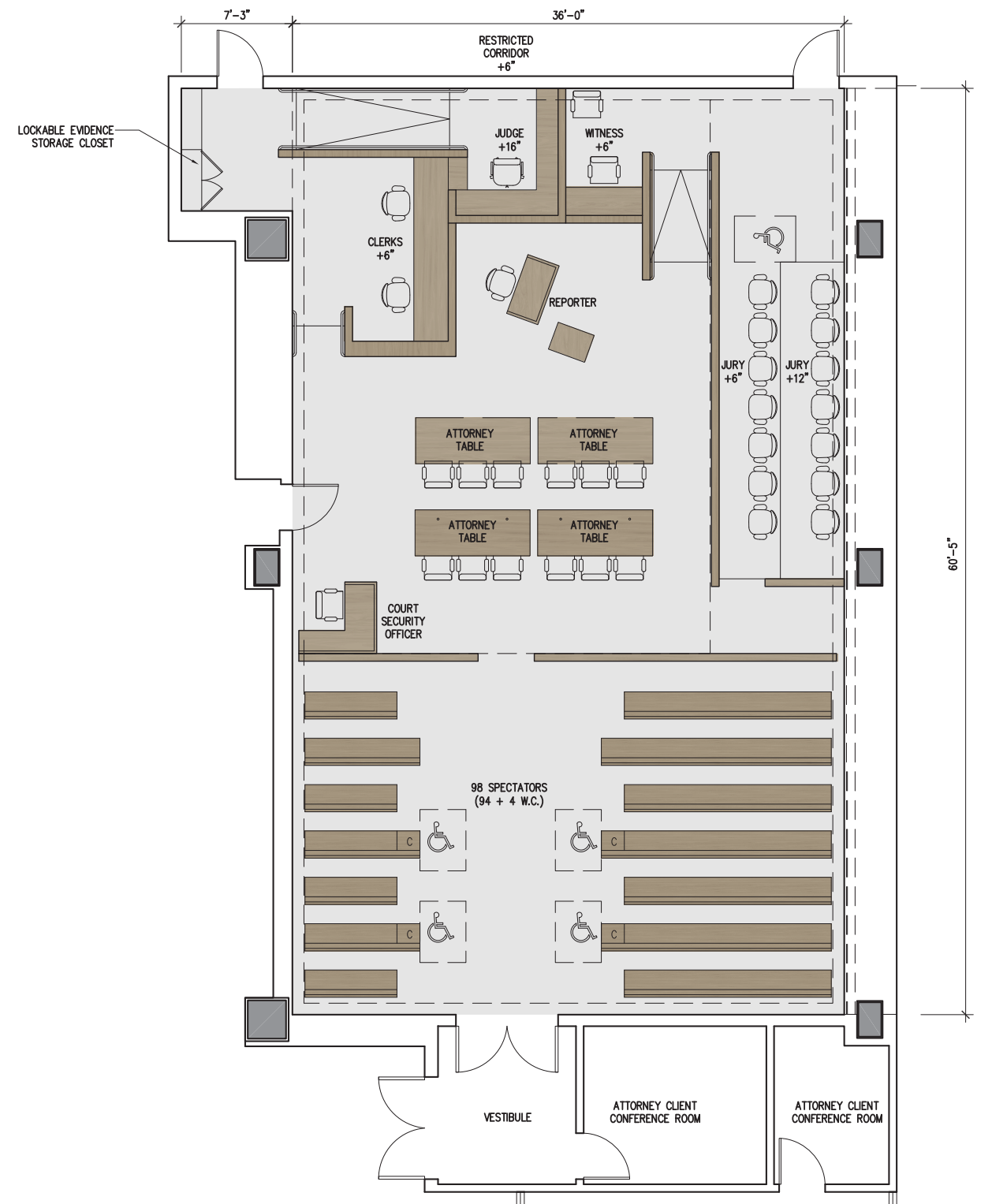


TYPICAL COURTROOM PLAN FOR MODESTO COURTHOUSE

LARGE COURTROOM LAYOUT PLAN



JCC - CATALOG OF COURTROOM LAYOUTS FOR CALIFORNIA TRIAL COURTS - JUNE 2015
SAN DIEGO CENTRAL COURTHOUSE



TYPICAL LARGE COURTROOM PLAN FOR MODESTO COURTHOUSE

Court Facilities Advisory Committee:
Courthouse Cost Reduction Subcommittee

As of November 16, 2016

Hon. Jeffrey W. Johnson, Chair

Associate Justice of the Court of Appeal
Second Appellate District, Division One

Hon. Donald Cole Byrd

Presiding Judge of the
Superior Court of California,
County of Glenn

Mr. Stephan Castellanos, FAIA

Principal Architect
Derivi Castellanos Architects
Former State Architect of California

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

Hon. Gary R. Orozco

Judge of the Superior Court of California,
County of Fresno

Mr. Kevin Stinson

Assistant Clerk Administrator
Court of Appeal
Fourth Appellate District, Division Three

Mr. Thomas J. Warwick, Jr.

Attorney at Law