

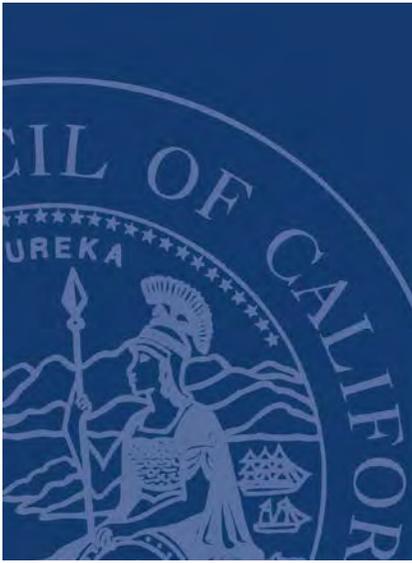
Meeting Binder for
Court Facilities Advisory Committee

JULY 19, 2017



JUDICIAL COUNCIL
OF CALIFORNIA

OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM



Meeting Binder

Court Facilities Advisory Committee

July 19, 2017

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JUDICIAL COUNCIL
OF CALIFORNIA

OPERATIONS AND PROGRAMS DIVISION
FACILITIES SERVICES OFFICE



COURT FACILITIES ADVISORY COMMITTEE

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: July 19, 2017

Time: Open Session (Open to Public)
10:00 a.m. – 10:30 a.m. – Registration
10:30 a.m. – 12:30 p.m. – Open Session (Open to Public)
12:30 p.m. – 1:15 p.m. – Anticipated Lunch Break

Education Session (Closed to Public)
1:15 p.m. – 2:30 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 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 Court Facilities Advisory Committee and Courthouse Cost Reduction Subcommittee meetings held on May 17, 2017.

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 July 18, 2017, will be provided to advisory body members.

III. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEMS 1–2)

Item 1

Five-Year Infrastructure Plan for Fiscal Year 2018–2019 (Action Required)

Review the annual update to the *Judicial Branch AB 1473 Five-Year Infrastructure Plan* for fiscal year 2018–2019.

Presenter: Mr. Mike Courtney, Director, Facilities Services Office

Item 2

Sacramento County–New Sacramento Criminal Courthouse: 100 Percent Schematic Design Review (Action Required)

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

Presenters: Hon. Kevin R. Culhane, Presiding Judge, Superior Court of Sacramento County
Hon. Lloyd G. Connelly (Ret.), Interim Court Executive Officer, Superior Court of Sacramento County
Mr. Loren C. Smith, Project Manager, Facilities Services Office
Ms. Lisa Hinton, Project Manager, Facilities Services Office
Mr. James L. Tully, Principal, NBBJ
Mr. Steve McConnell, Managing Partner, NBBJ

IV. ADJOURNMENT

Adjourn to Education Session (Closed to Public)

**V. 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, Facilities Services Office

VI. 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

May 17, 2017
10:30 AM – 12:15 PM

Judicial Council of California – San Francisco Office

Subcommittee Members Present: Hon. Brad R. Hill, CFAC Chair
Hon. Patricia M. Lucas, CFAC Vice-Chair
Hon. Donald Cole Byrd
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Steven E. Jahr (Ret.)
Hon. Gary R. Orozco
Mr. Kevin Stinson
Mr. Thomas J. Warwick, Jr.

Subcommittee Members Absent: Hon. Jeffrey W. Johnson, CCRS Chair
Mr. Stephan Castellanos, FAIA
Hon. Keith D. Davis

Others Present: The following Judicial Council staff/others were present:

Hon. Patricia L. Kelly, Presiding Judge, Superior Court of Santa Barbara County (by phone)
Mr. Darrell E. Parker, Court Executive Officer, Superior Court of Santa Barbara County (by phone)
Ms. Angela Braun, Senior Judicial Services Manager, Superior Court of Santa Barbara County (by phone)
Ms. Janette Pell, Director of General Services, County of Santa Barbara (by phone)
Ms. Beverly Taylor, Chief Probation Officer, County of Santa Barbara (by phone)

Hon. Mark A. Mandio, Judge, Superior Court of Riverside County
Mr. Alan Counts, Chief Deputy of Administration, Superior Court of Riverside County
Mr. Chris Talbot, Deputy Executive Officer of Facilities, Superior Court of Riverside County (by phone)
Mr. Kal Benuska, Principal, John A. Martin & Associates (by phone)
Mr. Sam Hoelscher, Project Executive, Clark Construction Group
Mr. Ryan Hollien, Senior Project Architect, Perkins+Will
Mr. Rick Lloyd, Vice President, MGAC
Mr. Andrew Reilman, Principal, Integral Group (by phone)
Mr. Cliff Robertson, Preconstruction Executive, Clark Construction Group
Mr. Nick Seierup, Design Principal, Perkins+Will

Mr. Mike Courtney, Director, Capital Program (by phone)
Mr. Ed Ellestad, Supervisor, Security Operations - Real Estate and Facilities Management
Ms. S. Pearl Freeman, AIA, Manager, Capital Program
Ms. Nora Freiwald, Project Manager, Capital Program
Ms. Pella McCormick, Deputy Director, Capital Program
Mr. Chris Magnusson, Senior Facilities Analyst, Capital Program
Ms. Kristine Metzker, Planning Manager, Capital Program
Ms. Akilah Robinson, Administrative Specialist, Capital Program

OPEN MEETING

Call to Order, Opening Remarks, and Approval of Meeting Minutes

Administrative Presiding Justice Brad. R. Hill, CFAC chair, called the meeting to order at 10:30 AM. His opening remarks were captured verbatim in the archived webcast video available at http://jcc.granicus.com/MediaPlayer.php?clip_id=461&meta_id=20822.

The subcommittee voted unanimously (with the exceptions of Hon. Donald Cole Byrd and Hon. William F. Highberger, as Ex-Officio, non-voting members, and the members who were absent as shown above) to approve the minutes from its meeting held on December 1, 2016, and its action by email on April 5, 2017.

DISCUSSION AND ACTION ITEMS

Item 1

Santa Barbara County–New Santa Barbara Criminal Courthouse: Study Discussion

As this subcommittee meeting had been broadcasted live via webcast video, the archived webcast video for this portion of the meeting is available at http://jcc.granicus.com/MediaPlayer.php?clip_id=461&meta_id=20823.

Mr. Mike Courtney, Judicial Council Capital Program Director, stated that when last presented in March 2016, the capital project was approximately \$8 million over budget and that the project team had been directed to study different options to bring it back within budget. He indicated that since that time, the project has been studied but that the cost overage remains, which is now between \$4–5 million. He introduced the superior court’s concept to address this issue, which was to study a possible partnership with the county which would make contributions of land and funding that may allow the Judicial Council’s authorized budget combined with additional funding from the county cover the cost of a joint court-county facility. He noted that many discussions would need to take place to determine whether or not such a facility would be co-owned or if the county would become a tenant, as well as to determine the financing for the facility’s construction.

Mr. Courtney explained that cost of the study—of approximately \$75,000—would be applied toward working with the design team to analyze the new site and size of the facility and to produce a cost estimate that can be compared to the reconfiguration options the team has already prepared. He clarified that the financial and maintenance/responsibility issues would be addressed separately by Judicial Council staff and not out of the cost of the study, noting that the results from both the study and research provided by Judicial Council staff would then be combined in a report to the CFAC to answer the question of whether or not the project can be returned within budget.

Mr. Darrell E. Parker, Court Executive Officer of the Superior Court of Santa Barbara County, introduced the court and county representatives: from the Superior Court of Santa Barbara

County, Presiding Judge Patricia L. Kelly and Ms. Angela Braun, Senior Judicial Services Manager; and from the County of Santa Barbara, Ms. Janette Pell, Director of General Services, and Ms. Beverly Taylor, Chief Probation Officer. In addition, the court/county made the following comments:

- The county’s probation department is looking to renovate its downtown location, which is in an unreinforced, concrete masonry building constructed in the 1950s. From the county’s perspective, it would be more cost effective to demolish this building than to renovate. Therefore, co-locating the probation department and the superior court into a criminal justice facility in downtown Santa Barbara makes sense given their current adjacency;
- A joint court-county facility would allow both entities to gain efficiencies in shared queuing spaces, reception areas, public lobbies, public elevators, and public restrooms, as well as provide improved site access to sheriff in-custody transport buses from three downtown streets;
- The probation department is currently providing its services from multiple locations throughout the county, and a joint court-county facility would allow the opportunity for greater operational efficiencies through the consolidation of all functions countywide;
- To allow that a joint court-county facility be constructed in a single phase, there is an opportunity to free up a portion of the parking lot in between the new courthouse site and the existing probation department property in exchange for a portion of the land that would be vacated once the existing courthouse is demolished;
- There is an opportunity to redirect funding earmarked for renovating the existing probation department building toward the cost of a joint court-county facility; and
- The superior court is seeking approval for a feasibility study to evaluate the concept and cost of a joint court-county project. The county is willing to contribute \$25,000 toward the feasibility study’s estimated total cost of \$75,000.

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

1. Authorize Judicial Council staff to complete a feasibility study with the state’s contribution not to exceed \$50,000 along with the county’s contribution of \$25,000.

Item 2**Riverside County–New Mid-County Civil Courthouse: 100 Percent Schematic Design Review**

As this subcommittee meeting had been broadcasted live via webcast video, the archived webcast video for this portion of the meeting is available at

http://jcc.granicus.com/MediaPlayer.php?clip_id=461&meta_id=20824.

Ms. Nora Freiwald, Judicial Council Project Manager, introduced the project team for the New Mid-County Civil Courthouse: from the Superior Court of Riverside County, Judge Mark A. Mandio, Mr. Alan Counts, Chief Deputy of Administration, and Mr. Chris Talbot, Deputy Executive Officer of Facilities; from Perkins+Will, Mr. Nick Seierup, Design Principal, and Mr. Ryan Hollien, Senior Project Architect; and Mr. Rick Lloyd, Vice President, from MGAC. She indicated that the other team members—listed above under *Others Present*—were available to provide any needed information.

Mr. Seierup presented the project's 100 percent schematic design plans and drawings consistent with the PowerPoint slides included in the project materials that were posted online for public viewing in advance of the meeting. During the presentation, the following comments were made:

- As a cost-savings measure for reducing the size of the project site, a shared parking agreement has been created with the property owner to the north for the long-term use of approximately 100 spaces for public parking;
- As a cost-savings measure, jury boxes will not be constructed in the four family law courtrooms; although they will be designed with the space for future build-out as needed;
- Infrastructure for electric vehicle charging stations is planned in the secured parking area; however, and based on advisory committee member comments, the team will explore the possibility of placing this only in the public parking area or within both the secure and public parking areas to the extent allowable by the project budget;
- Fixed bollards will be installed within the entry plaza as a security measure to protect the front of the building from unauthorized vehicles entry;
- The secured parking area will be enclosed by solid wall in addition to a security gate;
- The location of the jury assembly room on the building's third floor (and not the ground floor) allows prospective jurors the closest proximity to the third-floor civil courtrooms they will be serving, provides priority to the public's use of the self-help center on the ground floor, and reduces the cost of a larger ground-floor building footprint. Access to this room will be from both stairwell and elevators. The room will be equipped with vending facilities but not with separate restroom facilities in order to save cost. Moreover, restroom facilities located off the adjacent public corridor, which is similar in floorplan design to the New Woodland Courthouse in Yolo County, will adequately serve the size of jury panels planned for this building;

- The location of the child waiting room on the building’s second floor (and not the ground floor adjacent to the self-help center) allows the closest proximity to the second-floor family law courtrooms and reduces the cost of a larger ground-floor building footprint;
- The use of the high-volume courtroom is planned for traffic, unlawful detainers, and small claims matters;
- Currently, court reporters are utilized in family law matters, and space for this function is provided in the family-law-courtroom layout; and
- The 33-percent reduction to the project’s authorized FY 2009–2010 budget was accomplished in large part from eliminating criminal calendars/operations that had been originally planned for this courthouse. The court’s growth in the southwest region of the county is in civil and family law caseload, and this change to calendar was not cost driven.

Action: The subcommittee—with the exceptions of Hon. Donald Cole Byrd and Hon. William F. Highberger, as 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.

A D J O U R N M E N T

There being no further business, the meeting was adjourned at 12:15 PM.

Approved by the subcommittee on _____.



JUDICIAL COUNCIL OF CALIFORNIA

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COURT FACILITIES
ADVISORY COMMITTEE

COURT FACILITIES ADVISORY COMMITTEE

MINUTES OF OPEN SESSION OF MEETING

May 17, 2017

1:00 PM – 2:30 PM – Open Session

Judicial Council of California – San Francisco Office

**Advisory Body
Members Present:**

Hon. Brad R. Hill, Chair
Hon. Patricia M. Lucas, Vice-Chair
Hon. Donald Cole Byrd
Hon. Robert. D. Foiles
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Steven E. Jahr (Ret.)
Hon. Laura J. Masunaga
Mr. Stephen Nash
Hon. Gary R. Orozco
Hon. David Edwin Power (Ret.)
Ms. Linda Romero Soles
Mr. Kevin Stinson
Mr. Val Toppenberg
Hon. Robert J. Trentacosta
Mr. Thomas J. Warwick, Jr.

**Advisory Body
Members Absent:**

Mr. Anthony P. Capozzi
Mr. Stephan Castellanos, FAIA
Hon. Keith D. Davis
Hon. Jeffrey W. Johnson
Mr. Larry Spikes

Others Present:

The following Judicial Council staff/others were present:

Hon. Daniel J. Buckley, Presiding Judge, Superior Court of Los Angeles County
Ms. Sherri R. Carter, Court Executive Officer, Superior Court of Los Angeles County
(by phone)
Mr. Afshar Jalalian, Executive Principal, Rutherford + Chekene
Mr. Mike Courtney, Director, Capital Program (by phone)
Mr. Ed Ellestad, Supervisor, Security Operations - Real Estate and Facilities Management
Ms. S. Pearl Freeman, AIA, Manager, Capital Program
Mr. Clifford Ham, Senior Project Manager, Capital Program
Ms. Pella McCormick, Deputy Director, Capital Program
Mr. Chris Magnusson, Senior Facilities Analyst, Capital Program
Ms. Kristine Metzker, Planning Manager, Capital Program
Ms. Akilah Robinson, Administrative Specialist, Capital Program

OPEN SESSION OF MEETING

Call to Order, Opening Remarks, and Approval of Meeting Minutes

The chair called the open session of the meeting to order at 1:00 PM and opening remarks were made. The chair's opening remarks were captured verbatim in the archived webcast video available at http://jcc.granicus.com/MediaPlayer.php?clip_id=461&meta_id=20827.

The advisory committee voted unanimously (with the abstention of all members absent from the August 2016 meeting, and the exceptions of Hon. Donald Cole Byrd and Hon. William F. Highberger, as Ex-Officio, non-voting members, and the members who were absent as shown above) to approve the minutes from its meeting held on August 11, 2016.

OPEN SESSION – DISCUSSION AND ACTION ITEMS

Item 1

Los Angeles County–New Hollywood Courthouse: Site Discussion

As this advisory committee meeting had been broadcasted live via webcast video, the archived webcast video for this portion of the meeting is available at http://jcc.granicus.com/MediaPlayer.php?clip_id=461&meta_id=20828.

Ms. Sherri R. Carter, Court Executive Officer of the Superior Court of Los Angeles County, provided a summary of the project's history, indicating that:

- it was authorized for initial funding in FY 2009–2010 as a new-courthouse project to replace the existing Mental Health Courthouse, a facility with a long list of significant security, functional, and physical problems;
- in 2013, the court had proposed a cost-savings strategy to house its mental health calendars/operations by renovating the under-utilized, existing state-owned Hollywood Courthouse. However, this plan soon became infeasible upon discovery of an earthquake fault line running through the site that limited the amount of money that could be spent to improve the existing conditions of the building (i.e., if more than 50 percent of the value of the building was spent on its improvement, then the occupants would be required to fully vacate.) The plan to reuse that building/property then changed in scope to: demolition of the existing building and the construction of a new building at an onsite location considered a safe distance from the earthquake fault;
- in October 2016, and while the new courthouse building was being planned, the roof trusses of the existing Mental Health Courthouse began to fail, and due to its structural compromise, the mental health calendars/operations were forced to relocate overnight from this facility to the Metropolitan Courthouse—the only available court space that accommodated this temporary solution;
- owing to the many deteriorated conditions of the existing Mental Health Courthouse, and the costs now required to make it habitable, the court does not plan to return its operations in the future;
- given the space in the Metropolitan Courthouse only provides a temporary solution—having many deficiencies for conducting mental health calendars/operations such as inadequate number of

single-cell in-custody holding facilities, the conflict of mixing in-custody criminal and mental health populations, and the lack of space for mental health professionals/justice partners—another move must be planned at this time to an available, stand-alone facility: the existing Hollywood Courthouse;

- as the same limitation on improving the conditions of the existing Hollywood Courthouse still exists (as described above), only minor alterations can be made to open the facility as planned in July 2017. This move provides a temporary solution but eliminates the possibility of demolishing the existing courthouse to allow construction of a new building on the existing site; and
- for the reasons stated, the court requests that the project remain on the list of active Senate Bill 1407 courthouse capital projects—as a new courthouse project to now replace temporary space for its mental health calendars/operations in the existing Hollywood Courthouse—and that site acquisition funding be restored to acquire a new property with the site selection process commencing as soon as possible.

Presiding Judge Daniel J. Buckley of the Superior Court of Los Angeles County indicated that every court in the state has been experiencing a dramatic increase in mental health issues, and because there is an expectation that this population of court users will continue to grow dramatically, a new courthouse facility will allow the court the ability to deal with this issue.

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

1. To approve the Superior Court of Los Angeles County’s request for the project to remain on the list of active courthouse capital projects, to restore the project’s site acquisition budget, and to begin the site selection process as soon as possible.

OPEN SESSION – INFORMATION ONLY ITEMS

Info Item 1

Seismic Risk Rating of California Superior Court Buildings: Summary of Findings

As this advisory committee meeting had been broadcasted live via webcast video, the archived webcast video for this portion of the meeting—including the verbatim opening remarks and closing statements made by Administrative Presiding Justice Brad. R. Hill, CFAC chair—is available at http://jcc.granicus.com/MediaPlayer.php?clip_id=461&meta_id=20829.

Mr. Clifford Ham, Judicial Council Senior Project Manager, and Mr. Afshar Jalalian, Executive Principal, from Rutherford + Chekene, presented the summary of findings on the seismic risk rating of superior court buildings consistent with the PowerPoint slides included in the project materials that were posted online for public viewing in advance of the meeting. Mr. Ham indicated that the Judicial Council’s seismic risk rating database is contained within its report—*Seismic Risk Rating of California Superior Court Buildings* report dated March 1, 2017—available at www.courts.ca.gov/documents/Seismic-Risk-Rating-of-California-Superior-Court-Buildings.pdf. During the presentation, the following comments were made:

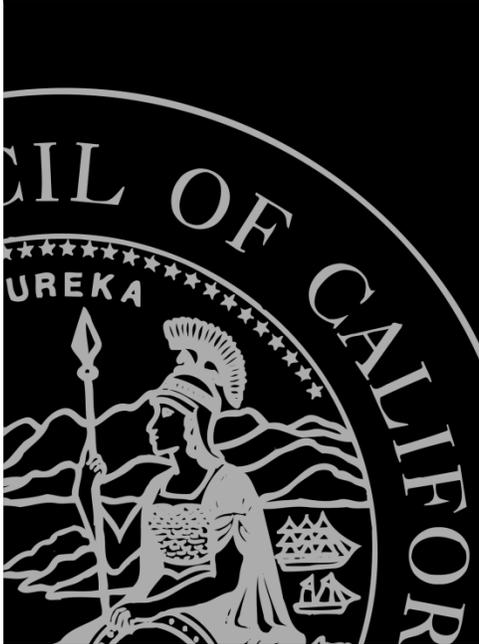
- The 2015/16 update to the Judicial Council’s court buildings seismic database (derived from 2003 statewide seismic assessment program that determined the seismic performance of court buildings considered for transfer of title or management responsibility from the counties to the state) determined that the majority—or 145 of the total 227 court structures classified as seismic Risk Level V or worse—still did not pass the acceptable life-safety performance level.
- Because not all seismic Risk Level V court buildings are equally vulnerable to damage during a seismic event—for example, a court building with an unreinforced masonry-bearing-wall system is at higher risk of structural failure compared to a court building with a steel moment-frame system that is of similar size and in the same location—seismic risk ratings (SRR) were developed to determine the relative risk to life-safety among these buildings in the Judicial Council’s inventory.
- The methodology for the SRR was based on the Federal Emergency Management Agency’s HAZUS modeling algorithm, and the SRR provides a tool to rate and prioritize these buildings by their severity of risk of collapse or significant injury or loss of life. The SRR categories are: *Very High Risk*, *High Risk*, *Moderate Risk*, *Acceptable Risk*, and *Not Enough Information*. The *High Risk* and *Moderate Risk* categories were defined consistent with the rankings systems employed by other California agencies or entities, such as the state Department of General Services, California’s Office of Statewide Health Planning and Development, University of California, and Stanford University. The *Very High Risk* category was defined from the *High Risk* category by including buildings known to have very poor performance (such as unreinforced masonry-bearing-wall systems) in regions of high seismic activity thereby posing the highest risk to life-safety.
- Buildings within the *Very High Risk* and *High Risk* categories—which together comprise approximately 25 percent of all buildings within the inventory—were recommended as the highest priority for mitigation of risk or seismic retrofit. A rough-order-of-magnitude retrofit cost, shown in a range, was developed to present an estimated program-wide budget.
- Next steps include Judicial Council staff selecting/directing consultants to develop, based on certain criteria, renovation feasibility studies of 20–25 buildings with the highest SRR. These studies would focus on individual court buildings, include a renovation scope, cost model, and project schedule, and be developed with the level of content suitable for inclusion in a future appropriations request for funding. These reports are planned for completion in late-2017 or early-2018.

At the conclusion of the presentation, the advisory committee took no action as this item had only been presented at this time for informational purposes.

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

There being no further business, the open session of the meeting was adjourned at 2:30 PM. The advisory committee meeting was also adjourned at this time, as the committee had met during the lunch hour to conduct its education session of the meeting, which was closed to the public and not subject to Cal. Rules of Court, Rule 10.75.

Approved by the advisory body on _____.



Courthouse
Cost Reduction
Subcommittee
100 Percent Schematic
Design Review Report

NEW SACRAMENTO COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO

July 19, 2017

JUDICIAL COUNCIL OF CALIFORNIA
OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM

PROJECT MANAGER

MIKE SMITH

ASSOCIATE PROJECT MANAGER

LISA HINTON

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 original approved scope for this Project was a new courthouse of 405,500 SF, consisting of 44 courtrooms, with improvements to the existing Schaber Courthouse, which was to house nine civil courts. There was a proposed change of scope consolidated all courtrooms needed in downtown Sacramento for the criminal and civil calendars (except for four courtrooms at the Main Jail) into a new 537,879 SF, 53 courtroom courthouse. This proposed change of scope was approved by the Court Facilities Advisory Committee (CFAC) on February 3, 2016 and by included in the 2016 Budget Act.
- 1.2 Budget—the project is not within the authorized construction budget. The authorized construction budget is based upon the original 3PE created in September of 2009 and includes a 4 percent unallocated reduction directed by the Judicial Council of California (JCC) in December of 2011, and a further 10 percent unallocated reduction in April of 2012. The authorized design-to-budget for the new 53 courtroom Sacramento Courthouse is \$289,760,532 which includes hard construction cost, data, communications and security, and a CCCI adjustment to December 2016 dollars.
- 1.3 Proposed Budget Increase in Construction Cost Only—the initial construction estimate completed by NBBJ, the project architects, at the 50 percent Schematic stage was \$339,080,779. This was approximately \$49,000,000 over the authorized budget. In addition, the initial gross square footage for the building was 556,000 SF, approximately 18,000 sf over the authorized gross.

Authorized Design-to-Budget 2016/17 COBCP	\$289,760,532
50% Schematic Package Estimate (Dec, 2016)	<u>\$339,080,779</u>
Budget Deficit	\$49,320,247

NBBJ and JCC staff have reviewed the current budget estimate and performed an analysis to determine what reductions could be made to bring the Project within authorized budget. We have concluded that to do so would violate the California Trial Court Facilities Standards (the standards). For example, in order to meet the authorized budget, would require that the exterior wall be constructed of a cement plaster cladding. The proposed 2011 standards do not recommend using this cladding for buildings of more than one or two stories. The proposed Sacramento Courthouse Project is seventeen stories in height.

In performing a detailed analysis of the current estimate, it was determined that there were several items that could be deducted, yet still meet the goal of the standards to provide long term value by balancing initial construction costs with life cycle operational costs.

Budget Deficit	\$49,320,247
Potential Reductions	<u>\$14,200,000</u>
Projected Deficit	\$35,120,247
Proposed Budget Augmentation to Construction Phase	\$35,120,247
Authorized Design-to-Budget	\$289,760,532
Proposed Authorized Construction Budget	\$324,500,000

1.4	Schedule-Schematic Phase	June 2016–July 2017
	Design Development Phase	July 2017–December 2017
	Working Drawing Phase	January 2018–April 2019
	Bidding Phase	April 2019–July 2019
	Construction Phase	July 2019–July 2022

At the present time the Schematic Phase is approximately 98 percent completed; 100 percent completion will be June 30, 2017.

2. Project Summary

- 2.1 The project is a new courthouse building that will be occupied by the Superior Court of California, County of Sacramento. Comprised of 53 courtrooms, the New Sacramento Courthouse has an authorized area of 537,839 building gross square feet (BGSF). At the end of the schematic phase, the current BGSF is 543,542 sf. This is approximately 0.6 percent over the authorized gross,

The proposed courthouse will consolidate court operations located in four leased facilities, as well as the courts currently located in the unsafe, overcrowded, and physically deficient Gordon D. Schaber Courthouse in downtown Sacramento. In addition, this project provides three courtrooms for new judgeships.

3. Background

- 3.1 Budget Year 2008–2009:

- On September 26, 2008, Senate Bill (SB) 1407 was enacted to finance court projects.
- On October 24, 2008, the JCC approved a list of 41 projects to be funded by SB 1407, which included the New Sacramento Courthouse.
- Trial Court Capital Outlay Plan adopted by the JCC in October of 2008.
- The original proposal for the New Sacramento Courthouse Project in the 5 year capital outlay Program adopted by the JCC in April of 2008, was for a 35 courtroom courthouse, and the re-use of the Gordon D. Schaber courthouse.

- 3.2 Budget Year 2009–2010 – initial project authorization:
- Acquisition and Preliminary Plans phase appropriation recognized.
 - Original Approved FY 2009-2010 BGSF: 405,500 SF
 - Original Hard Construction Cost in FY 2009-2010: \$232,314,205
 - On June 14, 2010, the State Public Works Board (SPWB) approved a revised program and approved a 44-courtroom courthouse and re-use of the Gordon D. Schaber courthouse.
- 3.3 Budget Year 2010–2011:
- On October 15, 2010, the SPWB approved for site selection, lot 41, a parcel in the development known as the “Railyards”, as a potential site for the New Sacramento Courthouse Project.
- 3.4 Budget Year 2011–2012:
- Working Drawings phase appropriation recognized.
 - On July 21, 2011, the initial Environmental Impact Report (EIR) was certified and a Notice of Determination (NOD) was filed with the Governor’s Office of Planning and Research, for a 44 courtroom courthouse Project.
 - Per December 12, 2011 Judicial Council direction, a two-percent reduction in the current, un-escalated hard construction cost budget, and a two-percent reduction in the current hard construction budget to reflect reductions in projected costs due to the implementation of the Owner Controlled Insurance Program.
 - Per April 24, 2012 Judicial Council direction, a ten-percent reduction to the un-escalated hard construction cost was approved for the project.
- 3.5 Budget Year 2012–2013:
- On January 17, 2013, the JCC indefinitely delayed the New Sacramento Courthouse Project, but did authorize site acquisition to continue within the current fiscal year until completion of the acquisition phase.
- 3.7 Budget Year 2014–2015:
- Preliminary Plans and Working Drawings phase appropriation recognized.
 - Site acquisition of lot 41, in the Railyards, was approved by the SPWB on July 18, 2014, escrow closed on October 2, 2014

3.8 Budget Year 2015–2016:

- On February 26, 2016, the CFAC approved a scope change for the New Sacramento Courthouse Project, increasing the size from 44 courtrooms to 53 courtrooms, consolidating 9 courtrooms that were to remain in the Gordon D. Schaber courthouse. It was determined after a detailed analysis of the existing Gordon D. Schaber courthouse, it was not economically feasible to renovate for use as a court facility.

3.9 Budget Year 2016–2017:

- Working Drawings phase re-appropriation and scope change recognized.
- Re-appropriation of funds for the Working Drawings phase was requested and approved by the DOF for inclusion in the 2017 Budget Act.

4. Project Update

The project is submitted for 100 percent Schematic Design approval. In addition, we are requesting that the revised construction hard cost of \$324,500,000, which represents an increase in project costs of \$35,120,247 to the construction phase only, be approved by the CFAC.

During the Schematic phase, two Peer Review sessions were conducted. The Judicial Council's planning, facilities, security, local court 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. The court and design team have utilized approved templates for the six high volume courtrooms, the three multi-jury courtrooms and the forty-four standard trial courtrooms. Several design and operational issues, including location of central holding were raised and incorporated into the current Schematic Design package.

The project has also undergone extensive analysis and review to list reductions that would be possible from the 50 percent Schematic package estimate. While the project is still over the original authorized construction cost budget, there has been approximately \$14,200,000 in reductions identified that can be made without making a detrimental impact over the life of the facility. In addition, constructability reviews and value engineering efforts will be incorporated into the project during the Design Development phase.

5. Schedule

The project is ready to move into the Design Development phase and the target completion date for Preliminary Plans Phase is December 15, 2017.

A Phase	b Current Authorized Schedule FY 16/17 ¹		d Current Schedule		f Percent Complete
	c Start Date	e Finish Date	Start Date	Finish Date	
Site Selection	07/1/09	10/25/10	07/01/10	10/25/10	100%
Site Acquisition.....	10/25/10	06/30/13	10/25/10	09/29/14	100%
Preliminary Plans	03/1/16	06/30/17	10/3/16	12/15/17	40%
Working Drawings & Approval to Bid.	07/1/17	11/1/18	01/1/18	05/1/19	—
Bid and Contract Award	11/2/18	04/1/19	05/2/19	07/15/19	—
Construction.....	04/2/19	06/30/22	07/16/19	07/16/22	—
Move-in.....	07/1/22	08/1/22	07/17/22	08/17/22	—

¹Current authorized schedule based on approved 2016 Budget Act.

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, the current design-to-budget, and a comparison of the current hard construction cost budget to the 100 percent Schematic Design estimate.

Summary of Hard Construction Costs:

November 2011— original Cummings Estimate, 44 courtrooms	\$633/SF
December 2012—after 12% reductions, 44 courtrooms	\$611/SF
January 2016—53 courtrooms	\$539/SF
June 2017—NBBJ 50% schematic estimate	\$610/SF
Current cost as proposed with reductions from NBBJ estimate	\$603/SF

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

Original FY 2009-2010 Hard Construction Cost Subtotal	\$ 232,314,205
FY 2011–2012: JC mandated 4% reduction	\$ (11,043,356)
FY 2011–2012: JC mandated 10% reduction	\$ (27,608,391)
FY 2015–2016: CFAC approved BGSF increase	\$ 43,769,705
<i>Revised Hard Construction Cost Subtotal</i>	\$ 237,432,163
<hr/>	
Cost Reduction Achieved	\$ 38,651,747
Cost Reduction as percent of original Construction Cost Subtotal	14%
<hr/>	

6.2 Design to Budget Calculation

FY 2009–2010 Hard Construction cost (including Cost Reductions and BGSF increase).....	\$ 237,432,163
Data, Communication and Security	\$ 12,371,217
<u>CCCI Adjustment to January 2016 dollars</u>	<u>\$ 39,957,152</u>
FY 2016–2017 Design-to-Budget	\$ 289,760,532
<hr/>	

6.3 Summary of Design-to-Budget in Comparison to 100% Schematic Design Estimate

The consultant developed Schematic Design estimate shows the project is not within budget.

7. Approval Requested:

The project team requests approval of the Schematic Design submittal with a recognized deficit of \$34.5 million in hard construction cost and authorization to proceed with the Design Development phase. This action will allow the team to advance through design development without delay, mitigating escalation costs by completing the Preliminary Plans Phase on schedule.

Security Considerations for New California Courthouses Opening Statewide Sacramento County – New Sacramento Courthouse

i. LOCATION REVIEW

The new courthouse will be located in the City of Sacramento. There are over 1.7 million residents in metropolitan Sacramento and there is expected to be 3,000 visitors a day to the new courthouse. The location of the future courthouse is on the edge of the downtown business district, one block from the existing courthouse, jail and sheriff's department and across the street from the Federal Courthouse. It will also be adjacent to the new intermodal rail station and an anchor tenant in the Railyards development. The Railyards will be a mixed use development covering 150 acres, and is the highest priority for development in Sacramento. The site is served by light rail, rail and several local bus routes.

ii. CONDITIONS OF CURRENT FACILITIES

As described above under Project Summary, the existing Gordon D. Schaber courthouse locations lack central holding, has inadequate or non-existent court holding on some floors, , and lacks secure inmate, judicial officer, staff and public circulation zones. The security camera and access control systems are aging and inadequate. The structural, mechanical and plumbing systems are fifty years or older and need complete replacement. The electrical power systems are inefficient and are in need of upgrade. In addition, many areas do not meet the minimal requirements of the American Disabilities Act. During the Study Phase, Kitchell CEM, construction management company, performed a detailed analysis of the existing Gordon D. Schaber courthouse and concluded that it was not economically feasible to renovate the facility when compared to new construction. These issues were presented to the CFAC in February of 2016 when the various courthouse options were discussed. In addition, the current facility is poorly designed with multiple entrance points and is difficult to secure as is evidenced by the number of homeless that congregate each night. The Sheriff spends about two hours each morning clearing and janitorial staff spend time cleaning the area so that court business can be conducted at 8am.

iii. FACILITY OVERVIEW

The new courthouse will be a full-service courthouse providing all functions of the court. There will be 53 courtrooms, an increase of 11 courtrooms over the current 42 courtrooms at the existing courthouse, plus those in leased facilities. There will be 6 high volume courtrooms, 3 multi-jury courtrooms and 44 standard trial courtrooms. 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 secure perimeter.

iv. **CENTRAL HOLDING**

The new courthouse features central holding which is not present at the existing court facilities. There will be a split with the majority of the central holding cells in the basement with a capacity of 84 in custodies, and a capacity of 58 in custody inmates in holding cells on the third floor adjacent to the high volume courtrooms. This is a total capacity of 142, figures that were determined adequate using the Judicial Council's holding metric and based on information supplied by the sheriff's department. In addition there are shared holding cells between pairs of courtrooms on floors 4 through 16. The holding cells between each of the courtrooms are accessible via the inmate elevators from central holding in the basement.

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 also be monitored from this room located in the basement.

vi. **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 four magnetometers and three X-Ray machines. Screening will be operated by Sheriff's deputies, and security officers under supervision of the sheriff's department. Package and mail screening will occur at the basement level.

vii. **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 secure parking for custody vehicles on site in the vehicular sallyport.

viii. **OTHER COMMENTS**

Given the consolidation of existing court facilities into the single courthouse, despite the increase in holding cell capacity a limited increase in the number of security staff is anticipated.

Superior Court of California, County of Sacramento

New Sacramento Courthouse

CCRS Project Review

100% Schematic Design
July 19, 2017



JUDICIAL COUNCIL
OF CALIFORNIA

Agenda

- Background
- Space Program Compliance
- Site Design
- Building Design
- Courtroom Layouts
- Deviations From Standards
- Security Systems
- Building Systems
- Sustainability Approach
- Cost Reduction Measures / Budget
- Next Steps



Background



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Background

The original proposal adopted by the JCC in April, 2008, was for a 35-courtroom courthouse, and re-use of the Gordon D. Schaber courthouse.

On July 14, 2010 the State Public Works Board approved a 44-courtroom courthouse, and the re-use of the Gordon D. Schaber courthouse.

On February 26, 2016, the CFAC approved a consolidated 53-courtroom courthouse, and determined it was not economically feasible to re-use the Gordon D. Schaber courthouse.

Space Program Compliance



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Space Program Compliance

Program Summary

Courtrooms

- 44 Multi-Purpose Criminal, Civil Courtrooms and Probate
- 6 Large High Volume Courtrooms
- 3 Large Multi-Jury Courtrooms

Chambers

- 53 chambers with associated clerk's offices

Jury Deliberation

- 24 total jury deliberation rooms

Parking

- 70 total restricted parking spaces located at Level G



Space Program Compliance

Program Function	Actual 100% SD Gross Area	Program 100% SD Gross Area
01 Court Building Operations	9,540 sf	8,690 sf
02 Large High Volume Courtrooms	30,890 sf	31,820 sf
03 Large Multi-Jury Courtrooms	23,170 sf	26,000 sf
04 Standard Courtrooms	200,010 sf	199,450 sf
05 Judicial Courtroom Staff	63,630 sf	60,530 sf
06 Courtroom Support – Relief Staff	4,000 sf	3,980 sf
07 Courtroom Support Interpreters	3,000 sf	2,140 sf
08 Criminal Division	19,030 sf	17,480 sf
09 Civil Division	14,340 sf	12,980 sf
10 Civil Settlement Conference	10,430 sf	8,270 sf
11 Probate - Clerk	5,840 sf	5,190 sf
12 Probate - Staff	4,890 sf	3,350 sf
13 Jury Services	15,280 sf	16,110 sf
14 Court Executive Office	11,400 sf	10,850 sf
15 Human Resources / Payroll	5,920 sf	5,520 sf
16 Finance	3,450 sf	2,870 sf
17 Accounting	3,130 sf	2,990 sf
18 Legal Research	7,100 sf	8,490 sf
19 Information Technology	12,890 sf	11,780 sf
20 Business Services / Purchasing	4,210 sf	3,750 sf



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Space Program Compliance

Program Function	Actual 100% SD Gross Area	Program 100% SD Gross Area
21 Facilities	3,390 sf	3,670 sf
22 Sheriff's Operations	7,310 sf	6,140 sf
23 Central Holding	18,100 sf	18,990 sf
24 Building Support	28,250 sf	22,930 sf
25 Parking / Basement Support	34,380 sf	46,030 sf

Totals

Actual Gross Area	543,580 sf (0.66% over)
Program Gross Area	540,000 sf



Site Design



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Site Design



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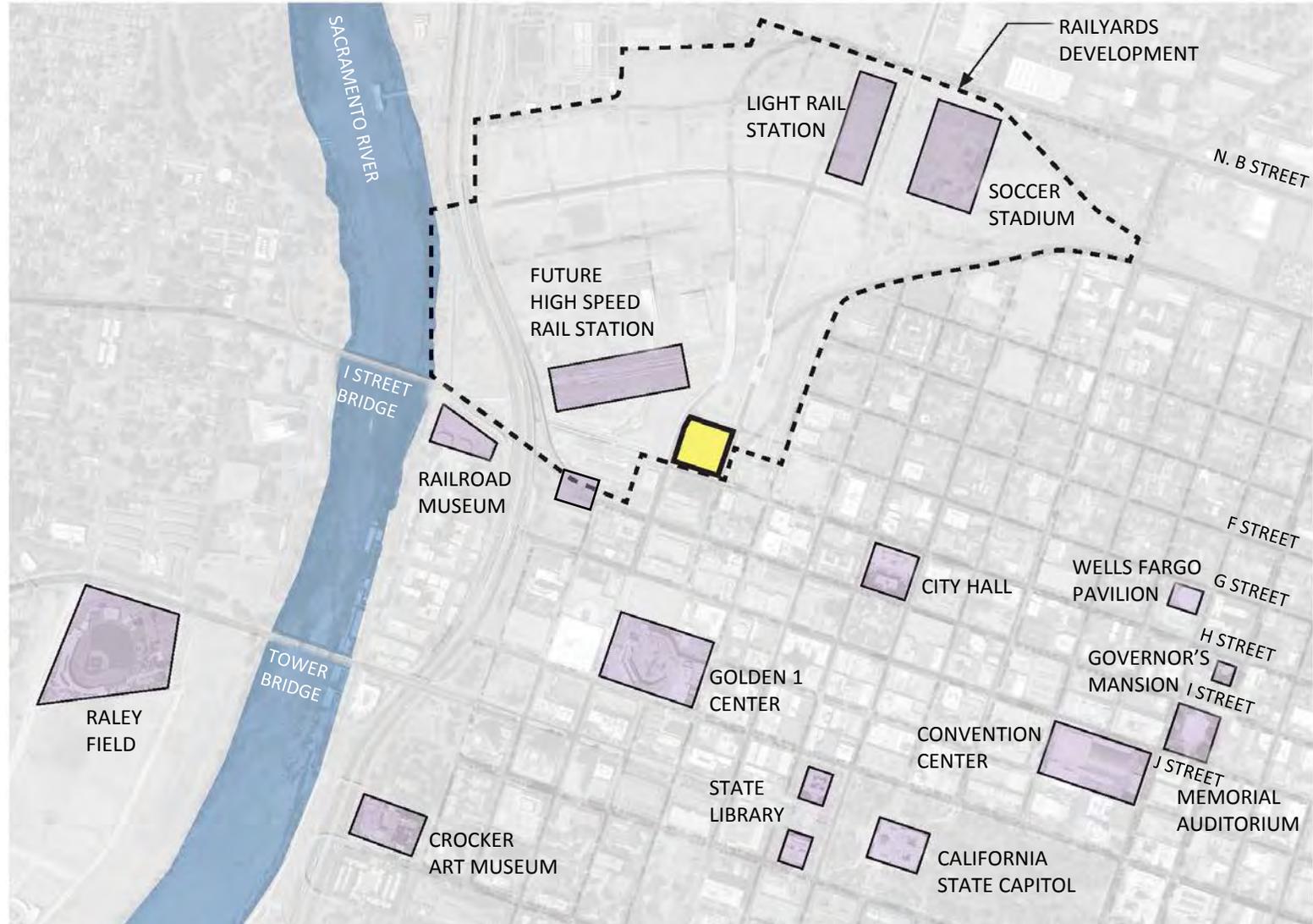
Aerial View from North

Site Design

CIVIC BUILDINGS



PROJECT SITE

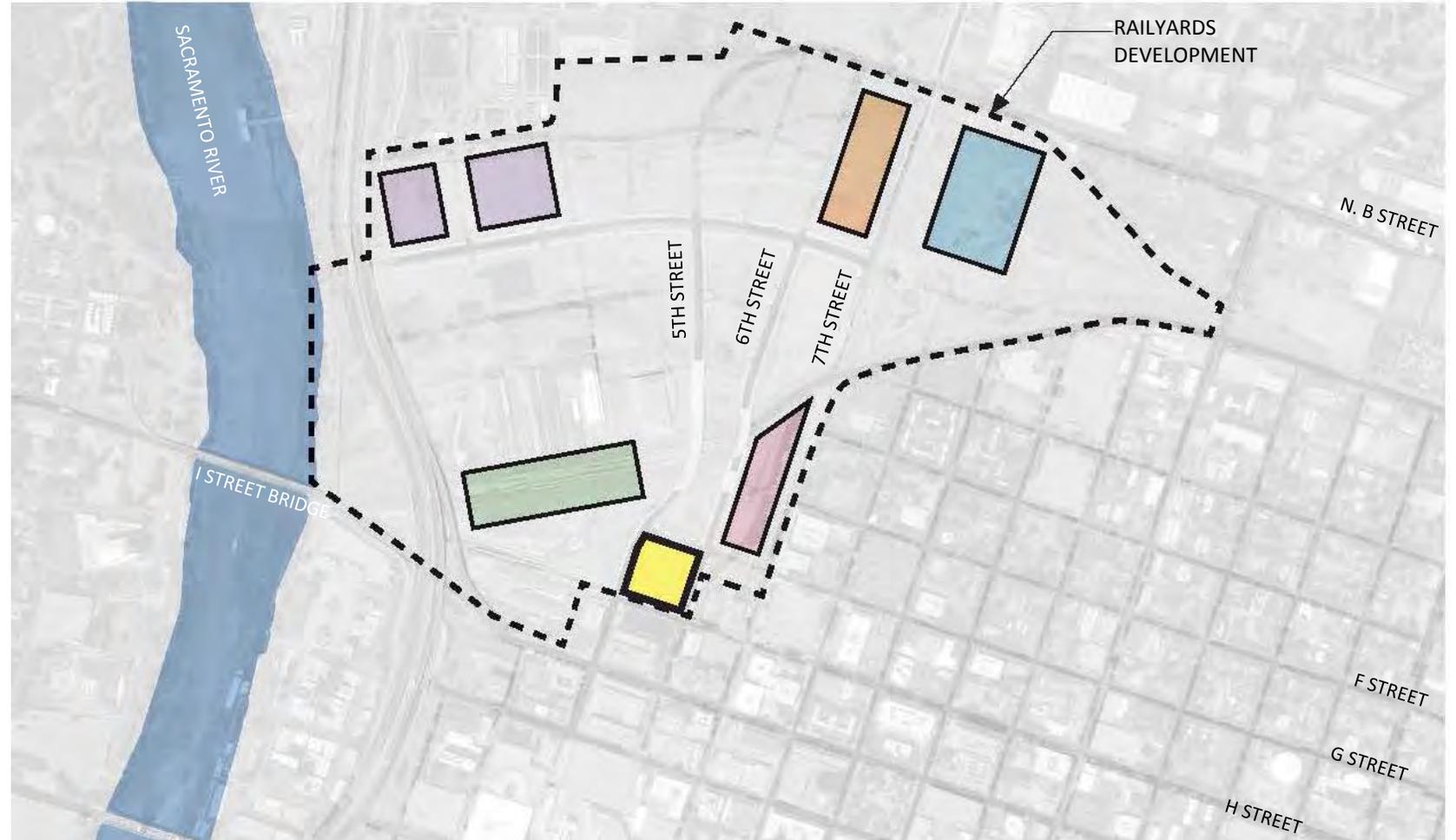


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Prominent Landmarks

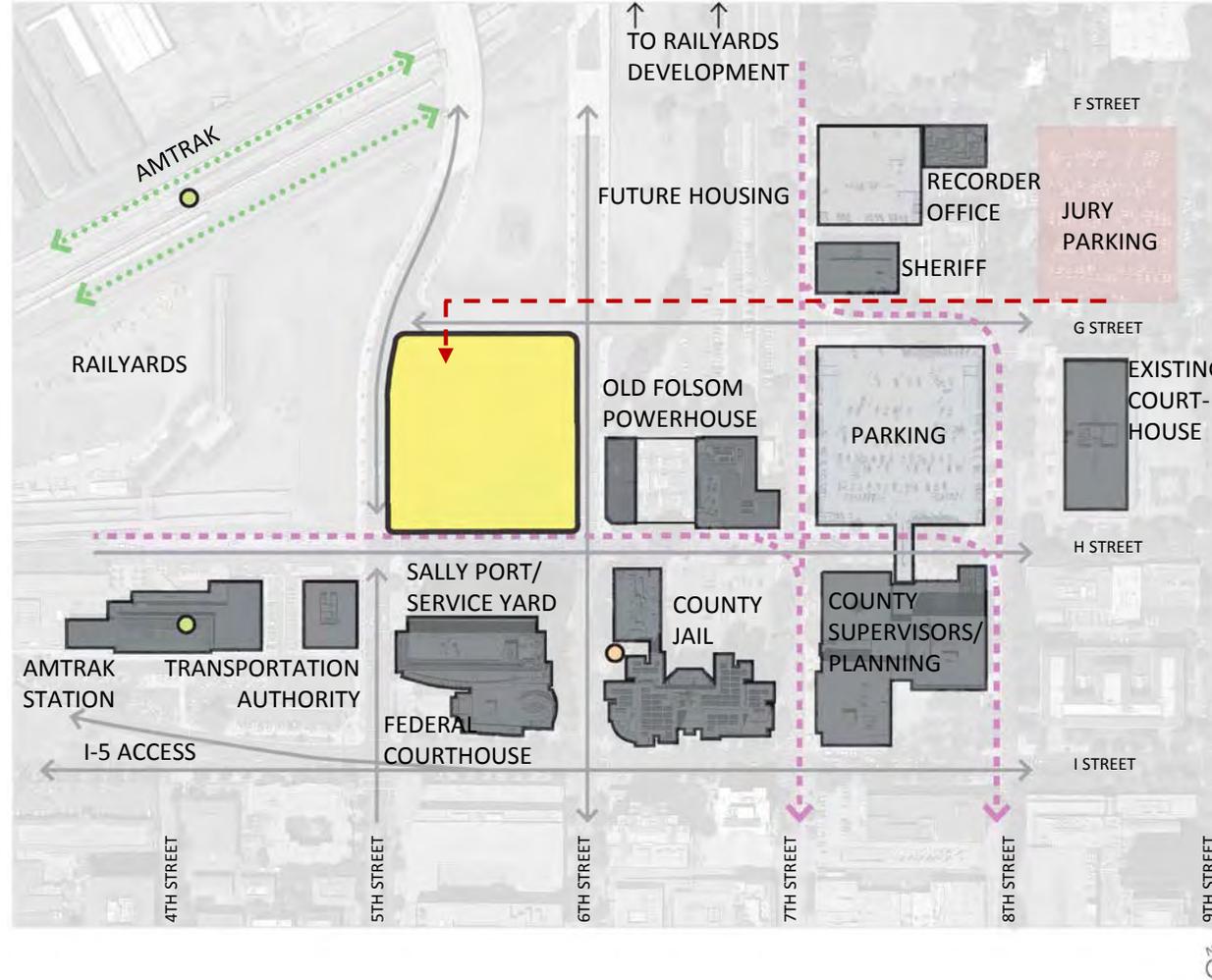
Site Design

- HIGH SPEED RAIL STATION 
- KAISER HOSPITAL 
- SOCCER STADIUM 
- AFFORDABLE HOUSING COMPLEX 
- LIGHT RAIL STATION 
- PROJECT SITE 



Site Design

- ONE WAY STREET →
- TWO WAY STREET ↔
- LIGHT-RAIL LINE - - - →
- TRAIN ↔
- TRAIN STOP ●
- JAIL SALLY PORT ●
- PROJECT SITE ■
- JURY ROUTE - - - ↔



Site Circulation

Building Design



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Building Design



Pre-Formed Concrete Panel

Glass Curtainwall

Precast Concrete Columns
at Portico

Building Design



Pre-Formed Concrete Panel

Glass Curtainwall

Precast Concrete Columns at Portico

Entry View from Northwest



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Building Design



Ornamental Metal Security Gate Can Be Closed At Night

Glass Curtainwall

Precast Concrete Columns

Cast in Place Concrete Plaza



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Entry View from Northwest

Building Design



Pre-Formed Concrete Panel

Glass and Aluminum Panel Curtainwall

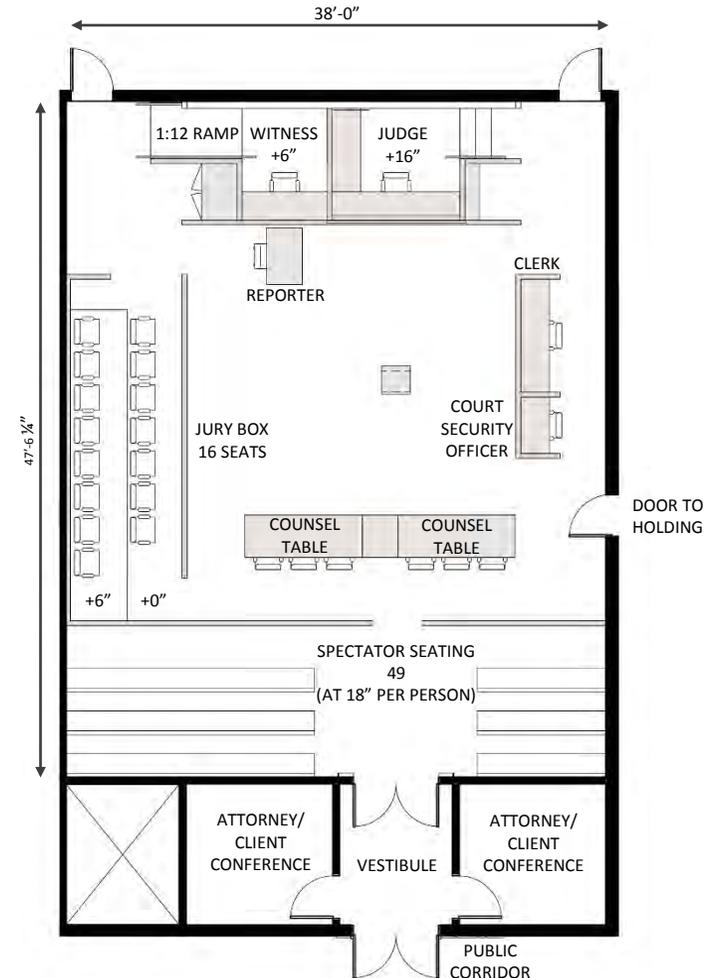
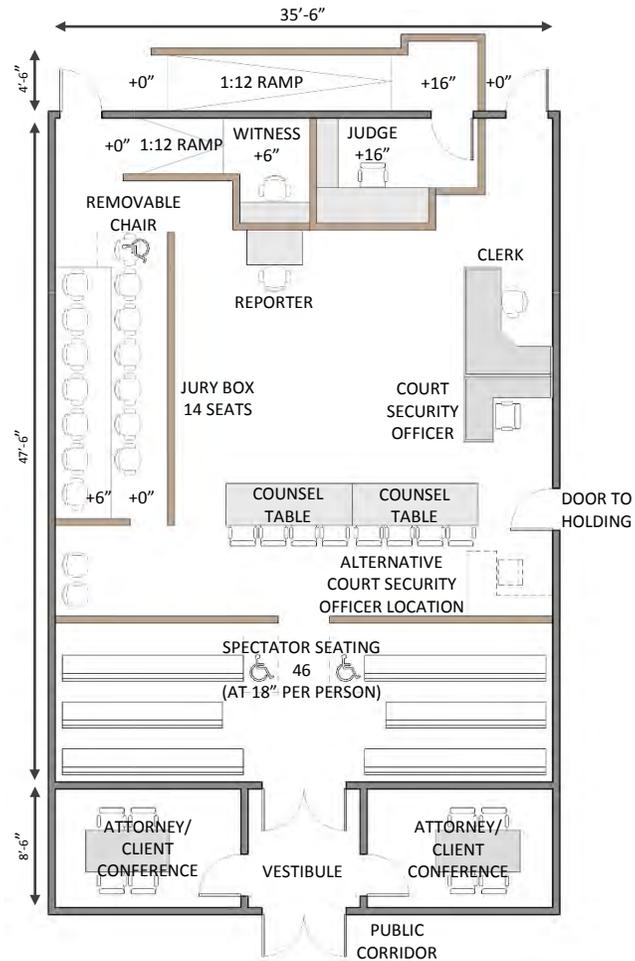
Aluminum Louver

View from Southeast

Courtroom Layouts



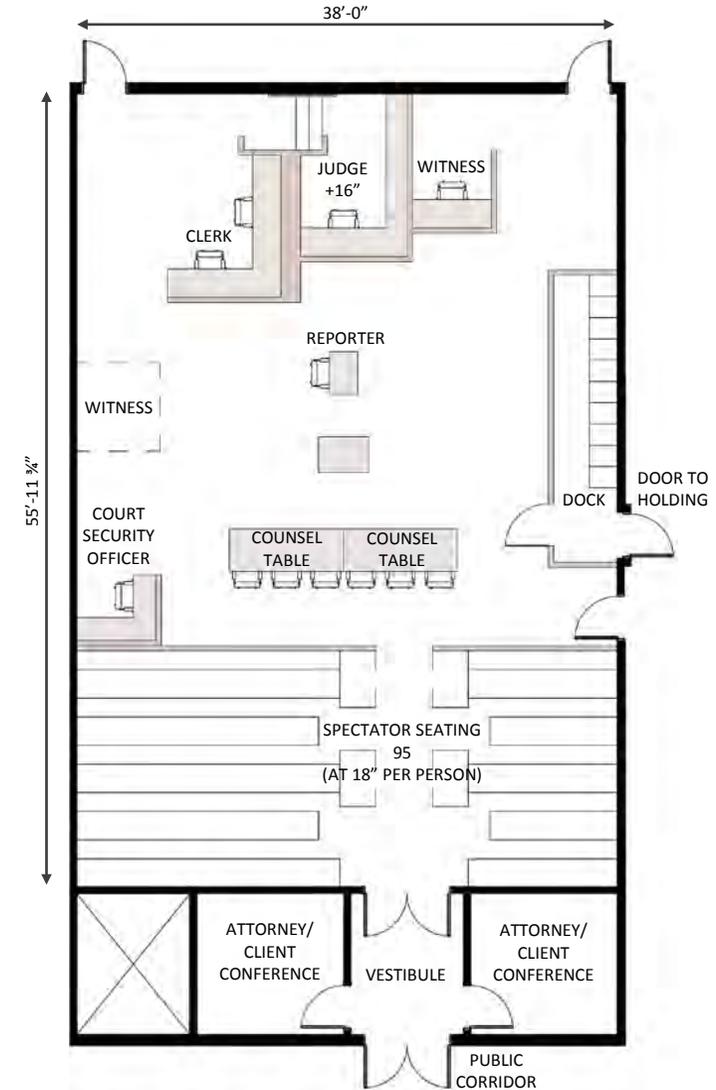
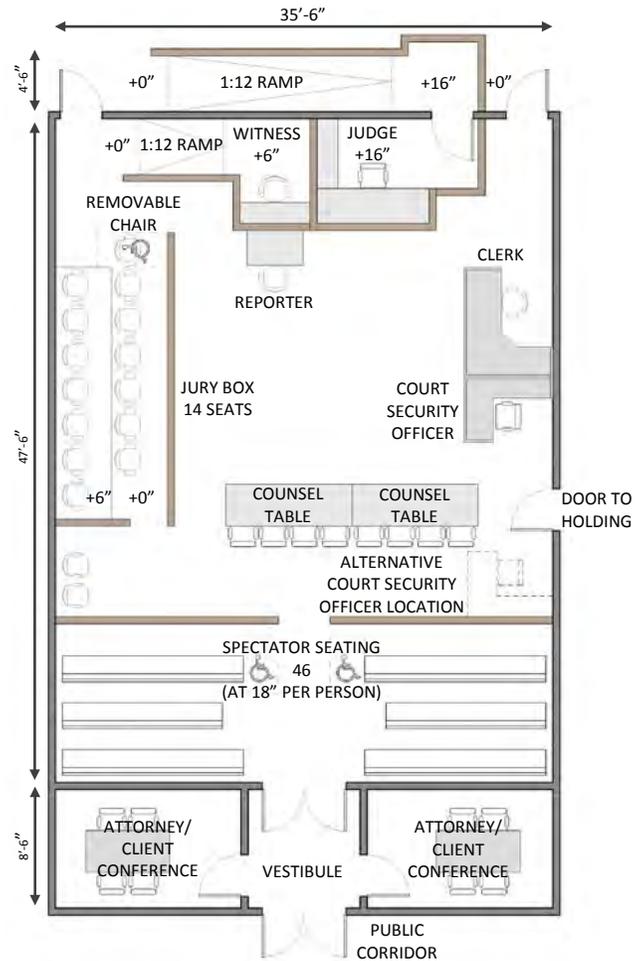
Courtroom Layouts



JCC – Catalog of Courtroom Layouts for California Trial Courts – June 2015
Sacramento County Courthouse

Typical Standard Courtroom Plan for Sacramento Courthouse

Courtroom Layouts

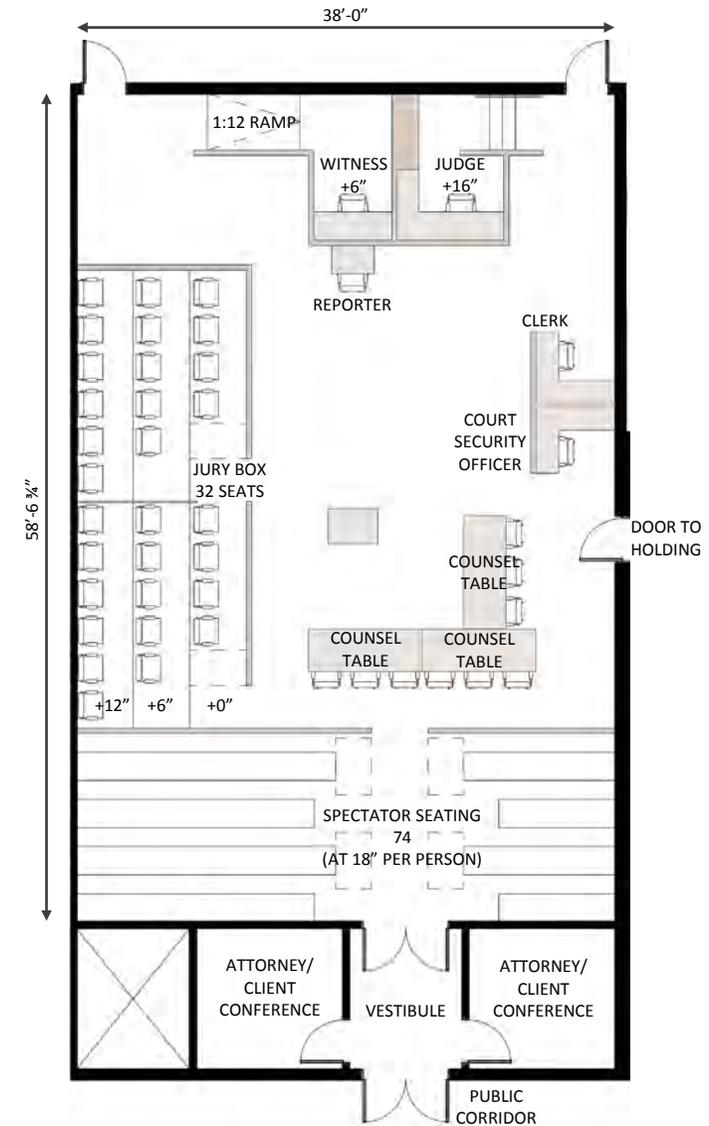
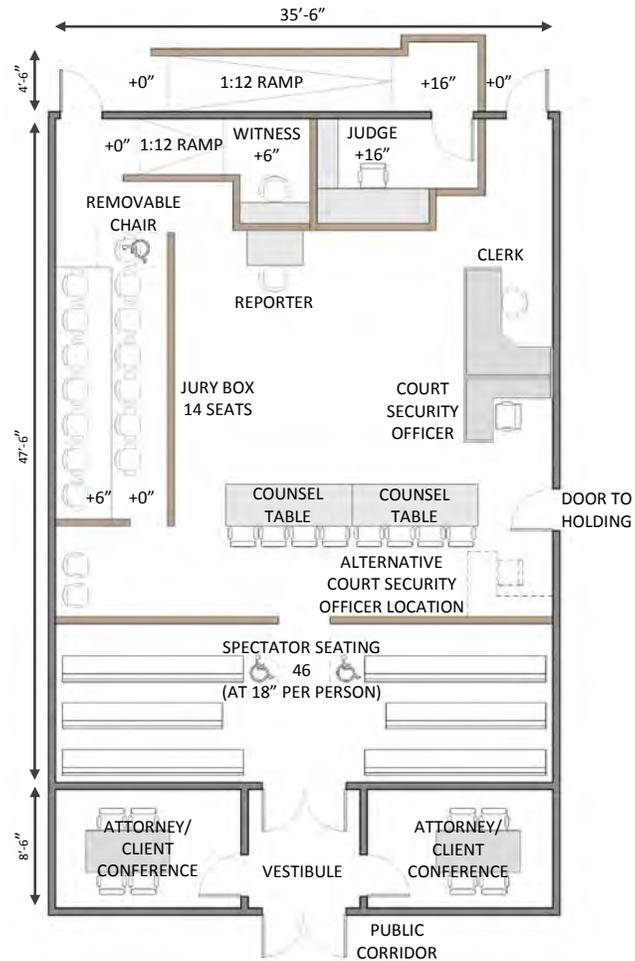


JCC – Catalog of Courtroom Layouts for California Trial Courts – June 2015
Sacramento County Courthouse

Typical High-Volume Courtroom Plan for Sacramento Courthouse



Courtroom Layouts



JCC – Catalog of Courtroom Layouts for California Trial Courts – June 2015
Sacramento County Courthouse

Typical Multi-Jury Courtroom Plan for Sacramento Courthouse



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Deviations From Standards



Deviations From Standards

The project is designed to meet the California Trial Court Facility Standards (CTCFS). There are times when deviations occur for functional or budgetary reasons . The proposed deviations for this project include:

- Restricted corridors are 5'-3" rather 6'-0".
- In-custody corridors at courtroom holding areas is 5'-0" rather than 6'-0".
- Wait time for public elevators is 28 sec. during peak lunch traffic rather than 24-26 sec. This allows the total number of public elevators to be reduced from 10 to 8.
- The standard floor-to-floor dimension is 16'-6" rather than 16'-0" to accommodate mechanical and structural systems. (Currently reviewing possible 16' floor to floor)
- The difference in elevation between the Judge and the Courtroom Clerk is 16" at benches accessible via ramp, and 18" at benches accessible via stairs with future lift provisions.

Security Systems



Security Systems

Design Features

- Modern security systems, secured judge's parking and separate zones of circulation
- Central / Court Holding that meets current holding metrics for capacity
- Central Holding split between Levels G and 3 to efficiently serve demand at High Volume Courtrooms on Level 3
- Security control room that will monitor and control sally port, central holding cells, inmate elevators, inmate movement and all building security systems
- Weapons entry screening staffed by sheriff's deputies and or security officers – Three X-ray machines and Four magnetometers
- Inmates will be delivered via vehicle through a secure sally port to central holding, and then moved to courtrooms via secure inmate pathways
- X-ray machine will be located at loading dock to screen mail and deliveries.

Building Systems



Building Systems

Structural

Gravity Systems

- Steel and concrete structural systems considered
- Steel solution recommended - 20%-25% lighter compared to concrete, reduces foundation and lateral loads, provides more cost efficient system, better suited for long spans over courtrooms, 17.8 lbs/sf
- Structural system designed to resist progressive collapse

Lateral Systems

- Multiple options considered – concrete shear walls, braced frames, moment frames
- Based on seismic performance, building layout, geometry, programmatic constraints, and cost, a steel framed system with concrete shear walls was recommended:
 - Steel solution reduces overall building weight, seismic loads reduced
 - Concrete shear walls meet security, acoustic and finish considerations at courtroom holding areas

Building Systems

Exterior Materials

- Design exterior facades to reflect the functions on the interior
- Express the civic nature and formal quality of the courthouse by using durable materials (such as precast concrete), that provides a sense of stability, dignity and security
- Use high performance metal and glass curtain wall to express the transparency of the justice system on the exterior
- Solid wall (precast concrete, metal panel and spandrel) is approximately 62%
- Clear glazing is approximately 38%
- Design the exterior facades, materials, and systems to optimize the energy performance of the building

Building Systems

Interior Materials

- Materials and finishes intended to meet the design standards in the California Trial Court Facilities Standards.
 - Select use of wood will be incorporated in the design to create warmth and located in areas that do not require intense maintenance
 - Use of durable flooring material in high traffic areas
 - Wall and ceiling surfaces will be treated with acoustic material as required to create acoustically comfortable spaces
- Material selections will follow the LEED guidelines to select materials that are environmentally friendly and best for human health

Building Systems

Electrical

- Main electrical service entrance equipment located adjacent to the utility transformer to limit secondary feeder length
- Loads will be served from dedicated panels located on each floor
- Future provisions allowing for an increase in capacity of 15%-25% will be accounted for in the sizing of the distribution system
- Emergency generator per California Trial Court Facilities Standards
- End-use loads are segregated per panel as a strategy for measurement and verification of energy use; i.e. sub-metering



Building Systems

Electrical

Lighting

- High efficiency LED light fixtures will be maximized
- Use of long life linear fluorescent lamps in addition to LED to minimize maintenance requirements
- Ease of access to light fixtures
- Lamps and fixture types to be kept to a minimum



Building Systems

Low Voltage

Audio Visual

- AV systems will meet California Trial Court Facilities Standards

Telecommunications

- Efficient telecommunications distribution with stacked MDF and IDF rooms
- Structured cabling system will provide universal access throughout the building for flexibility and resilience
- Backbone will be designed to accommodate future needs

Security

- Low voltage security systems will include door access control, intercom system, building and site cameras, wireless duress alarms and intrusion alarm systems
- Security electronics systems will be monitored at the Central Control Room on Level G



Sustainability Approach



Sustainability Approach

Design Features

Building Orientation

- The north facing public corridor is ideal for solar orientation and views
- Fixed and self-shading strategies

Site and Landscape

- Capture and treat storm water runoff where feasible
- Drought tolerant native and adapted plants
- Light colored, durable hardscape and gravel to reduce heat island effect

Daylighting

- Provide daylight and views to regularly occupied spaces

LEED

- Using LEED v4, the project goal is to achieve LEED certification of silver

Cost Reduction Measures / Budget



50% Estimate | Cost Reduction Measures Implemented

In reconciling the 50% Schematic Design estimate of \$339,100,000, a number of cost reduction measures were incorporated. Reduction measures included:

• Reduce gsf by 18,000 gsf	(\$5,900,000)
• Eliminate two public elevators	(\$2,800,000)
• Eliminate one in-custody elevator	(\$1,300,000)
• Lower Mechanical Screen	(\$1,500,000)
• Eliminate skylight at pavilion	(\$ 700,000)
• Reduce glazing, carpet grade, GWB on shear walls	(\$1,000,000)
• Provide MC Cable for feeders and branch circuits instead of wiring in conduit	(\$ 700,000)
• Use Cat 6 cable rather than Cat 6A cable	<u>(\$ 700,000)</u>
Total	(\$14,600,000)
Proposed Construction Hard Cost Budget	\$324,500,000



Authorized Budget / 100 % Schematic Estimate

Current Authorized Budget includes:

- Hard Construction Costs
- Data, Communications, and Security
- Adjustment for California Construction Cost Index (CCCI 6373)

Current Authorized Construction Budget \$307,304,000

Current Construction Estimate (100% Schematic Design Package) \$324,493,000

Budget/100% Schematic Estimate-Delta **\$17,189,000**



Budget | Cost Reconciliation

Current Authorized Budget (CCCI 6373)

\$307,303,719

Exterior Facade

- Preformed concrete panel cladding at east and west tower facades; aluminum curtainwall with Integral aluminum panel cladding and spandrel glass at north and south tower facades in lieu of cement plasterboard \$10,800,000

Security

- Enhanced blast and ballistic features to address medium threat level \$4,100,000

Mechanical Systems

- Independent cooling systems for MDF, IDF, and Server Rooms, allows for the systems to remain cooled while on emergency generator, otherwise only about 10 minute of cooling available with UPS \$1,900,000
- Back-up boiler, allows building to remain open if one fails \$ 400,000

Total \$17,200,000

Proposed Hard Cost Construction Budget

\$324,500,000



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Next Steps

Next Steps

Approval

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

Upcoming Milestones

Design Development start -	July 2017
50% Design Development -	Fall 2017
100% Design Development -	Winter 2017



Questions?



Court Facilities Advisory Committee

As of April 26, 2017

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Administrative Presiding Justice of the
Court of Appeal, Fifth Appellate District

Hon. Patricia M. Lucas, Vice-Chair

Presiding Judge of the
Superior Court of California,
County of Santa Clara

Hon. Donald Cole Byrd

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

Mr. Anthony P. Capozzi

Attorney at Law

Mr. Stephan Castellanos, FAIA

Principal Architect
Derivi Castellanos Architects
Former State Architect of California

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Mr. Kevin Stinson

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

Mr. Val Toppenberg

Consultant
Former Redevelopment Director for the
City of West Sacramento and the City of Merced

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Judge of the Superior Court of California,
County of San Diego

Mr. Thomas J. Warwick, Jr.

Attorney at Law

Court Facilities Advisory Committee

As of April 26, 2017

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Hon. Keith D. Davis
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Steven E. Jahr (Ret.)
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Subcommittee on Courthouse Names

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