



JUDICIAL COUNCIL OF CALIFORNIA

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COURT FACILITIES
ADVISORY COMMITTEE

COURT FACILITIES ADVISORY COMMITTEE: COURTHOUSE COST REDUCTION SUBCOMMITTEE MEETING

MINUTES OF OPEN SESSION OF MEETING

December 1, 2016
10:45 AM – 12:45 PM – Open Session
Judicial Council of California – San Francisco Office

**Subcommittee
Members Present:**

Hon. Jeffrey W. Johnson, Chair
Hon. Donald Cole Byrd
Hon. Keith D. Davis
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Brad R. Hill, CFAC Chair
Hon. Steven E. Jahr (Ret.)
Hon. Gary R. Orozco (by phone)
Mr. Kevin Stinson (by phone)
Mr. Thomas J. Warwick, Jr.

**Subcommittee
Members Absent:**

Mr. Stephan Castellanos, FAIA

Others Present:

The following Judicial Council staff/others were present:

Hon. Marie Sovey Silveira, 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
Ms. Ronna Uliana, Assistant Executive Officer, Superior Court of Stanislaus County
Ms. Brandi Christensen, Facilities Support Services Manager, Superior Court of Stanislaus County
Mr. Rob Bolin, Senior Principal, Syska Hennessy Group
Mr. Peter Lee, Senior Structural Engineer, Skidmore, Owings & Merrill LLP (SOM)
Mr. Rick Lloyd, Vice President, MGAC
Mr. James B. Perry, Facilities Consultant
Mr. Sean Ragasa, Senior Designer, SOM
Mr. Steve Sobel, Director, SOM
Mr. Nick Barsetti, Security Operations - Real Estate and Facilities Management
Mr. Mike Courtney, Capital Program
Ms. Natalie Daniel, Finance
Mr. Ed Ellestad, Security Operations - Real Estate and Facilities Management
Ms. S. Pearl Freeman, AIA, Capital Program
Ms. Angela Guzman, Finance (by phone)
Mr. Clifford Ham, Capital Program (by phone)
Mr. Chris Magnusson, Capital Program
Ms. Kristine Metzker, Capital Program
Mr. Jagan Singh, Capital Program
Ms. Lynette Stephens, Finance
Mr. Zlatko Theodorovic, Finance (by phone)
Mr. Paul Terry, Real Estate and Facilities Management
Ms. Millicent Tidwell, Chief Operating Officer
Mr. Enrrique Villasana, Real Estate and Facilities Management

OPEN SESSION OF MEETING

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

The chair called the open session of the meeting to order at 10:45 AM and roll was taken. The subcommittee voted unanimously (with the abstention of all members absent from the March 3, 2016, meeting and the exceptions of Hon. Donald Cole Byrd and Hon. William F. Highberger, as Ex-Officio, non-voting members, and of the members who were absent as shown above) to approve the minutes from its meeting held on March 3, 2016.

OPEN SESSION – INFORMATION ONLY ITEMS

Info Item 1

SB 1407 Courthouse Capital Projects Update

Mr. Mike Courtney, director of the Judicial Council Capital Program, presented an update on the cost studies to bring the Lake—New Lakeport Courthouse and Santa Barbara—New Santa Barbara Criminal Courthouse projects back to budget. He indicated that the study for the Lake project may include a newly-proposed courthouse site and that the study for the Santa Barbara project has been focusing on defining a new program that can be afforded with the current budget. He indicated that both projects are expected to return to the subcommittee within the next few months. At the conclusion of Mr. Courtney's presentation, the subcommittee took no action as this item was presented for informational purposes only.

OPEN SESSION – DISCUSSION AND ACTION ITEMS

Item 1

Stanislaus County—New Modesto Courthouse: 100 Percent Schematic Design Review

Mr. Jagan Singh, Judicial Council Project Manager, introduced the project team for the New Modesto Courthouse: from the Superior Court of Stanislaus County, Presiding Judge Marie Sovey Silveira, Judge Jack M. Jacobson, Ms. Rebecca Fleming, Court Executive Officer, Ms. Ronna Uliana, Assistant Executive Officer, and Ms. Brandi Christensen, Facilities Support Services Manager; from SOM, Mr. Steve Sobel, Director, Mr. Peter Lee, Senior Structural Engineer, and Mr. Sean Ragasa, Senior Designer; from Syska Hennessy Group, Mr. Rob Bolin, Senior Principal; from MGAC, Mr. Rick Lloyd, Vice President; and facilities consultant to the project, Mr. James B. Perry.

Respectively, Mr. Singh, Mr. Ellestad, Mr. Ragasa, Mr. Lee, and Mr. Bolin presented the project's 100 percent schematic design 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. Mr. Singh presented the summary of the project's purpose, schedule milestones, and overview of its cost including value engineering. Mr. Ellestad presented the security considerations. Mr. Ragasa presented the space program, site considerations, building design including deviations, and landscape design. Mr. Lee presented the structural system. Mr. Bolin presented the mechanical, electrical, and plumbing systems and the project's sustainability approach. In addition, the following comments were made:

- the project has the lowest construction cost per square foot of any of the SB 1407 courthouse capital projects;
- the project was not originally budgeted as a high-rise building;

- the costs to demolish the existing buildings on the project site have been afforded within the project budget;
- the project is on budget and will include to the extent possible certain design alternates based on what the subcommittee has recommended for other projects. These alternates will be studied in design development and include:
 - providing precast concrete panels in lieu of cement plaster (stucco) for the exterior skin of the entire tower or of the first floor only;
 - changing from polished concrete to engineered tile flooring, recognizing that lower-traffic areas of the building may be considered for polished concrete to save cost; and
 - providing a mechanical penthouse instead of screened rooftop equipment;
- the project team should study the costs over the life of the building for maintaining/painting a cement plaster (stucco) exterior skin compared to costs for maintaining/cleaning an exterior skin of precast concrete panels;
- to save cost, the building's elevator to the roof has been eliminated, which is supported by the Judicial Council's office of Real Estate and Facilities Management. A stairwell leading to the roof has been provided for access for small-scale equipment replacement, and large-scale equipment replacement would be accomplished by external equipment such as a crane;
- given the elimination of the elevator to the building's roof, the project team will study including a hatch with hoist system for lifting bulky, heavy items that cannot easily be taken to the roof via stairwell;
- for improved protection of records/evidence of the death penalty storage area, the project team will study providing design features in the basement (such as elevating the concrete slab) or providing an alternative location in the building;
- although the design drawings show a complete floor plan, Level 5 and one court set on Level 8 of the building will be completely shelled in accordance with the state Department of Finance-approved scope change for five shelled court sets;
- the layouts of the standard and large courtrooms include a raised first row of the jury box (at plus 6-inches above well height) whose cost is within the project's budget; and
- the project team should study whether adding a 100 ton backup chiller or upsizing one of the two chillers to 350 or 400 tons to gain an extra circuit(s) will be best the economical solution for accommodating peak loads during the summer months given the local climate.

Action: The subcommittee—with the exception of Hon. Donald Cole Byrd and Hon. William F. Highberger, as an Ex-Officio, non-voting members, and the members who were absent as shown above—voted unanimously to approve the following motion:

1. The 100 percent schematic design report is accepted, and the project team move forward into design development of the preliminary plans phase.

**ADJOURNMENT TO EDUCATION SESSION (CLOSED TO PUBLIC) AND
ADJOURNMENT**

There being no further business, the open session of the meeting was adjourned at 12:45 PM, and the subcommittee moved to the education session of the meeting. The education session of the meeting—which was closed to the public and not subject to Cal. Rules of Court, Rule 10.75—was adjourned at 2:00 PM.

Approved by the subcommittee on May 17, 2017.