

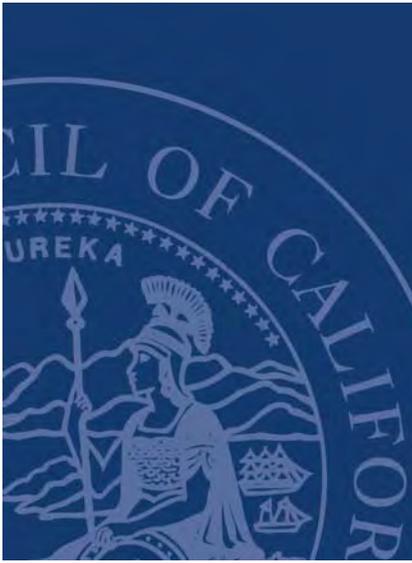
Meeting Binder for
Court Facilities Advisory Committee:
Courthouse Cost Reduction
Subcommittee

DECEMBER 7, 2017



JUDICIAL COUNCIL
OF CALIFORNIA

OPERATIONS AND PROGRAMS DIVISION
FACILITIES SERVICES



Meeting Binder

**Court Facilities Advisory
Committee:**

**Courthouse Cost Reduction
Subcommittee**

December 7, 2017

CONTENTS

1	Agenda
2	Riverside—New Mid-County Civil Courthouse 50 Percent Design Development Review
3	Sacramento—New Sacramento Criminal Courthouse 50 Percent Design Development Review
4	Stanislaus—New Modesto Courthouse 50 Percent Design Development Review
5	Court Facilities Advisory Committee: Courthouse Cost Reduction Subcommittee Roster





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

OPEN MEETING AGENDA

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

THIS MEETING IS BEING RECORDED

Date: December 7, 2017

Time: 9:30 a.m. – 10:00 a.m. – Registration
10:00 a.m. – 2:00 p.m. – Open Session (Items 1–3)
12:30 p.m. – 1:15 p.m. – Anticipated Lunch Break

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

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 December 6, 2017, will be provided to advisory body members.

III. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEMS 1–3)

Item 1

Riverside County–New Mid-County Civil Courthouse: Project Review (Action Required)

Review of the project’s budget and design at completion of 50 percent design development.

Presenters: Hon. Mark A. Mandio, Judge, Superior Court of Riverside County
Mr. Chris Talbot, Deputy Executive Officer of Facilities, Superior Court of Riverside County
Mr. Clifford Ham, Senior Project Manager, Facilities Services
Mr. Nick Seierup, Design Principal, Perkins+Will
Mr. Ryan Hollien, Senior Project Architect, Perkins+Will

Item 2

Sacramento County–New Sacramento Criminal Courthouse: Project Review (Action Required)

Review of the project’s budget and design at completion of 50 percent design development.

Presenters: Hon. Kevin R. Culhane, Presiding Judge, Superior Court of Sacramento County
Mr. Loren C. Smith, Project Manager, Facilities Services
Mr. James L. Tully, Principal, NBBJ
Mr. Matthew Somerton, Principal, NBBJ

Item 3

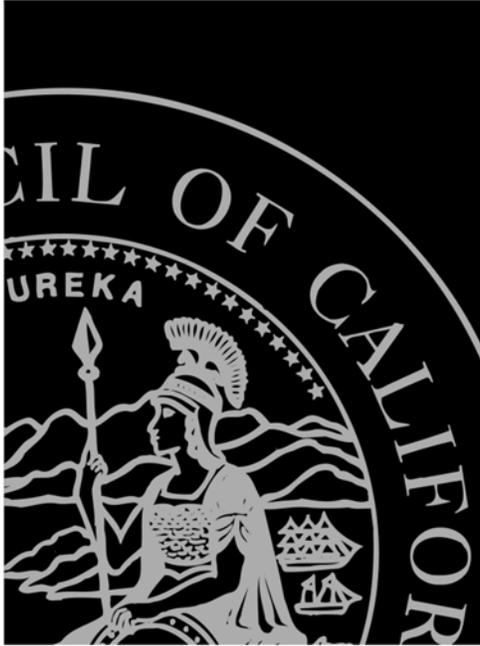
Stanislaus County–New Modesto Courthouse: Project Review (Action Required)

Review of the project’s budget and design at completion of 50 percent design development.

Presenters: Hon. Jack M. Jacobson, Judge, Superior Court of Stanislaus County
Ms. Deepika Padam, Senior Project Manager, Facilities Services
Mr. Michael Duncan, Design Principal, SOM
Mr. Steve Sobel, Managing Director, SOM
Mr. Peter Lee, Senior Structural Engineer, SOM
Mr. Robert Bolin, MEP Engineer, Syska Hennessy Group

IV. ADJOURNMENT OF MEETING

Adjourn



Courthouse
Cost Reduction
Subcommittee
50 Percent Design
Development Report

NEW MID-COUNTY CIVIL COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

December 7, 2017

JUDICIAL COUNCIL OF CALIFORNIA
OPERATIONS AND PROGRAMS DIVISION
FACILITIES SERVICES

PROJECT MANAGER
CLIFFORD HAM

1. Executive Summary of Project Status at 50 Percent Design Development

New court building in the City of Menifee is designed for civil, family, and traffic court cases. The three story 89,690 building gross square feet (BGSF) structure will accommodate nine courtrooms, court administration, jury services and provide space for four new judicial officers. The new court building will replace an existing five-courtroom court building.

The project is submitted for approval of Design Development at 50 percent complete. The project status is:

- 1.1 Scope – the project is within the approved scope, as described below.
- 1.2 Budget – the project is within budget.
- 1.3 Schedule – the project is on schedule to complete the Design Development portion of Preliminary Plans Phase in May 2018.

2. Background

2.1. Budget Year 2009–2010 – initial project authorization:

- Project first submitted for SB 1407 funding authorization.
- Original Approved FY 2009–2010 Building Gross Square Feet (BGSF): 116,303 SF
- Original Hard Construction Cost Subtotal in FY 2009–2010: \$61,047,151

2.2 Budget Year 2011–2012:

- On December 12, 2011, the Judicial Council approved 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. This reduced the, Hard Construction Cost subtotal from \$61,047,151 to \$58,605,265.
- On April 24, 2012, the Judicial Council approved an additional reduction of a minimum of 10 percent, reducing the Hard Construction Cost subtotal to \$52,500,550.

2.3 Budget Year 2012–2013:

- The project team presented to the Courthouse Cost Reduction Subcommittee (CCRS) on January 18, 2013. The team was directed to pursue a lease option for this project.
- On February 8, 2013, the Court Facilities Working Group (now the Court Facilities Advisory Committee) voted to change the project delivery back to a state delivered project and authorized the project team to move forward with site acquisition.

- The project team met with CCRS on May 8, 2013, to review the project program and site. CCRS directed the project team to negotiate with the property seller for a site donation as sites in Hemet and Menifee were both under consideration. The CCRS also directed the team to reduce the program square footage, total parking, and site setbacks.

2.4 Budget Year 2013–2014:

- The project team reported back to CCRS on July 29, 2013, to formalize the reduced site and building size. The square footage was reduced to 89,690 BGSF. The Hard Construction Cost Subtotal was reduced to \$40,629,466.

2.5 Budget Year 2014–2015:

- Preliminary Plans Phase appropriation recognized.

2.6 Budget Year 2015–2016:

- Acquisition and Preliminary Plans Phase re-appropriation recognized.

2.7 Budget Year 2016–2017:

- Working Drawings Phase appropriation recognized.

2.8 Summary of changes to Hard Construction Cost Subtotal:

- Original (2009–2010 Budget Year): \$61,047,151
- Current (2016–2017 Budget Year): \$40,629,466
- Reduction from Original budget: \$20,417,685 or 33 percent decrease.

2.9 Summary of changes to BGSF:

- Original (2009–2010 Budget Year): 116,303 BGSF
- Current (2016–2017 Budget Year): 89,690 BGSF
- Reduction from Original: 26,613 BGSF, or approximately 23 percent decrease.

3. Project Update

The project is at the mid-point of Design Development. Since the beginning of this phase the Court, Judicial Council staff, Architects, Engineers, the CM at Risk and Peer Reviewers raised operational & design improvements. The primary changes incorporated into the current Design Development documents include:

- Realigned entrance & vertical public circulation element to be parallel and perpendicular to building frame, which simplified structural framing;

- Courtroom plans based on the Catalog of Courtroom Layouts¹ two holding cells only, no additional support spaces;
- Family Law courtrooms: eliminate jury boxes, retain space in courtroom for future jury boxes;
- Exterior walls entirely cement plaster and glazing;
- Redesign of judicial parking to better conform with the Judicial Council’s space standards; and
- Slight reduction in courthouse parking area, pedestrian connection to the adjacent public parking for reciprocal parking use (in accordance with property purchase agreement).

The project has also undergone constructability and value engineering review that has kept the project within budget. Additional constructability comments will be incorporated into the project during the second half of the Design Development phase with additional structural and architectural peer reviews and the participation of the Construction Manager at Risk and Construction Management Agency.

4. Schedule

The project is ready to continue with the Design Development phase, and the target completion date for Design Development Portion Preliminary Plans Phase is May 30, 2018.

a Phase	b Current Authorized Schedule FY 15/16 ²		d Current Schedule		f Percent Complete
	c Start Date	c Finish Date	e Start Date	e Finish Date	
Site Selection	6/14/10	2/10/12	6/14/10	2/10/12	100%
Site Acquisition.....	4/1/13	1/6/16	4/1/13	6/15/15 ³	100%
Preliminary Plans	1/7/16	3/14/17	6/16/15	5/30/18	50%
Working Drawings & Approval to Bid.	3/15/17	5/8/18	TBD	TBD	—
Bid and Contract Award	5/9/18	12/1/18	TBD	TBD	—
Construction.....	12/2/18	5/4/21	TBD	TBD	—
Move-in.....	5/5/21	5/31/21	TBD	TBD	—

¹ Adopted by the Judicial Council on June 26, 2015.

² Current authorized schedule based on approved FY 2015–2016 budget.

³ Site acquisition approved by State Public Works Board on June 15, 2015.

5. Status of Construction Cost Budget and 50 Percent Design Development Estimate

Below is a summary of the original hard construction cost, hard construction reductions based on the Council direction of December 12, 2011, and April 24, 2012, and additional reductions accepted by the CCRS in July 2013, the current design-to-budget, and a comparison of the current hard construction cost budget to the 50 percent Design Development estimate.

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

Original FY 2009-2010 Hard Construction Cost Subtotal	\$	61,047,151
FY 2012-2013: JC mandated 4% reduction	\$	(1,889,742)
FY 2013-2014: JC mandated 10% reduction	\$	(4,724,356)
FY 2013-2014: CCRS BGSF reduction	\$	(13,803,587)
<hr/>		
<i>Revised Hard Construction Cost Subtotal</i>	\$	40,629,466
Cost Reduction Achieved	\$	20,417,685
Cost Reduction as percent of original Construction Cost Subtotal	%	33%
<hr/>		

5.2. Design-to-Budget Calculation

FY 2009-2010 Hard Construction Cost (including Cost Reductions).....	\$	40,629,466
Data, Communication and Security	\$	1,524,730
CCCI Adjustment to October 2017 dollars.....	\$	10,706,845
<hr/>		
Current Design-to-Budget	\$	52,861,041
<hr/>		

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

The consolidated Design Development estimate by the Architect and Construction Management at Risk shows the project to be within the revised current design-to-budget shown above.

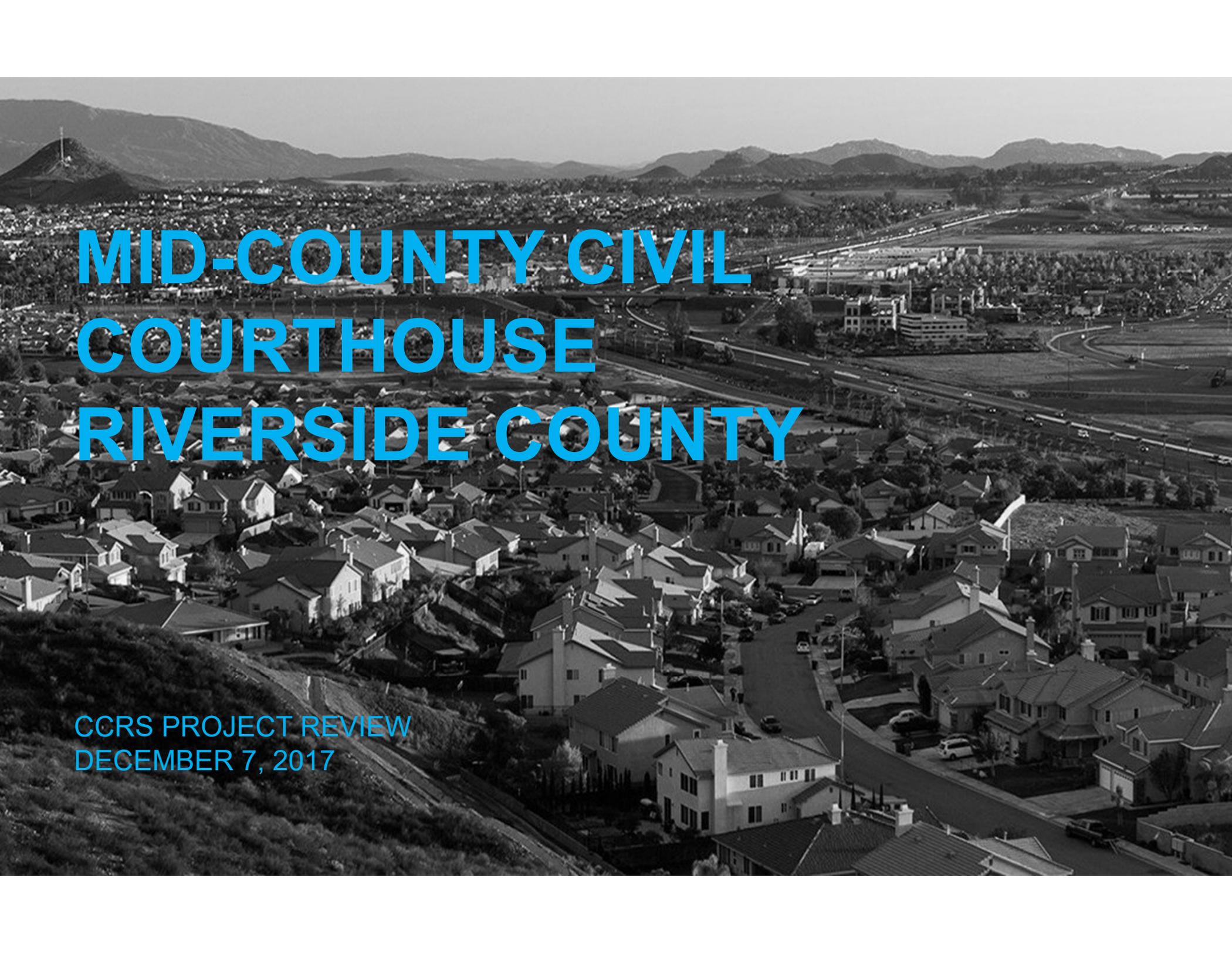
6. Approval Requested

Adoption of the Revised Design-to-Budget of \$52,861,000 and approval to proceed to complete Design Development.

Considerations for New California Courthouses Opening Statewide

Riverside – Mid-County Civil Courthouse

- i. LOCATION REVIEW**
The Riverside Mid-County courthouse project will be located in the city of Menifee. The court site is within a residential/commercial development known as the “Menifee Town Center” not yet constructed. The location will provide significant amenities for the public and staff, including restaurants, a movie theater, retail establishments and a shopping center adjacent to the Town Center.
- ii. CONSOLIDATION OF FACILITIES**
This project replaces the non-criminal portion of the calendar currently heard at the Hemet courthouse, which will be closed.
- iii. FACILITY OVERVIEW**
The new courthouse will have nine courtrooms serving civil, traffic, small claims and family law calendars. No criminal cases will be heard at this location. Criminal cases will be transferred to the Southwest Justice Center in Murrieta.
- iv. CENTRAL HOLDING/HOLDING CONTROL ROOM**
There is a small, two cell holding area with adjacent sally port located on the first floor. No holding control room or holding staffing is planned for this project. No court-set holding cells are included in this project.
- v. BUILDING SECURITY CONTROL ROOM**
This project will include a building security control room, located adjacent to the main lobby weapons screening area. The building security control room will monitor building security systems, surveillance cameras, duress alarms and building perimeter security.
- vi. WEAPONS SCREENING**
Weapons screening will consist of two screening stations located in the main building lobby. Screening will be staffed by court-managed contract security with a Riverside County Sheriff Deputy presence.
- vii. INMATE ACCESS SYSTEMS AND TRANSPORTATION**
There is very limited in-custody activity anticipated at this facility. Those few in-custody defendants appearing here will be transported via sedan or van and escorted to the appropriate courtroom through the secure circulation.

An aerial photograph of a suburban residential area in Riverside County, California. The foreground shows a dense cluster of houses with dark roofs. In the middle ground, there are larger buildings, possibly a school or community center, and a road with some traffic. The background features rolling hills and mountains under a clear sky. The text is overlaid in a bright blue color.

MID-COUNTY CIVIL COURTHOUSE RIVERSIDE COUNTY

CCRS PROJECT REVIEW
DECEMBER 7, 2017

PROJECT SUMMARY

PROJECT SUMMARY

NEW CIVIL COURTHOUSE

- **3.87 acre site in Menifee, CA**
- **3 stories — no basement**
- **89,690 GSF**
- **9 Courtrooms**
 - **Civil, Family, Traffic court calendar only**
 - **1 High Volume**
 - **8 Multipurpose**

SPACE PROGRAM

SPACE PROGRAM

Component	2015 Program						Difference
	Approved Program			Updated Program			
	Total Courtrooms	Total Staff	Total DGSF	Total Courtrooms	Total Staff	Total DGSF	
1. Public Area		2	2,835		1	3,020	185
2. Court Sets	9	27	28,088	9	27	29,063	975
3. Judicial Chambers		11	5,178		12	5,193	15
4. Court Operations		37	6,291		38	6,722	432
5. Clerk		57	5,500		62	6,210	710
6. Court Administration		2	1,286		1	813	-473
7. Jury Services		3	3,550		3	4,259	709
8. Security Operations		1	0		21	1,008	1,008
9. Central In-Custody Holding		0	252		0	420	168
10. Building Support		4	11,086		15	7,358	-3,728
Subtotal		144	64,065		180	64,065	0
Gross Area Factor			1.4			1.4	
Total Building Gross Square Feet			89,690			89,690	-
BGSF per Courtroom			9,966			9,966	

DESIGN

RIVERSIDE COUNTY COURTS

The central map displays Riverside County with yellow boundary lines. Court locations are marked with blue dots and labeled in red: RIVERSIDE (top left), MORENO VALLEY (top center), BEAUMONT (top right), PERRIS (center), HEMET (right), MURRIETA (bottom center), and MENIFEE (bottom center, highlighted with a red dot and a dashed black box). The surrounding photographs and their captions are:

- RIVERSIDE SUPERIOR COURT**: A large, ornate classical building with a dome.
- RIVERSIDE FAMILY LAW**: A modern, multi-story office building.
- RIVERSIDE HALL OF JUSTICE**: A large, modern office building with a prominent entrance.
- RIVERSIDE JUVENILE COURT**: A modern, single-story building with a covered entrance.
- BANNING JUSTICE CENTER**: A modern, single-story building with a curved facade.
- MORENO VALLEY COURTHOUSE**: A modern, multi-story building with a curved facade.
- HEMET SUPERIOR COURT**: A modern, single-story building with a curved facade.
- SOUTHWEST JUSTICE CENTER**: A modern, multi-story building with a curved facade.

VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



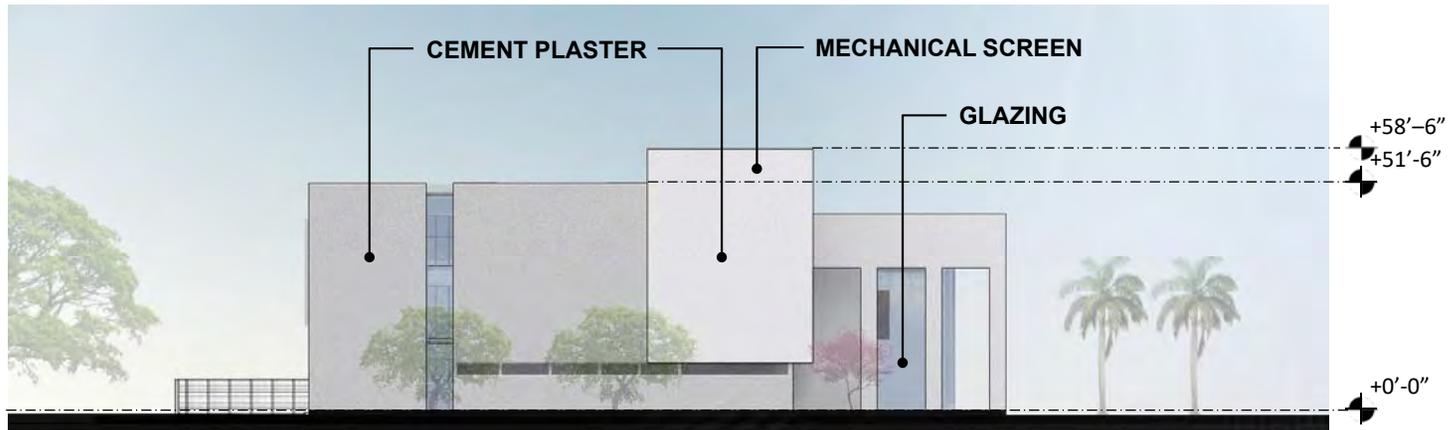
VIEW FROM SOUTHEAST



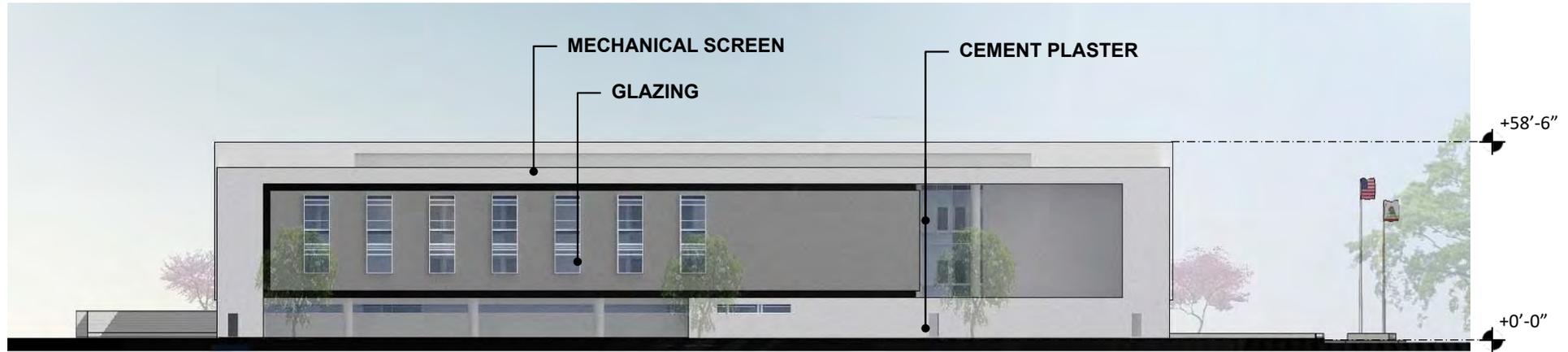
NORTH ELEVATION



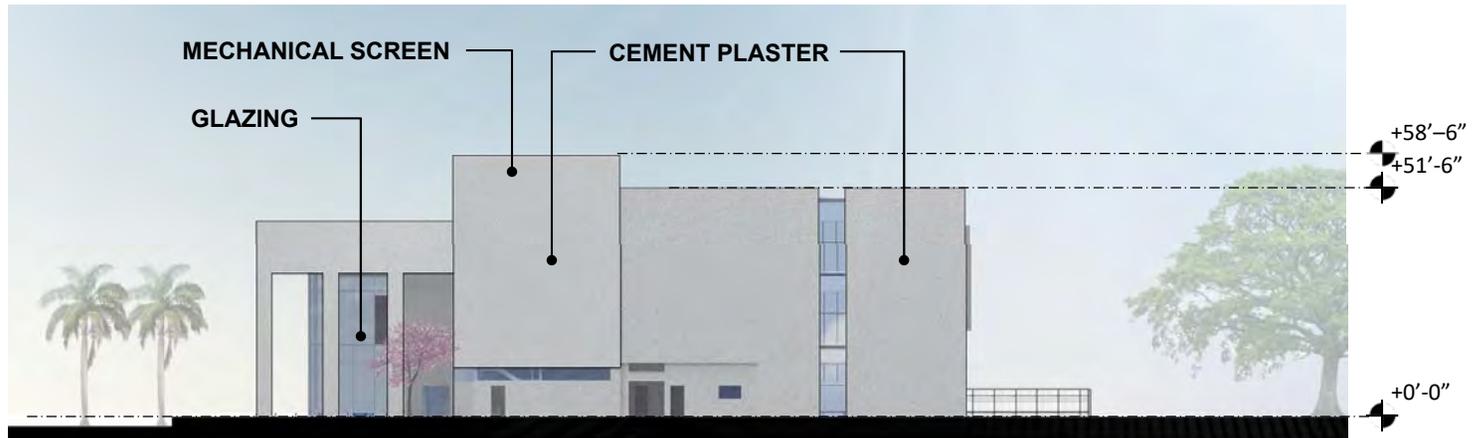
EAST ELEVATION



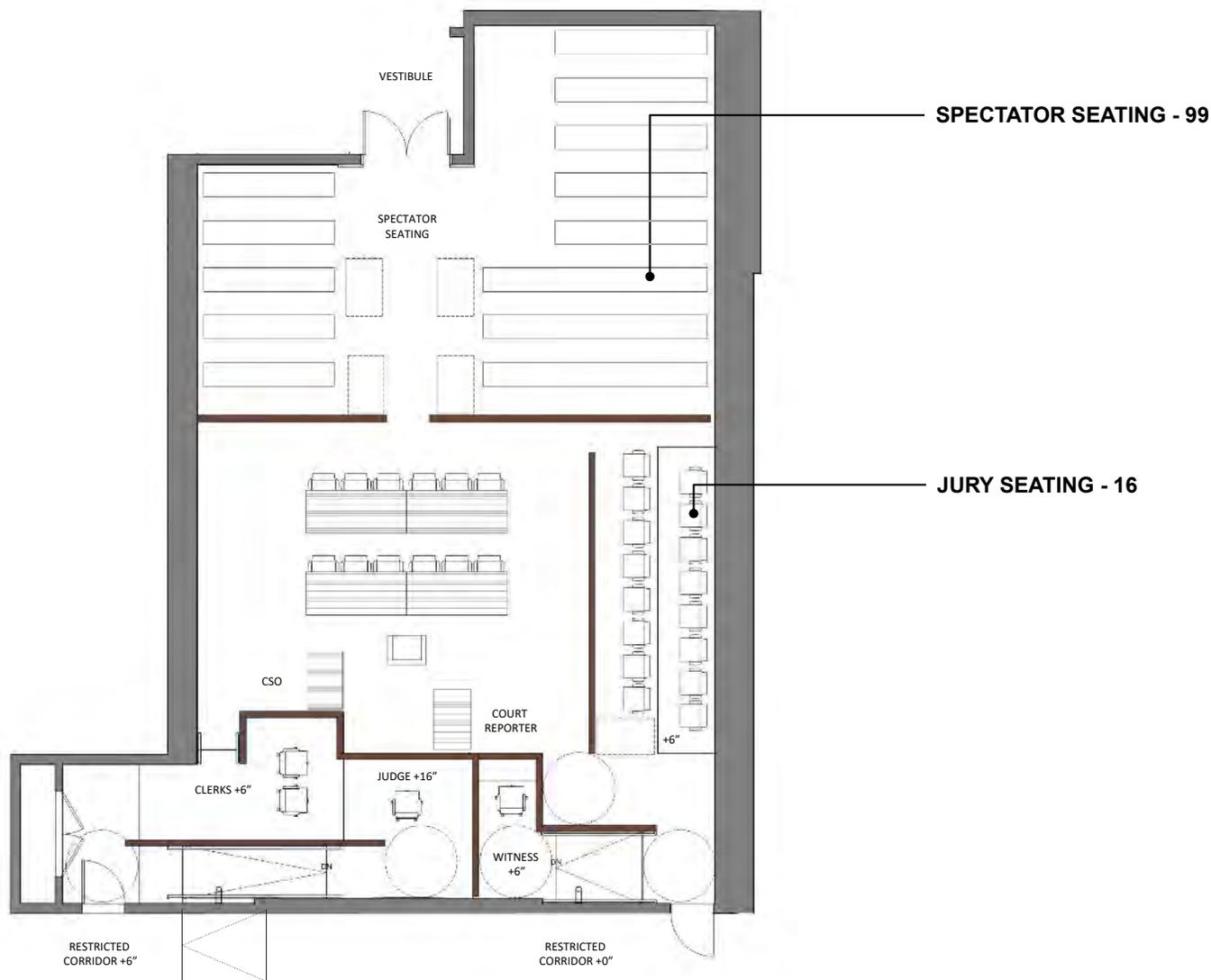
SOUTH ELEVATION



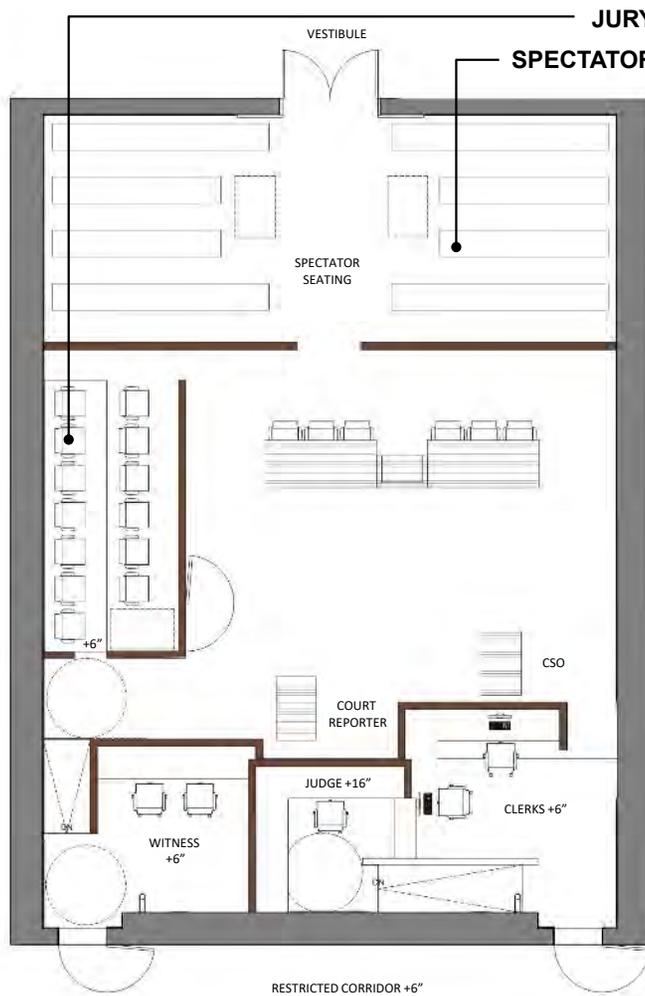
WEST ELEVATION



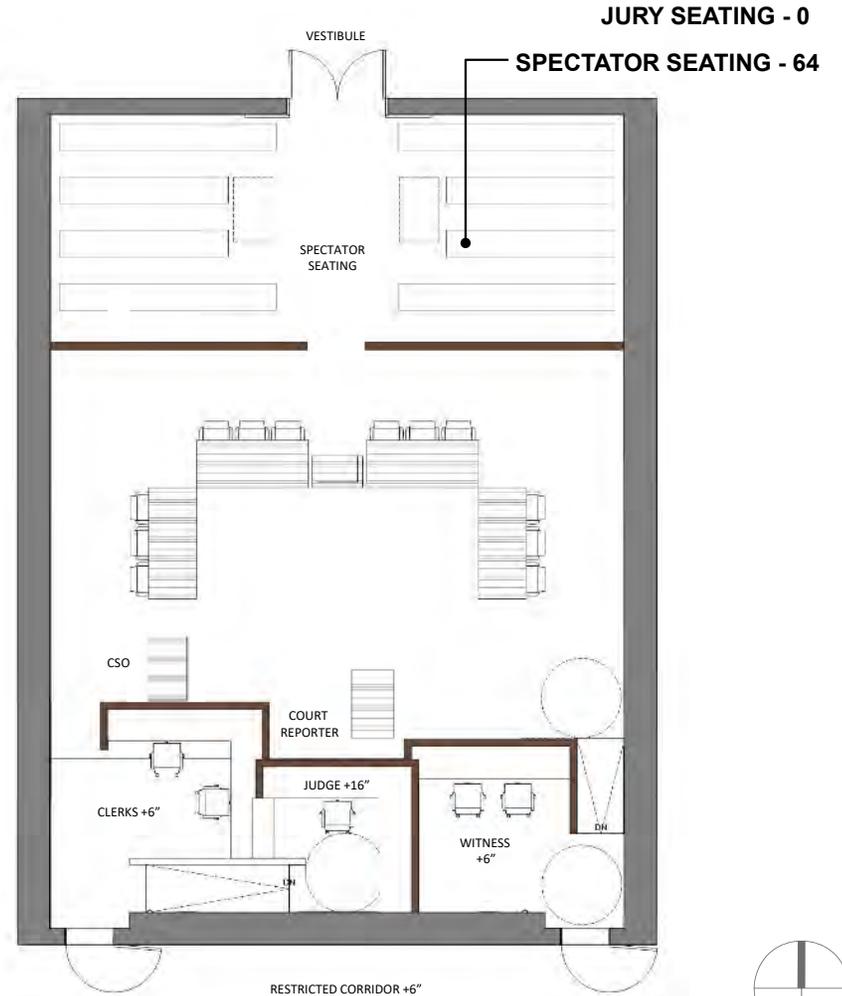
COURTROOM : HIGH VOLUME (2,100 SF)



COURTROOM: MULTI-PURPOSE CIVIL & FAMILY (1,700 SF)



MULTI-PURPOSE CIVIL



MULTI-PURPOSE FAMILY



NORTH

SECURITY

SECURITY

- Electronic security systems, secured judges parking and separate zones of circulation for public and staff.
- Small (2-cell) in-custody holding. No criminal calendar.
- Security control room, adjacent to main lobby, will monitor building security and surveillance systems.
- Two weapons screening stations will be staffed by contract security and overseen by Riverside County Sheriff deputies.
- Any in-custodies appearing will be delivered via van or sedan and escorted to appropriate courtroom through the restricted corridors.

BUILDING SYSTEMS

STRUCTURAL DESIGN

- Designed according to 2016 California Building Code, JCC Court Standards, and Project Risk Assessment
- Building designed for standard dead and live loads while also evaluating vibration, deflection, seismic, wind, blast, progressive collapse loading, and other serviceability considerations
- Structural Steel Weight: 16.5 pounds / BGSF
- Foundations: reinforced concrete spread footings and grade beams. Soil requires over-excavation and compaction.
- Ground Floor: non-structural 5" concrete slab on grade
- Elevated floors: 3¼" lightweight concrete over 3" steel deck
- Roof: 4 ½" normal weight concrete over 3" steel deck with concrete equipment pads within the Mechanical Enclosure Area and unfilled 3" steel deck outside the Mechanical Enclosure Area.
- Framing: structural steel columns and beams, special steel moment resisting frame utilized for lateral resistance and progressive collapse

MECHANICAL DESIGN: CONSIDERATIONS

- ASHRAE Climate Zone 5
- CA Title 24 Climate Zone 10
- Exterior glazing = 18% of vertical wall area
- Outside Design Conditions
 - Summer (0.4% ASHRAE Design Conditions)
 - 100 °F Dry Bulb
 - 69.5 °F Mean Coincident Wet Bulb
 - Winter (ASHRAE 99.6% Design Condition)
 - 36.1 °F Dry Bulb
- Indoor Load assumptions will be per the JCC Standards
- Dual chillers sized for 60% spare capacity per the JCC Standards
- LEED Silver energy efficiency target
- Reduce energy consumption by minimum 15%

MECHANICAL DESIGN: RECOMMENDATIONS

- Courtrooms, Jury Holding Room, and other areas
 - Semi-custom VAV Air Handling Units (AHUs) located in screened rooftop area with VAV boxes located in ceiling spaces for individual zone control
 - Efficient, quiet air-based system
- Central System (Screened roof-top area, outdoor rated equipment)
 - Air-cooled centralized mechanical plant is more energy efficient and flexible than ASHRAE baseline package units
 - Air-cooled magnetic bearing chiller
 - Condensing boiler plant
 - Proposed system contributes to energy efficiency target and LEED Silver certification
- Distributed centralized toilet exhaust fans on roof
- IDF and other 24/7 loads: Variable refrigerant flow (VRF) Systems

ELECTRICAL DESIGN: CONSIDERATIONS

- Approximate 15W/SQFT load for the building
- Photovoltaic ready system provided as required per Title 24
- Main service transformer will be provided by Southern California Edison
- Electric Vehicle (EV) charging stations are being considered and will be further developed during next phase (project will identify locations and provide conduit only)

ELECTRICAL DESIGN: RECOMMENDATIONS

- 2500A main distribution board for the building at 480/277V, 3P, 4W
 - 2500A board includes 15% spare capacity
- 208V/120V distribution for process loads, 480V/277V for HVAC, Plumbing, Elevator, and Lighting Loads
- 75 % LED Lighting
- Networked lighting control system with override controls, occupancy sensors and daylight sensors
- Inverter shall be provided for egress emergency lighting only
- UPS System provided with 90-minute battery backup
- Distributed Antenna System (DAS) shall be provided with dedicated UPS with 8-hour battery

PLUMBING DESIGN: CONSIDERATIONS

- Primary goal to reduce water consumption with efficient use of water and wastewater.
- LEED Silver water efficiency target

PLUMBING DESIGN: RECOMMENDATIONS

- Domestic potable water in breakrooms and restrooms to lavatories, sinks, drinking water fountains, water closet, urinal
- Gas fired water heater with storage tank for hot water generation
- Hot water recirculation system to supply hot water quickly and efficient to the point of use
- Duplex package type domestic cold water booster system shall be provided

SUSTAINABILITY

SUSTAINABILITY

- USGBC LEED Silver Certification
- Support health and wellness –physical and mental
- Reduce energy consumption by minimum 15%
- Reduce operating costs
- Connect courthouse site to the community, integrate with the landscape

HEATH AND WELLNESS

- Stimulate physical activity
- Encourage connections to adjacent recreation center & park
- Provide varying places of respite
- Mitigate noise and acoustics

LANDSCAPING

- No turf
- Native & adapted vegetation
- Bioswales
- No potable water use for irrigation

ENERGY AND RESOURCES

- Significantly reduce potable and non-potable water use
- Passive Design Strategies: Building siting and orientation, Enhanced Daylighting
- 75% LED fixtures,
- Solar responsive lighting

COST

AUTHORIZED BUDGET
50% DESIGN DEVELOPMENT ESTIMATE

Current Construction Budget Escalated \$ 52,861,000

Reconciled 50% Design Development Cost Estimate matched Current Budget

Current construction budget includes:

- Hard Construction Costs
- Data, Communication, and Security
- Adjustment for California Construction Cost Index

NEXT STEPS

NEXT STEPS

APPROVAL

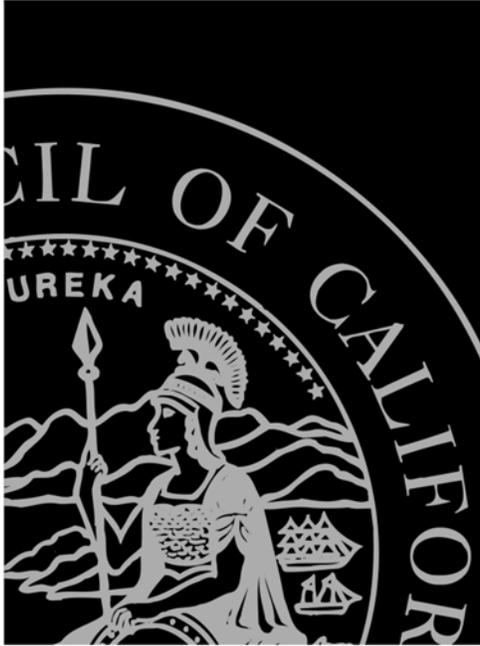
The JCC requests approval of 50% Design Development and authorization to proceed with the balance of the Design Development Phase

UPCOMING MILESTONES

- | | |
|---|----------|
| • 100% Design Development | May 2018 |
| • CCRS Review | TBD |
| • State Public Works Board –
Approval of Preliminary Plans Phase | TBD |

Start of Working Drawing and Construction Phases dependent on funding

THANK YOU



Courthouse
Cost Reduction
Subcommittee
50 Percent
Design Development
Review Report

NEW SACRAMENTO COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO

December 7, 2017

JUDICIAL COUNCIL OF CALIFORNIA
OPERATIONS AND PROGRAMS DIVISION
FACILITIES SERVICES

PROJECT MANAGER

MIKE SMITH

ASSOCIATE PROJECT MANAGER

LISA HINTON

1. Executive Summary of Project Status at 100 Percent Schematic Design

At the completion of 50 percent Design Development, the project status is as follows:

- 1.1 Scope—the original approved scope for this project was a new courthouse of 405,500 building gross square feet (BGSF), consisting of 44 courtrooms, with improvements to the existing Gordon D. 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 BGSF, 53-courtroom courthouse. This proposed change of scope was approved by the Court Facilities Advisory Committee (CFAC) on February 3, 2016 and 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 four percent unallocated reduction directed by the Judicial Council of California (JCC) in December 2011 in addition to 10 percent unallocated reduction in April 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 California Construction Cost Index (CCCI) adjustment to December 2016 dollars.
- 1.3 Proposed Budget Increase in Construction Cost Only—the construction estimate completed by NBBJ at 100 percent Schematic Design of the Preliminary Plans phase was \$334,858,080. This was approximately \$45,000,000 over the authorized budget and \$27,500,000 over the updated construction budget. At 100 percent Schematic Design, a total of \$14,600,000 in reductions were realized, which resulted in a revised construction budget of \$324,500,000.
- 1.4 On July 1, 2017, the JCC entered into a contract with AECOM to become the Construction Manager to assist in the management and review of the plans and specifications developed by NBBJ. They performed a review of the 100 percent schematic design estimate as well as prepared an independent estimate of the 50 percent Design Development package.
- 1.5 On July 19, 2017, the project was presented to the CFAC to request it move forward with a revised construction budget of \$324,500,000. This request was approved, and the JCC was authorized to proceed with Design Development of the Preliminary Plans phase.
- 1.6 NBBJ and AECOM reconciled their independent estimates of the 50 percent Design Development package, resulting in an estimate of \$326,564,000. NBBJ, AECOM, and JCC staff reviewed the current budget estimate and performed an analysis to determine further reductions to bring the project within budget (see Section 6.3 below).

1.7	<u>Schedule</u>	
	Schematic Design	June 2016–July 2017
	Design Development	July 2017–January 2018
	Working Drawing Phase	January 2018–April 2019
	Bidding Phase	April 2019–July 2019
	Construction Phase	July 2019–July 2022

Currently, Design Development is approximately 75 percent complete. Assuming 50 percent Design Development is approved by the Court Cost Reduction Subcommittee (CCRS), NBBJ would be complete with 100 percent Design Development by January 15, 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 Sacramento. Comprised of 53 courtrooms, the New Sacramento Courthouse is authorized for 537,879 BGSF. At the end of 50 percent Design Development, the project size is 543,290 BGSF. This is approximately 0.6 percent over the authorized gross approved by the state Department of Finance (DOF) in the project’s FY 2017–2018 Capital-Outlay Budget Change Proposal.

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 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 five-year capital-outlay plan adopted by the JCC in April 2008, was for a 35-courtroom courthouse and reuse of the 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 BGSF
- 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 for a 44-courtroom courthouse and reuse of the Schaber Courthouse.

3.3 Budget Year 2010–2011:

- On October 15, 2010, the SPWB approved site selection for 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.
- On December 12, 2011, the Judicial Council directed a two percent reduction in the current, unescalated 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.
- On April 24, 2012, the Judicial Council directed, a 10 percent reduction to the project’s unescalated hard construction cost.

3.5 Budget Year 2012–2013:

- On January 17, 2013, the JCC indefinitely delayed the New Sacramento Courthouse Project, authorizing 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, and escrow was 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 to 53 courtrooms, consolidating nine courtrooms that were to remain in the Schaber Courthouse.

Following a detailed analysis of the existing Schaber Courthouse, it was determined economically infeasible to renovate and continue 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.

3.10 Budget Year 2017–2018:

- On June 27, 2017, the 2017 Budget Act was signed, which authorized the reappropriation of \$16,000,000 for the Working Drawings phase of the New Sacramento Courthouse project.
- On July 19, 2017, the CFAC approved the project to move forward with a revised construction budget of \$324,500,000.

4. Project Update

The project is submitted for 50 percent Design Development approval by the CCRS. During the 50 percent Design Development, several review sessions were conducted by the Judicial Council’s project management, planning, facilities, and security staff as well as the local court and AECOM. The update of the courtroom layouts, exterior façade, central holding, and entry/courtyard designs were reviewed and finalized. The court and design team have further developed the layouts of the six high-volume courtrooms, the three multi-jury courtrooms and the 44 multi-purpose trial courtrooms. Several designs and operations issues involving the mechanical systems and LEED developments were analyzed and incorporated into the current Design Development package.

A total of \$14,600,000 in reductions identified in 100 percent Schematic Design have been incorporated into the 50 percent Design Development package. In addition, constructability reviews and value engineering efforts will be incorporated in 100 percent Design Development.

5. Schedule

The project is ready to move forward to complete 100 percent Design Development, targeting completion of the Preliminary Plans phase on January 15, 2018.

A Phase	b Current Authorized Schedule FY 16/17 ¹		d Current Schedule		f Percent Complete
	Start Date	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	01/15/18	75%
Working Drawings & Approval to Bid.	07/1/17	11/1/18	01/16/18	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 the approved 2016 Budget Act.

6. Status of Hard Construction Cost Budget and 100 Percent Schematic Design Estimate

Below is a summary of the original hard construction cost including reductions directed by the Judicial Council in December 2011 and April 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
September 2017—NBBJ/AECOM 50% Design Development estimate	
*Based upon reconciled 50% Design Development Estimates	
Current cost as proposed with reductions from NBBJ estimate	*\$601/SF
**Based upon implementing recognized deductions	**\$598/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
Cost Reduction Achieved	\$ 38,651,747
Cost Reduction as percent of original Construction Cost Subtotal	14%

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
CCCI Adjustment to January 2016 dollars	\$ 39,957,152
CCCI Adjustment to January 2017 dollars.....	\$ 17,543,468
FY 2016–2017 Design-to-Budget	\$ 307,304,000

6.3 Summary of Design-to-Budget in Comparison to 50 Percent Design Development Estimate

FY 2016-2017 Design-to-Budget.....	\$ 307,304,000
Current Budget (per CFAC approval on 7/19/17).....	\$ 324,500,000
Current Estimate	\$ 326,564,000
Budget Deficit	\$ 2,064,000
Potential Reductions	\$ 2,149,000

7. **Approval Requested:**

The project team requests approval of the 50 percent Design Development submittal with a recognized deficit of \$2,064,000 in hard construction cost and authorization to proceed with 100 percent Design Development to complete the Preliminary Plans phase. With recognized reductions of \$2,149,000 that will be incorporated at 100 percent Design Development, the project will be within the CFAC’s previously-approved construction budget of \$324,500,000. This action will allow the team to complete 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 50 years or older and need complete replacement. The electrical system is inefficient and in need of upgrade. In addition, many areas do not meet the minimal requirements of the Americans with Disabilities Act. During the study phase, Kitchell CEM, construction management company, performed a detailed analysis of the existing Schaber Courthouse and concluded that it was not economically feasible to renovate the facility in comparison to the cost of new construction. These issues were presented to the CFAC in February 2016, at the time various courthouse options were discussed. In addition, this 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 these areas so that court business can be conducted by 8 AM.

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 nine courtrooms over the current 44 courtrooms at the existing courthouse. 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 that is not present at the existing court facilities. 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 3–16. 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.

vi. **BUILDING SECURITY CONTROL ROOM**

The new courthouse will have a building security control room located near the entrance screening stations. This control room will be used to monitor the building security systems, and will provide redundant holding control capabilities.

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 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.

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

ix. **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

**50% Design Development
December 7, 2017**



Agenda

- Background
- Space Program Compliance
- Design
- Systems
- Budget and Schedule
- Next Steps



Background

Background

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

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

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

On July 19, 2017, the CCRS approved the 53-courtroom courthouse with a direct construction cost of \$324.5M

The 50% Design Development documents were submitted to the JCC in August 2017, and the 100% Design Development documents are scheduled for submission in January 2018



Space Program Compliance



JUDICIAL COUNCIL
OF CALIFORNIA

Space Program Compliance

Program Summary

Courtrooms

- 44 Multi-Purpose Criminal and Civil Courtrooms
- 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 50% DD Gross Area	Program 50% DD Gross Area
01 Court Building Operations	9,540 sf	8,695 sf
02 Large High Volume Courtrooms	30,890 sf	31,815 sf
03 Large Multi-Jury Courtrooms	23,170 sf	26,005 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	3,985 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	8,265 sf
11 Probate - Clerk	5,840 sf	5,185 sf
12 Probate - Staff	4,890 sf	3,345 sf
13 Jury Services	15,280 sf	16,100 sf
14 Court Executive Office	11,400 sf	10,850 sf
15 Human Resources / Payroll	5,920 sf	5,515 sf
16 Finance	3,450 sf	2,875 sf
17 Accounting	3,130 sf	2,995 sf
18 Legal Research	7,100 sf	8,490 sf
19 Information Technology	12,885 sf	11,785 sf
20 Business Services / Purchasing	4,210 sf	3,750 sf



Space Program Compliance

Program Function	Actual 50% DD Gross Area	Program 50% DD 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	19,005 sf
24 Building Support	28,250 sf	22,925 sf
25 Parking / Basement Support	34,095 sf	46,025 sf

Totals		
Actual Gross Area	543,290 sf (0.61% over)	
Program Gross Area		540,000 sf



Design

Site Design



Aerial View from North

Building Design



Precast Concrete Panel

Glass Curtainwall

Precast Concrete Columns
at Portico



View from Northwest

Building Design



Precast Concrete Panel

Glass Curtainwall

Precast Concrete Columns at Portico

Entry View from Northwest

Building Design



Precast Concrete Panel

Glass and Aluminum Panel Curtainwall

Aluminum Louver

View from Southeast

Building Design



JUDICIAL COUNCIL
OF CALIFORNIA

Entry Security – Level 1

Building Design



JUDICIAL COUNCIL
OF CALIFORNIA

Public Gallery – Level 1

Building Design



Jury Assembly – Level 1

Building Design



Building Design



JUDICIAL COUNCIL
OF CALIFORNIA

View from Southeast

Systems

Systems

Update on Systems

During the Design Development phase leading to the 50% milestone, several review sessions were conducted with the Judicial Council's planning, facilities, and security personnel, as well as with the Court, the Sacramento County Sheriff, and the Judicial Council's construction manager. Advancements made to the design during that time include:

- Finalized Exterior Design and Materiality
- Finalized Site and Entry/Courtyard Design
- Finalized Courtroom Layouts
- Finalized Central Holding Layout
- Developed Interior Design and Materiality
- Refined Building Systems Infrastructure Design
- Analyzed and Incorporated Sustainable Design Strategies



Systems

Design Features

- Modern security systems, secured judge parking and separate zones of circulation
- Central Holding split between Levels G and 3 to efficiently serve demand at High Volume Courtrooms on Level 3
- Security control rooms are located at Central Holding and adjacent to entry security
- 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.

Systems

Exterior Materials

- Design exterior facades to reflect the dignity of the court
- Express the civic nature and formal quality of the courthouse by using durable materials (such as precast concrete), that provide a sense of stability 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
- Total steel tonnage is approximately 18 pounds per square foot

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 materials throughout public 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

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 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)

Systems

Energy Efficiency Measures

- 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 for ease of maintenance

Systems

LEED Summary

- Using LEED v4, the project goal is to achieve minimum LEED certification of silver.
- Currently, the design team estimates 60 “yes” points, 40 “maybe” points, and 10 “no” points. Silver rating requires 50-59 points.

Cost Estimate/ Budget



Budget | Cost Reduction Measures

Current Authorized Construction Budget \$324,500,000

Current Construction Estimate (50% Design Development Package) \$326,564,000

Over Budget **\$ 2,064,000***

*0.6% over budget

Current Construction Budget includes:

- Hard Construction Costs
- Data, Communications, and Security
- Adjustment for California Construction Cost Index



Budget | Cost Reduction Measures

The following items will be studied to reduce cost.

Item Description	Target Estimated Value
Eliminate (1) small cell at each shared holding area per JCC Peer review	\$546,000
Eliminate site bollards at NE and NW corners of site; protection provided via concrete site walls	\$118,000
Modify interior finish specifications in select locations	\$848,000
Reduce quantity of built-in casework per Court and JCC direction	\$98,000
Reduce quantity of glass sidelights at select interior doors per Court and JCC direction	\$124,000
Explore additional cost efficiencies in mechanical systems	\$415,000
TOTAL	\$2,149,000



Next Steps



Next Steps

Approval

The JCC requests 50% Design Development approval and authorization to continue work toward 100% Design Development

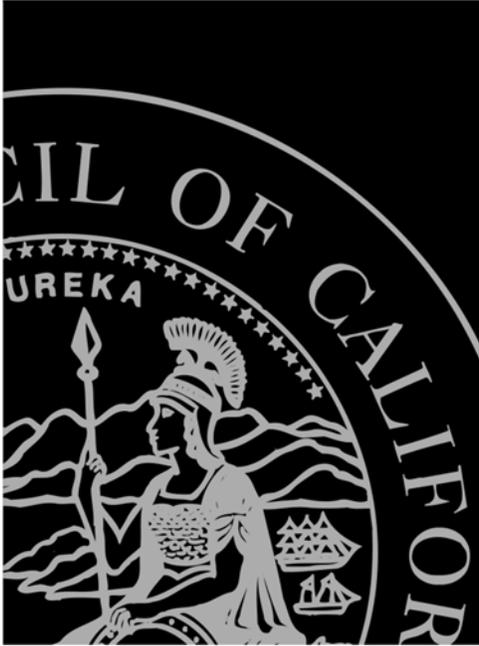
Upcoming Milestones

Design Development start -	July 2017
50% Design Development -	August 2017
100% Design Development -	January 2018



Questions?





Courthouse
Cost Reduction
Subcommittee
50 Percent
Design Development
Review Report

NEW MODESTO COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF STANISLAUS

December 07, 2017

JUDICIAL COUNCIL OF CALIFORNIA
OPERATIONS AND PROGRAMS DIVISION
FACILITIES SERVICES

SR. PROJECT MANAGER
DEEPIKA PADAM

1. Executive Summary of Project Status at 50 Percent Design Development

At the completion of 50 percent Design Development, the project status is as follows:

- 1.1 Scope—the project is within the approved scope, as described below.
- 1.2 Budget—the project is within budget. Note that the Judicial Council required this project to achieve a mandatory 14 percent reduction to hard construction cost.
- 1.3 Schedule—the project is delayed from the authorized schedule.

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 seven unsafe, overcrowded, and physically deficient facilities: the Modesto Main Courthouse, Hall of Records Building, City Towers, Traffic Courthouse, Turlock, Ceres, and Department 16 IVD. 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 BGSF.
 - Original Hard Construction Cost in FY 2010–2011: \$145,477,648
- 3.2. Budget Year 2012–2013:
 - On December 12, 2011, the Judicial Council directed a two percent non-escalated insurance savings reduction to the project's hard construction cost.
 - On December 12, 2011, the Judicial Council directed a two percent non-escalated unallocated reduction to the project's hard construction cost.
 - Even though the reduction in budget was approved by the Judicial Council in FY 2011–2012, it was not updated in the Capital Outlay Budget Change Proposal (COBCP) until FY 2012–2013. The budget reflects the Judicial Council mandated reductions of four percent and the revised hard construction cost for FY 2012–2013 was \$139,658,542.

- On April 24, 2012, the Judicial Council directed a 10 percent unallocated reduction to the project's non-escalated hard construction cost. 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 four percent and 10 percent noted above. 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, the CCRS approved the additional courtroom addition to the project scope. The 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 state Department of Finance, five courtroom sets for new judgeships will be left unfinished and shelled for future build out. This direction resulted in a non-escalated hard construction cost reduction of \$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 a decrease of approximately 15 percent.

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 50 percent Design Development approval. During this phase, two Peer Review sessions were conducted including architectural peer review and structural peer review. The Judicial Council’s planning, facilities, security, and project management staff and outside consultants for peer reviews were engaged to provide input to the design. Several design and operational issues were raised and incorporated into the current 50 percent Design Development 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 completion of 100 percent Design Development.

5. Schedule

The project is ready to proceed towards completion of 100 percent Design Development, and the target completion date for the Preliminary Plans phase is May 30, 2018. The schedule below assumes the start of the Working Drawings phase in FY 2018–19 pending approval of the budget act.

a	b	c	d	e	f
Phase	Current Schedule	Authorized Schedule FY 16/17 ¹	Current Schedule ²		Percent Complete
	Start Date	Finish Date	Start Date	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	05/30/18	75%
Working Drawings & Approval to Bid	03/11/17	12/08/17	07/02/18	06/7/19	—
Bid and Contract Award	12/09/17	04/27/18	06/10/19	09/13/19	—
Construction.....	04/28/18	02/03/21	9/14/19	12/07/22	—
Move-in.....	02/04/21	04/20/21	12/08/22	01/06/23	—

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

² Current Schedule is subject to funding.

6. Status of Hard Construction Cost Budget and 100 Percent Schematic Design Estimate

Below is a summary of the original hard construction cost, including reductions directed by the Judicial Council in December 2011 and April 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 50 percent Design Development 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%

6.2. Design-to-Budget Calculation

Current FY 2016–2017 Hard Construction Cost.....	\$ 123,602,317
Data, Communication and Security	\$ 5,066,271
CCCI Adjustment to October 2017 dollars (CCCI 6596).....	\$ 32,619,517
Current Design-to-Budget	\$ 161,288,105
Demolition Cost including CCCI Adjustment	\$ 1,878,000
Current Design-to-Budget Less Demolition	\$ 159,410,105

6.3. Summary of Design-to-Budget in Comparison to 50 Percent Design Development Estimate

The consolidated Design Development estimate between the Architect and Construction Management Agency 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 in-custody, 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 project will be a full-service, 27-courtroom courthouse providing all functions of the court. The new courthouse will have a secure sally port, central holding, holding control, building security control, secure in-custody 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, a determination that was reached after discussion between the Sheriff's Department and design team.

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 locations being replaced.

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, an increase in the number of security staff is not anticipated.

NEW MODESTO COURTHOUSE

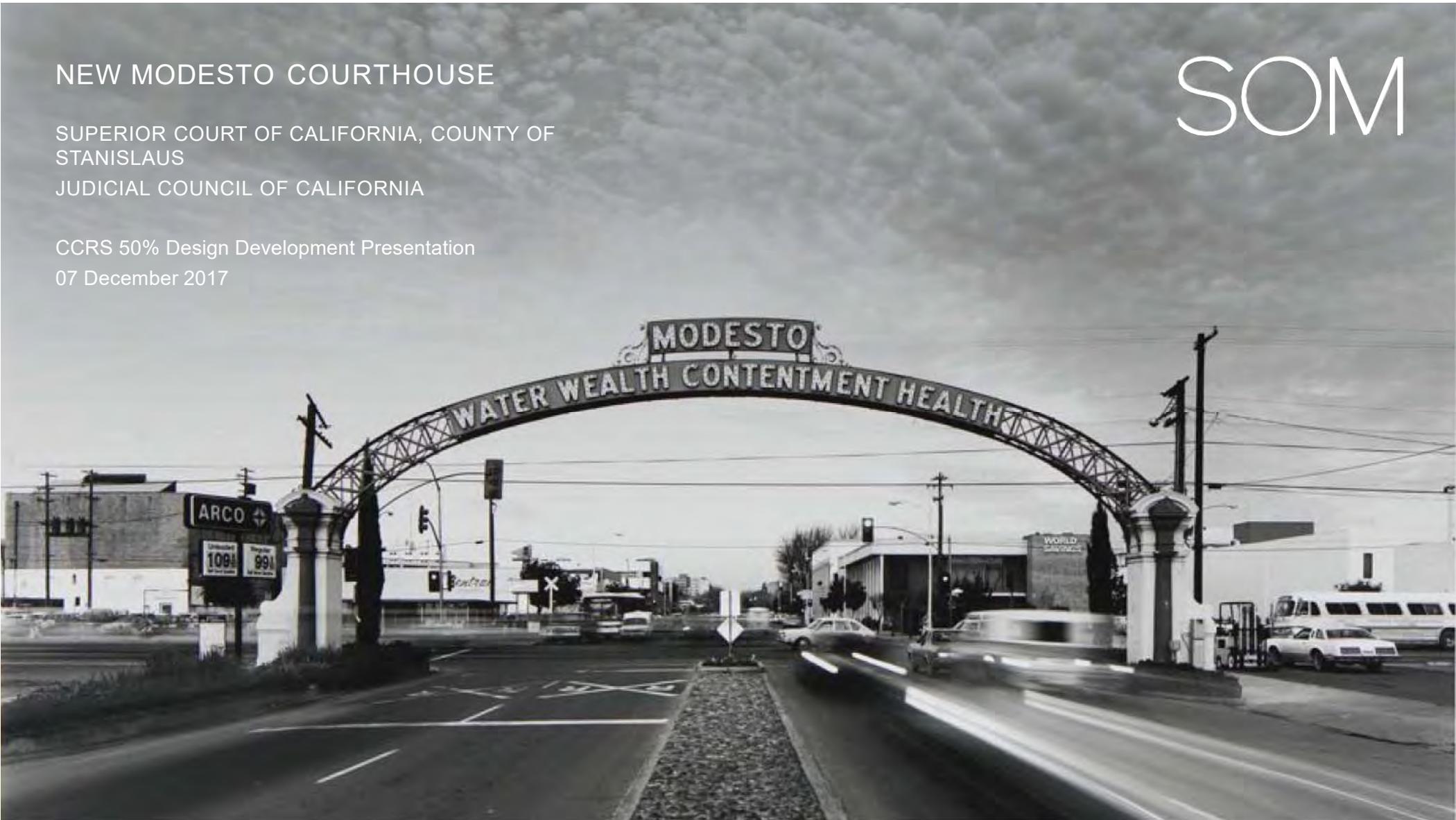
SUPERIOR COURT OF CALIFORNIA, COUNTY OF
STANISLAUS

JUDICIAL COUNCIL OF CALIFORNIA

CCRS 50% Design Development Presentation

07 December 2017

SOM



Agenda

- Project Summary
- Architectural and Interior Design
- Landscape Design
- Structural Design
- MEP Systems
- Sustainability Approach
- Deviations List
- Cost Analysis
- Approval Requested
- Court Statement



Project Summary

Site Area: 2.75 acres

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

No change from 100% Schematic Design to 50% Design Development in BGSF.

8 Stories Plus Partial Basement

27 Courtrooms (5 shelled 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
- 36 Secure Parking Spaces

Summary Report

100% Schematic Design CCRS Review - December 1, 2016

1. Study providing precast concrete panels in lieu of cement plaster (stucco) for the exterior skin of the entire tower, OR of the first floor only. COMPLETED
2. Change from polished concrete to engineered tile flooring in high-traffic public areas. COMPLETED
3. Study including a hatch with hoist system in place of eliminated penthouse elevator. COMPLETED
4. Improve protection of records in death penalty and evidence storage area in the basement by either elevating the concrete slab OR providing an alternate location in the building. COMPLETED
5. Explore potential economies / redundancies in the mechanical / chiller equipment by either adding a backup chiller OR upsizing one of the two chillers. COMPLETED

ARCHITECTURAL AND INTERIOR DESIGN
NEW MODESTO COURTHOUSE

EXTERIOR DESIGN
NEW MODESTO COURTHOUSE



VIEW FROM NORTHWEST

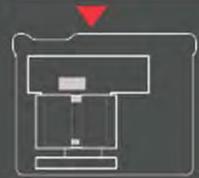


VIEW FROM NORTHWEST

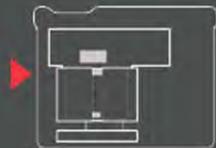


NORTH ELEVATION

Total Building Exterior Wall Area = 110,000 SF
Solid Wall = 75,500 SF ~ 69%
Glazed Wall = 34,500 SF ~ 31%



WEST ELEVATION





TOWER EAST AND WEST ELEVATION

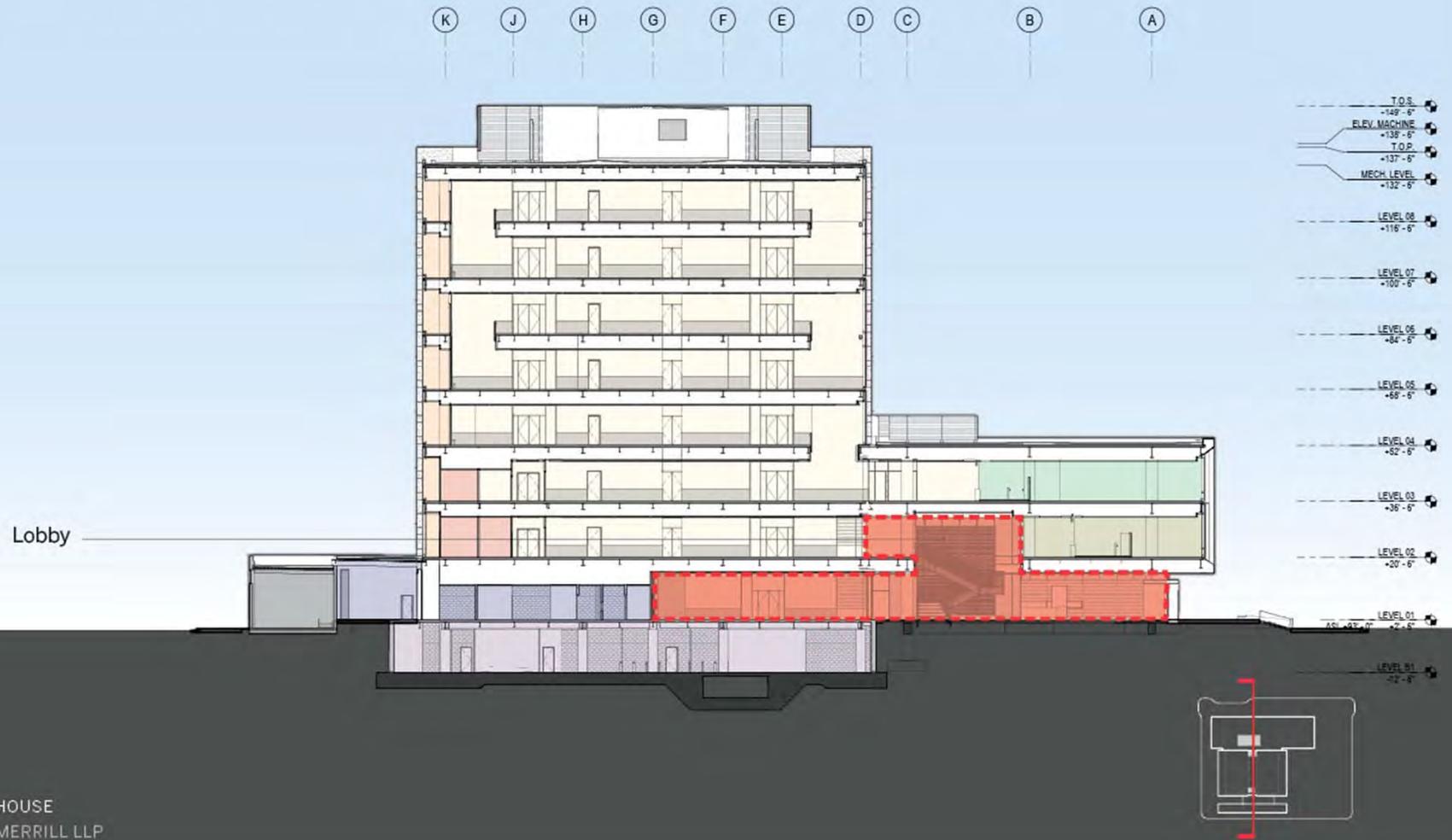
NEW MODESTO COURTHOUSE
SKIDMORE, OWINGS & MERRILL LLP

PODIUM DESIGN

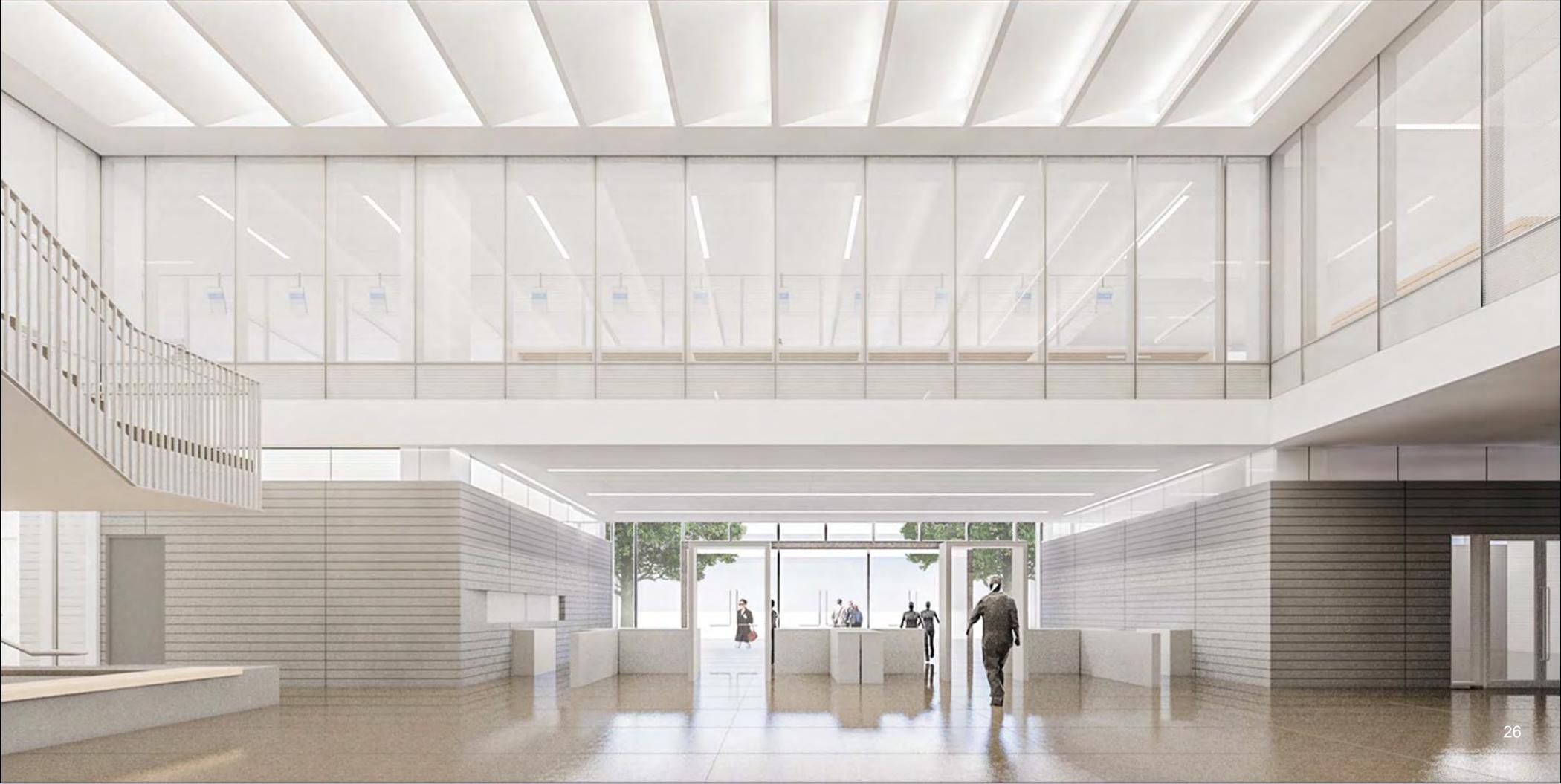


INTERIOR DESIGN
NEW MODESTO COURTHOUSE

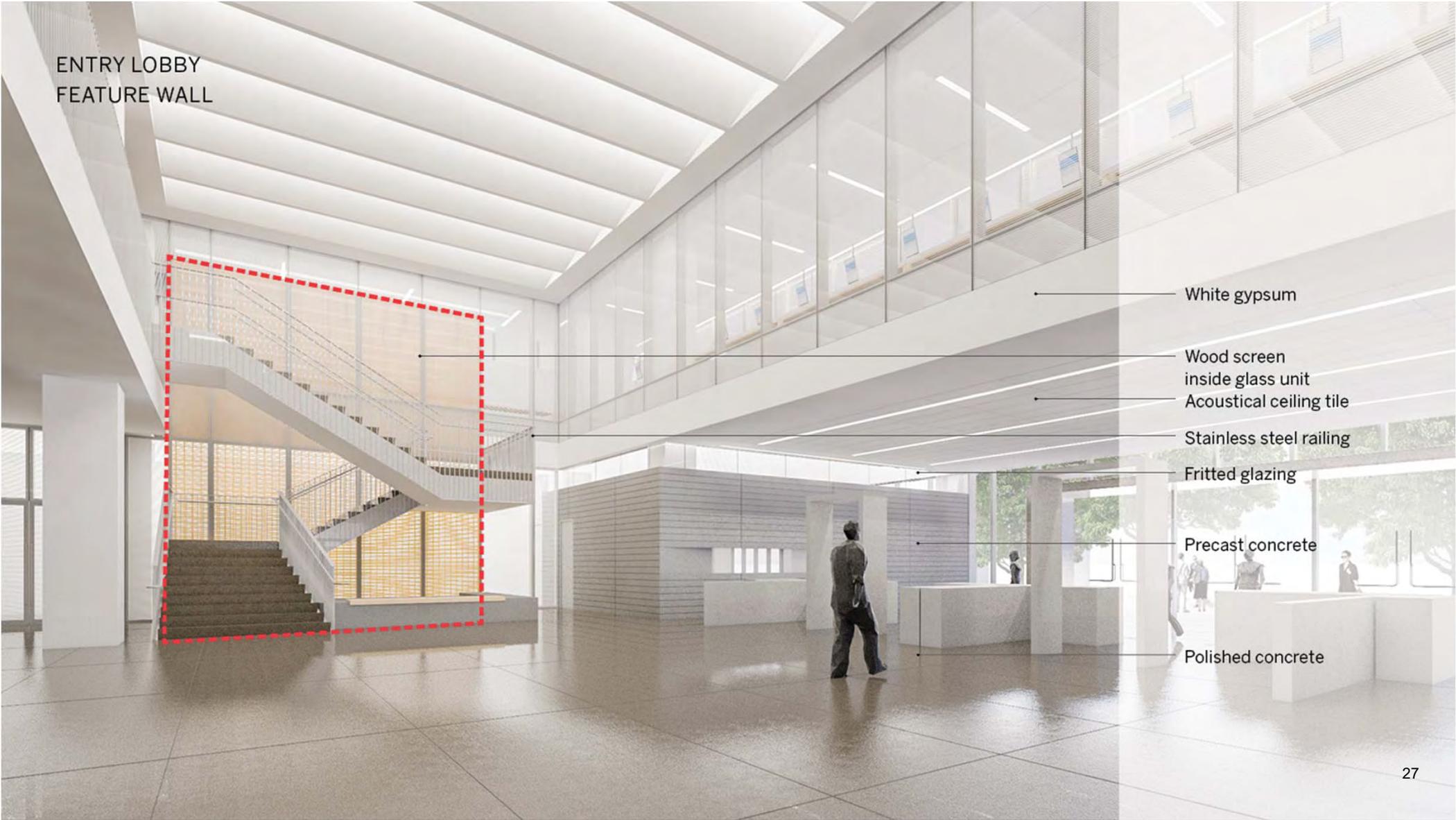
NORTH SOUTH SECTION THROUGH ENTRY LOBBY



ENTRY LOBBY



ENTRY LOBBY
FEATURE WALL



White gypsum

Wood screen
inside glass unit
Acoustical ceiling tile

Stainless steel railing

Fritted glazing

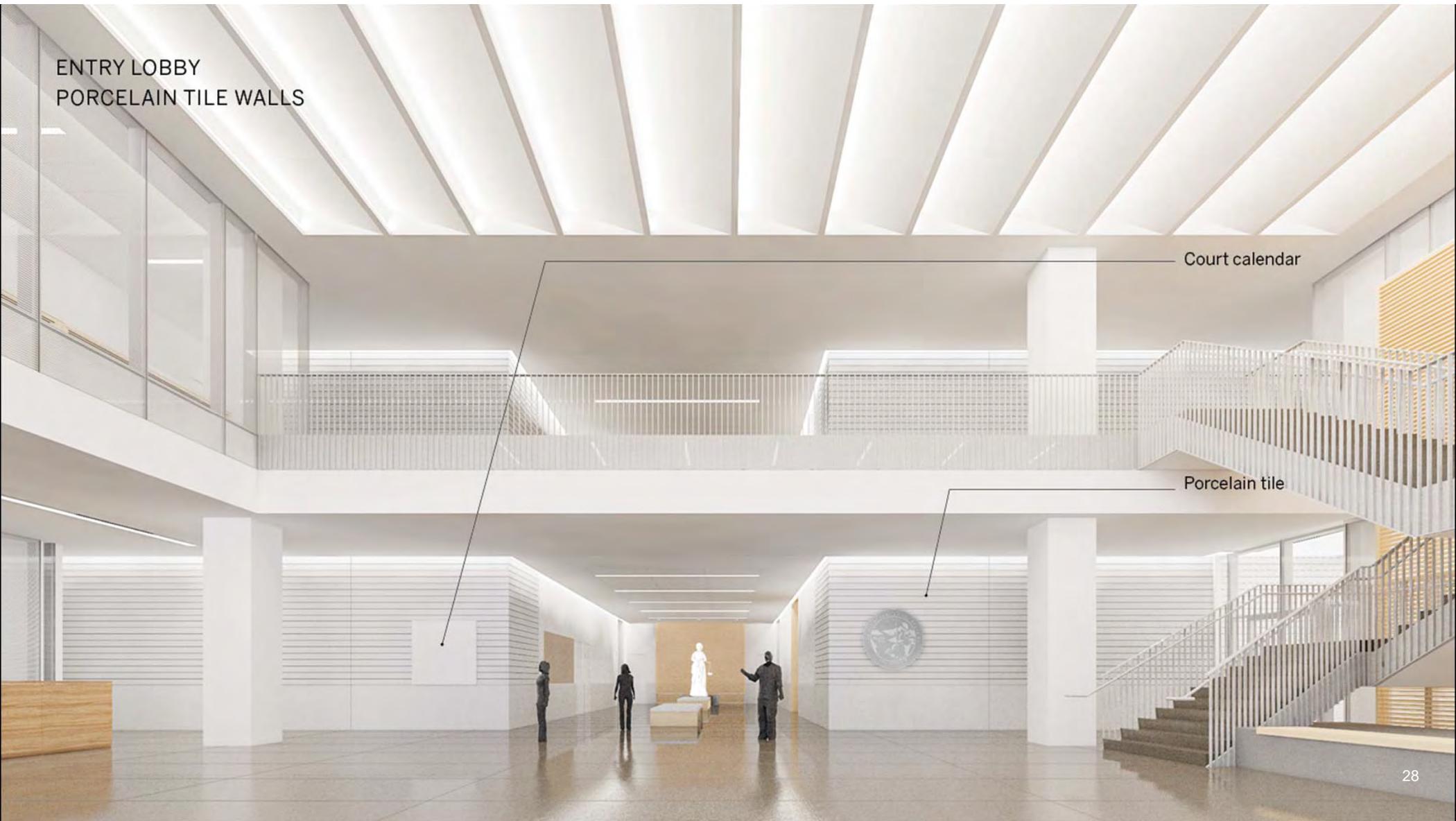
Precast concrete

Polished concrete

ENTRY LOBBY
PORCELAIN TILE WALLS

Court calendar

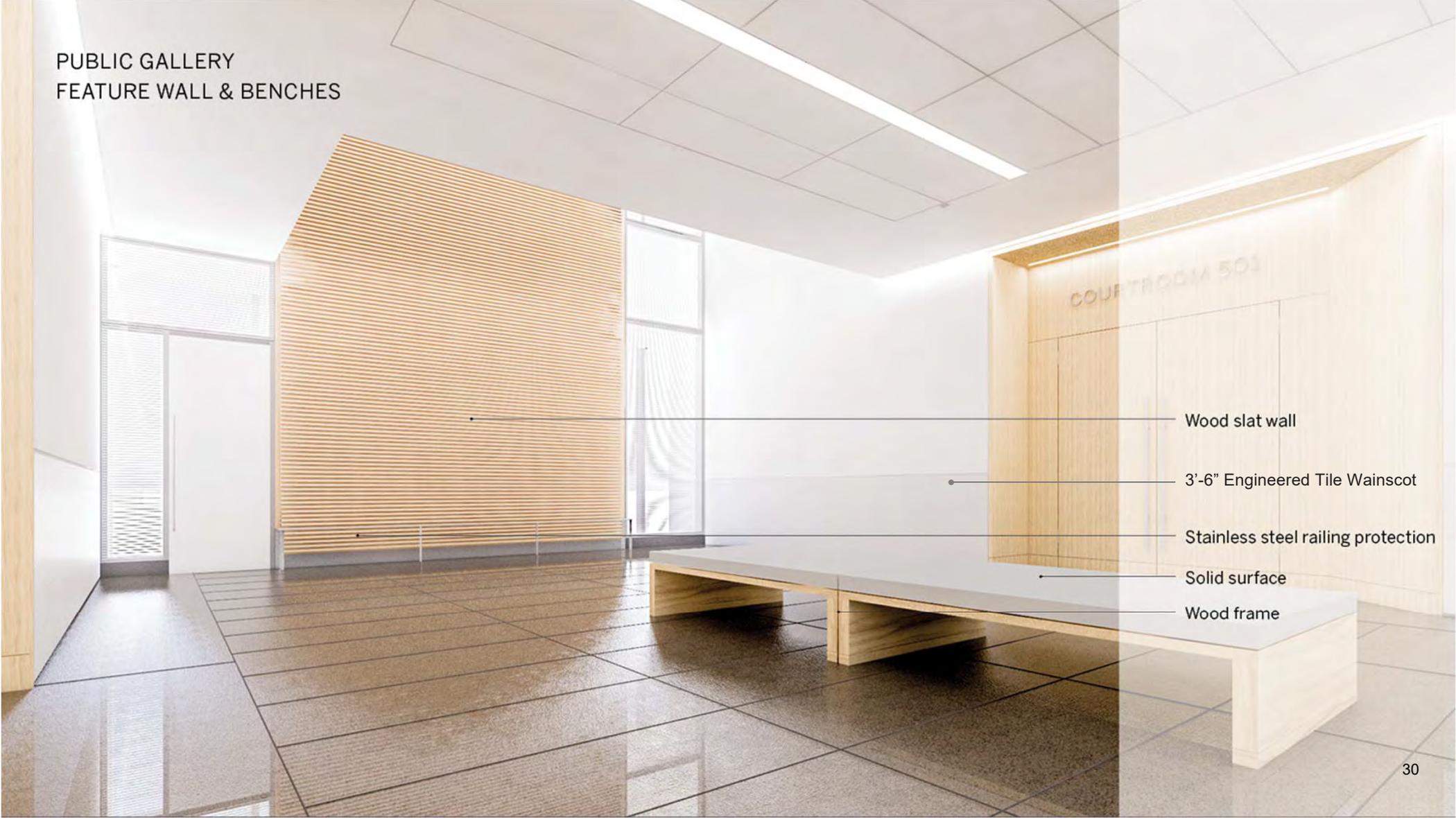
Porcelain tile



LADY JUSTICE



PUBLIC GALLERY
FEATURE WALL & BENCHES

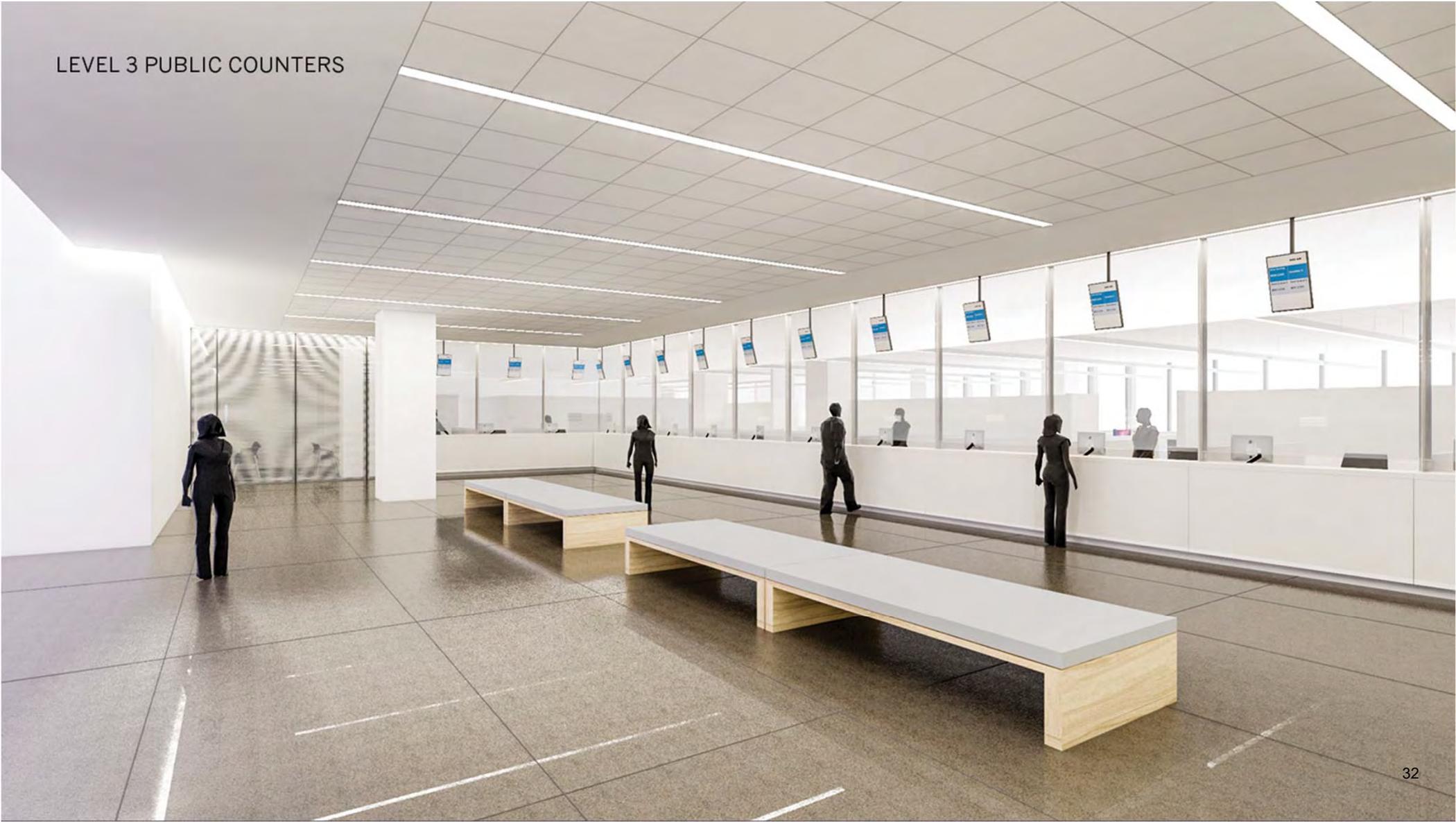


- Wood slat wall
- 3'-6" Engineered Tile Wainscot
- Stainless steel railing protection
- Solid surface
- Wood frame

JURY SERVICES
SEATING - GRAY



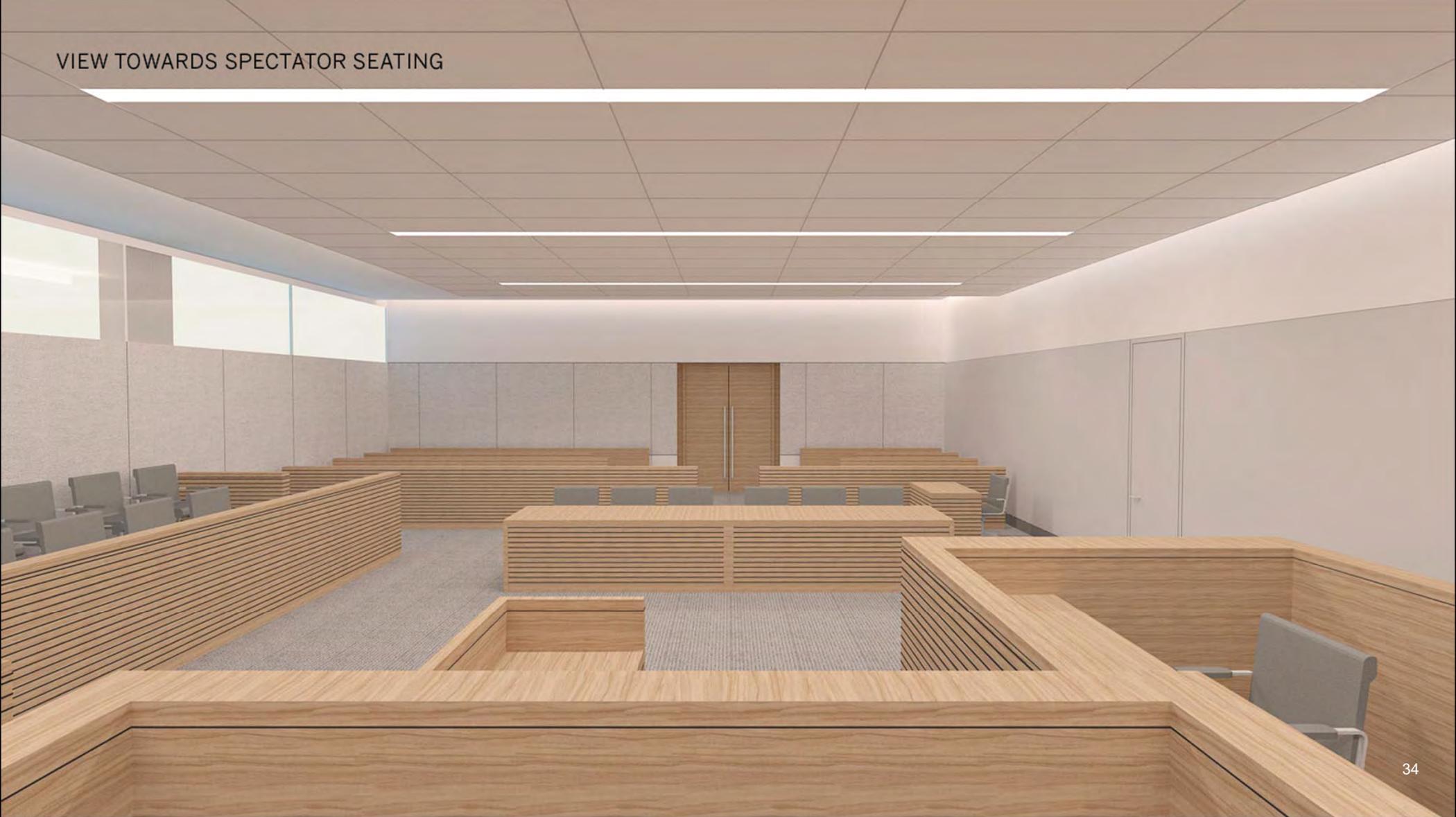
LEVEL 3 PUBLIC COUNTERS



VIEW TOWARDS JUDGE'S BENCH



VIEW TOWARDS SPECTATOR SEATING



JUDICIAL CHAMBERS



JURY DELIBERATION ROOM



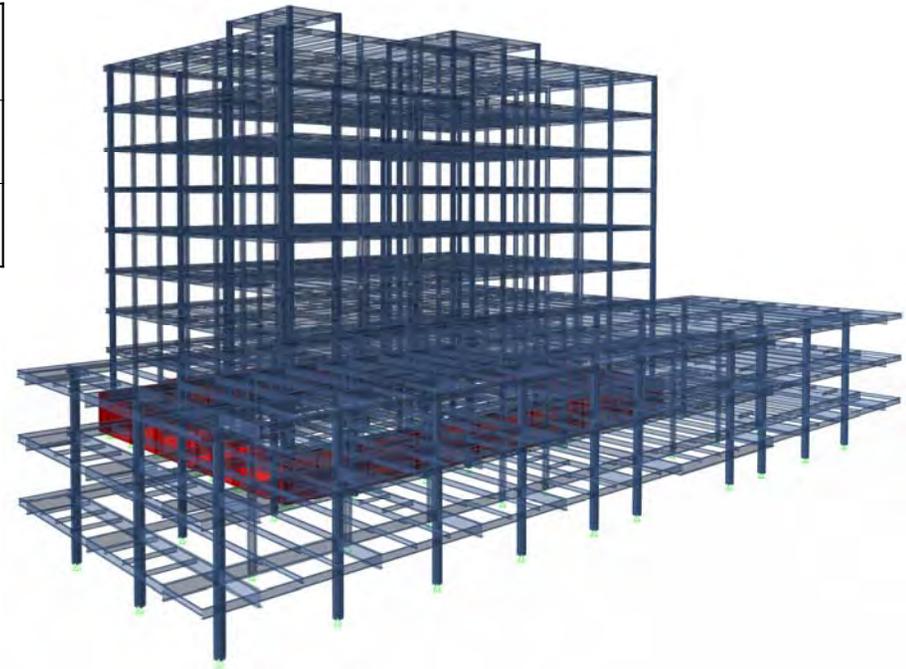
LANDSCAPE DESIGN
NEW MODESTO COURTHOUSE

STRUCTURAL DESIGN
NEW MODESTO COURTHOUSE

COST REDUCTION SUMMARY
SUPERSTRUCTURE

	100% SD	50% DD		Approximate Cost Reduction
Gross Framed Area	312,012	314,335	sqft	
Reduced Steel Quantity	19.50 Δ =	18.50 -1.0	psf psf	~\$600,000
Reduced Steel Allowances	150 Δ =	130 -20	ton ton	~\$80,000

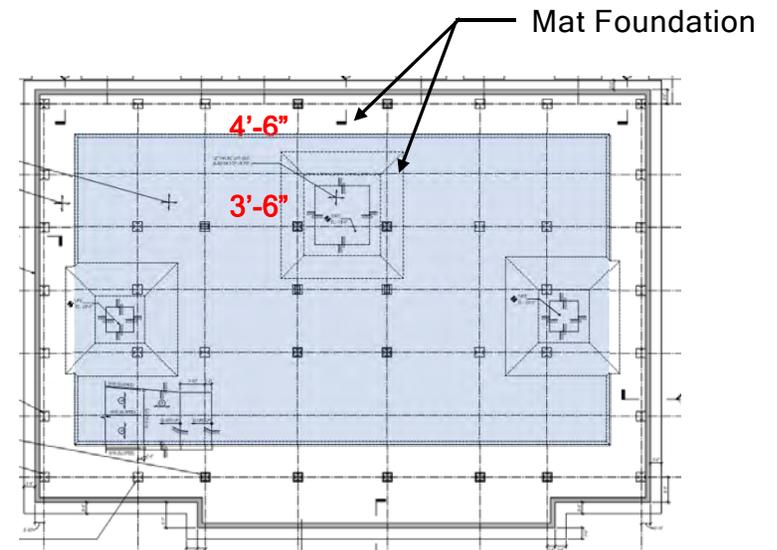
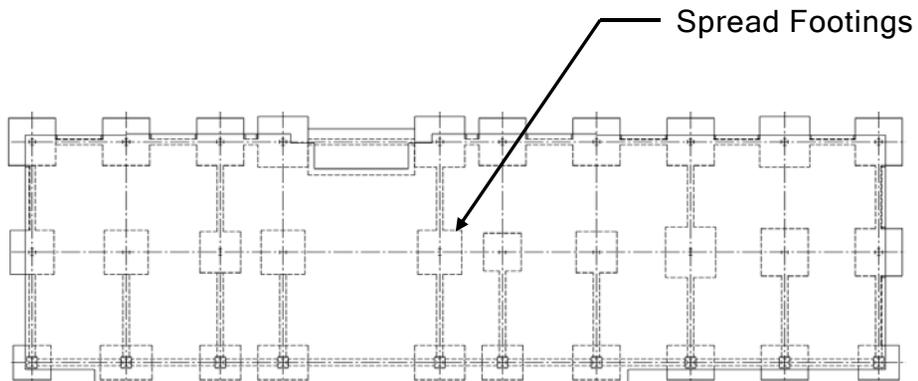
1. Reduced floor loading (raised floor system and roof assembly).
2. Refinement in structural steel design at 50%DD.
3. Note, additional 1.0 psf included for steel frame connections for exterior cladding.



COST REDUCTION SUMMARY
SUBSTRUCTURE

	100% SD	50% DD		Approximate Cost Reduction
Gross Framed Area	312,012	314,335	sqft	
Concrete Quantity	0.764	0.724	cf/sf	
	$\Delta =$	-0.04	cf/sf	~\$140,000

1. Refinement in spread footing and mat foundation design at 50%DD.



MEP
NEW MODESTO COURTHOUSE

SUSTAINABILITY APPROACH

- Integrative Design Approach
- Building Massing/Orientation
- High Performance Envelope
- Daylighting
- Energy Efficient Lighting and Control
- Energy Efficient HVAC and BMS
- Site and Building Water Efficiency



NEW MODESTO COURTHOUSE
SKIDMORE, OWINGS & MERRILL LLP

LEED SCORECARD

- 50 Points required for SILVER
- 54 of 110 confident Yes
- 11 of 110 Possible

LEED 2009 for New Construction and Major Renovation		Project Checklist		Modesto Courthouse		
17 7 2 Sustainable Sites		Possible Points: 26		Materials and Resources, Continued		
Y	N	P	P	Y	N	P
1			1	1	1	1
1	5		5	1	1	1
1			1	1		1
6			6	1		1
1			1			
3			3			
2			2			
1			1			
1			1			
	1		1			
		1	1			
1			1			
1			1			
1			1			
6	4		10			
Y						
2	2		2 to 4			
	2		2			
4			2 to 4			
7	25	3	35			
Y						
Y						
2	15	2	1 to 19			
	6	1	1 to 7			
2			2			
2			2			
1	2		3			
2			2			
5	7	2	14			
Y						
	3		1 to 3			
	1		1			
2			1 to 2			
2			1 to 2			
5		1	6			
1			1			
1			1			
1			1			
1			1			
3		1	4			
1			1			
1			1			
1			1			
54	45	11	110			

COST ANALYSIS
NEW MODESTO COURTHOUSE

Authorized Budget / 50% Design Development Estimate

Current Construction Budget	\$159,410,105
Current Construction Estimate after VE	\$159,181,806

Current Construction Budget includes:

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

Approval Requested

Request 50% Design Development approval to continue towards 100% Design Development.

Upcoming Milestones

CCRS 100% Design Development Approval

April 2018

SPWB Preliminary Plans Approval

May 2018

Working Drawings and Construction phases pending approval of budget act.

COURT STATEMENT
NEW MODESTO COURTHOUSE

FAÇADE OPTIONS

	Architectural Precast Concrete Panels (APC)	Composite Architectural Precast Panel (CAPP)	Glass-Fiber Reinforced Concrete (GFRC)	Cement Plaster (CP) - "Stucco"
System Description	<ul style="list-style-type: none"> Concrete panel fabricated in a controlled environment Acts as weather barrier 5" thick assembly Supported by pre-welded or cast-in place embeds 75-85#/SF <p>Commonly used in high-rise buildings</p>	<ul style="list-style-type: none"> Concrete panel fabricated in a controlled environment and mechanically attached to HSS steel frame Acts as weather barrier 2-1/4" thick assembly Supported by pre-welded or cast-in place embeds 30-35#/SF <p>Less commonly used in high-rise buildings</p>	<ul style="list-style-type: none"> GFRC panel fabricated in a controlled environment and mechanically attached to HSS steel frame Acts as weather barrier 1" thick assembly Supported by pre-welded or cast-in place embeds 18-20#/SF <p>Less commonly used in high-rise buildings</p>	<ul style="list-style-type: none"> Field-applied three-coat cementitious material finish, applied over weather barrier to create a drainage plane 7/8" thick skin assembly Support structure of cold-formed metal framing is required 10-11#/SF <p>Rarely used in high-rise buildings</p>
Initial Installation and Durability	<ul style="list-style-type: none"> Prefabricated panels lifted into place with crane Straight forward installation, alignment and joint caulking Able to visually inspect waterproof joints <p>Durable</p>	<ul style="list-style-type: none"> Prefabricated panels lifted into place with crane Straight forward installation, alignment and joint caulking Able to visually inspect waterproof joints <p>Durable</p>	<ul style="list-style-type: none"> Prefabricated panels lifted into place with crane Straight forward installation, alignment and joint caulking Able to visually inspect waterproof joints <p>Less Durable</p>	<ul style="list-style-type: none"> System performance extremely dependent on quality of workmanship and quality control measures Waterproof barrier, wire mesh, flashing and weep systems must be properly aligned for dependable system Unable to visually inspect waterproofing system once cement plaster installed <p>Least Durable</p>
Energy Considerations	<ul style="list-style-type: none"> Insulation is additive to system, R-value per code Heavy mass wall (thermal mass) performs better in hot climate <p>Best Performance</p>	<ul style="list-style-type: none"> Insulation is integrated to system, R-value per code Light thermal mass with metal frame has less performance in hot climate <p>Better Performance</p>	<ul style="list-style-type: none"> Insulation is integrated to system, R-value per code Light thermal mass with metal frame has less performance in hot climate <p>Fair Performance</p>	<ul style="list-style-type: none"> Insulation is integrated to system, R-value per code Light thermal mass with metal frame has less performance in hot climate <p>Fair Performance</p>
Maintenance Issues	<ul style="list-style-type: none"> Pressure wash surface every 10 years Repair or replace joint caulking every 20 years <p>Minimal Maintenance</p>	<ul style="list-style-type: none"> Pressure wash surface every 10 years Repair or replace joint caulking every 20 years <p>Minimal Maintenance</p>	<ul style="list-style-type: none"> Pressure wash surface every 10 years Repair or replace joint caulking every 20 years <p>Minimal Maintenance</p>	<ul style="list-style-type: none"> Cracking will occur throughout life of product Repair sealants may not match paint color Paint required every 10 years <p>Regular Maintenance</p>
Product Life	50 years	40 years	30 years	40 years w/Regular Maintenance
Architectural Variations	<ul style="list-style-type: none"> Thicker panel allows for deeper reveals and shadows Various colors and surface treatments available from medium to heavy sandblasting <p>Most Articulation</p>	<ul style="list-style-type: none"> Thinner panel only allows shallow reveals and shadows Various colors and surface treatments available from medium to heavy sandblasting <p>Less Articulation</p>	<ul style="list-style-type: none"> Flexibility in manufacture and design allows for multiple shapes and profiles Various colors and surface treatments available from medium to heavy sandblasting <p>Less Articulation</p>	<ul style="list-style-type: none"> Thin skin limits reveals and shadow affect Wide range of finishes from smooth to rough textured, brushed or dashed finishes Wide range of paint colors <p>Least Articulation</p>
Cost per Square Foot	\$122	\$114	\$106	\$81
Total Additional Cost to Baseline of \$159 Million (Additional Funds Required)	\$2,670,000 1.7%	\$ 2,057,000 1.3%	\$ 1,400,000 0.9%	Base Cost (Includes ground floor as APC) 0%
Maintenance Cost 30 year cycle	\$300,000 Pressure wash at years 10, 20 and 30 (\$50,000 x 3 cycles) Replace joint caulking at year 20 (\$150,000 x 1 cycle)	\$300,000 Pressure wash at years 10, 20 and 30 (\$50,000 x 3 cycles) Replace joint caulking at year 20 (\$150,000 x 1 cycle)	\$300,000 Pressure wash at years 10, 20 and 30 (\$50,000 x 3 cycles) Replace joint caulking at year 20 (\$150,000 x 1 cycle)	\$1,300,000 Paint at years 10, 20, and 30 (\$400,000 x 3 cycles) Repair 5% of cracks at years 5, 15 and 25 (\$40,000 x 3 cycles)

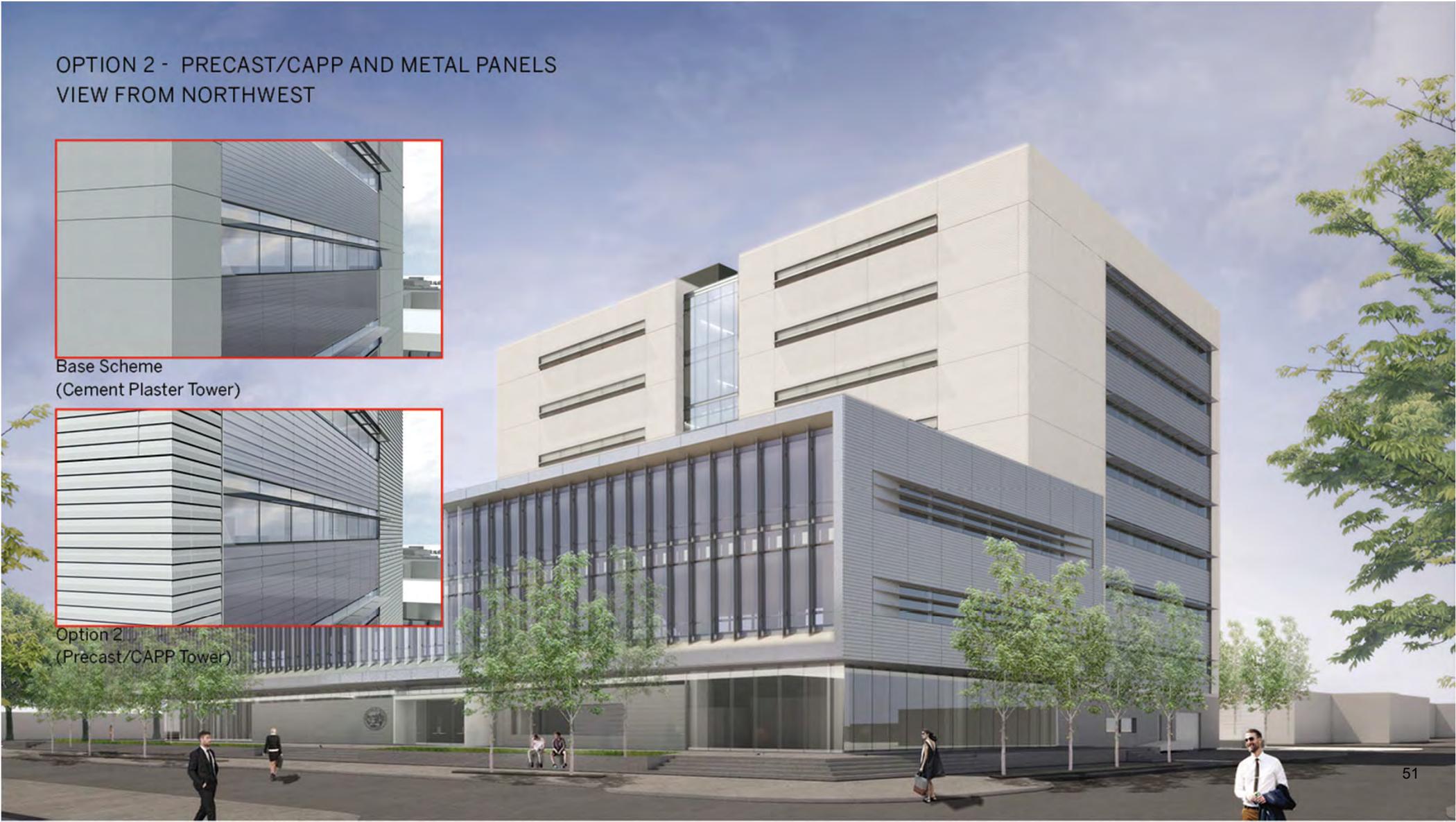
OPTION 2 - PRECAST/CAPP AND METAL PANELS
VIEW FROM NORTHWEST



Base Scheme
(Cement Plaster Tower)



Option 2
(Precast/CAPP Tower)



**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