

Courthouse
Cost Reduction
Subcommittee
100 Percent
Design Development
Review Report

NEW MODESTO COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF STANISLAUS

May 09, 2018

JUDICIAL COUNCIL OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

DEEPIKA PADAM

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

At the completion of 100 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 court 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.
 - Although 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 FY 2012–2013 COBCP 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 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.

3.6. Budget Year 2017–2018:

- At its December 2017 meeting, the Courthouse Cost Reduction Subcommittee (CCRS) of the Court Facilities Advisory Committee (CFAC) approved a \$2.1 million increase to the project hard construction cost budget to allow the design team to consider the application of Composite Architectural Precast Panels (CAPP) or Architectural Precast Concrete Panels (APC) to provide a more durable exterior façade.
- The current hard construction cost including the approved \$2.1 million increase for FY 2017–18 is \$125,702,317.

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

- Original (2010–2011 Budget Year): \$145,477,648
- Current (2017–2018 Budget Year): \$125,702,317
- Reduction from Original budget: \$19,775,331 or a decrease of 13.59 percent.

3.8. Summary of changes to BGSF:

- Original (2010–2011 Budget Year): 301,464 BGSF
- Current (2017–2018 Budget Year): 308,964 BGSF
- Increase from Original to Current: 7,500 BGSF for additional new judgeship courtroom; approximately 2.5 percent increase.

4. Project Update

The project is submitted for 100 percent 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.

The project has also undergone value engineering review that has kept the project within budget. Constructability review was conducted during the completion of 100 percent Design Development.

As part of the CCRS approval of 50 percent Design Development in December 2017, the project was approved to proceed to 100 percent Design Development with funding augmentation of \$2.1 million, for the purpose of using APC or CAPP on the building exterior instead of stucco. As part of 100 percent Design Development, the use of CAPP has been incorporated in the project design. Following the approval from CCRS, the 100 percent Design Development package will be submitted to Department of Finance for approval of \$125,702,317 hard construction cost with Recognized Anticipated Deficit of \$2.1 million for use of CAPP.

5. Schedule

The project has completed 100 percent Design Development. The schedule below assumes the start of the Working Drawings phase in FY 2018–19 pending approval of the budget act.

a Phase	b Current Authorized Schedule FY 16/17 ¹		d Current Schedule ²		f Percent Complete
	c Start Date	c Finish Date	d Start Date	e Finish Date	
Site Selection	07/01/10	07/12/10	07/01/10	07/12/10	100%
Site Acquisition.....	07/13/10	12/12/14	07/13/10	12/12/14	100%
Preliminary Plans	12/13/14	03/10/17	1/13/16	05/30/18	100%
Working Drawings & Approval to Bid	03/11/17	12/08/17	07/02/18	06/19/19	—
Bid and Contract Award	12/09/17	04/27/18	06/20/19	01/13/20 ³	—
Construction.....	04/28/18	02/03/21	01/14/20	11/10/22	—
Move-in.....	02/04/21	04/20/21	11/11/22	01/10/23	—

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

Below is a summary of the original hard construction cost, including reductions directed by the Judicial Council in December 2011 and April 2012, additional reductions accepted by the CCRS in May 2015 from the shelling of the five court sets, increase for the façade in December 2017, the current design-to-budget, and a comparison of the current hard construction cost budget to the 100 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)
FY 2017–2018: Increase for changes to the façade	\$ 2,100,000
<i>Revised Hard Construction Cost Subtotal</i>	\$ 125,702,317
Cost Reduction Achieved	\$ 19,775,331
Cost Reduction as percent of original Construction Cost Subtotal	% 13.59%

6.2. Design-to-Budget Calculation

Current FY 2017–2018 Hard Construction Cost.....	\$ 125,702,317
Data, Communication and Security	\$ 5,066,271
CCCI Adjustment to March 2018 dollars (CCCI 6596)	\$ 33,151,900
Current Design-to-Budget	\$ 163,920,488
Demolition Cost including CCCI Adjustment	\$ 2,027,000
Current Design-to-Budget Less Demolition	\$ 161,893,488

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

² Current Schedule is subject to funding.

³ Assuming bond funded construction phase.

6.3. Summary of Design-to-Budget in Comparison to 100 Percent Design Development Estimate

The consolidated Design Development estimate between the Architect and Construction Management Agency shows the project to be within budget.

VIEW FROM NORTHWEST



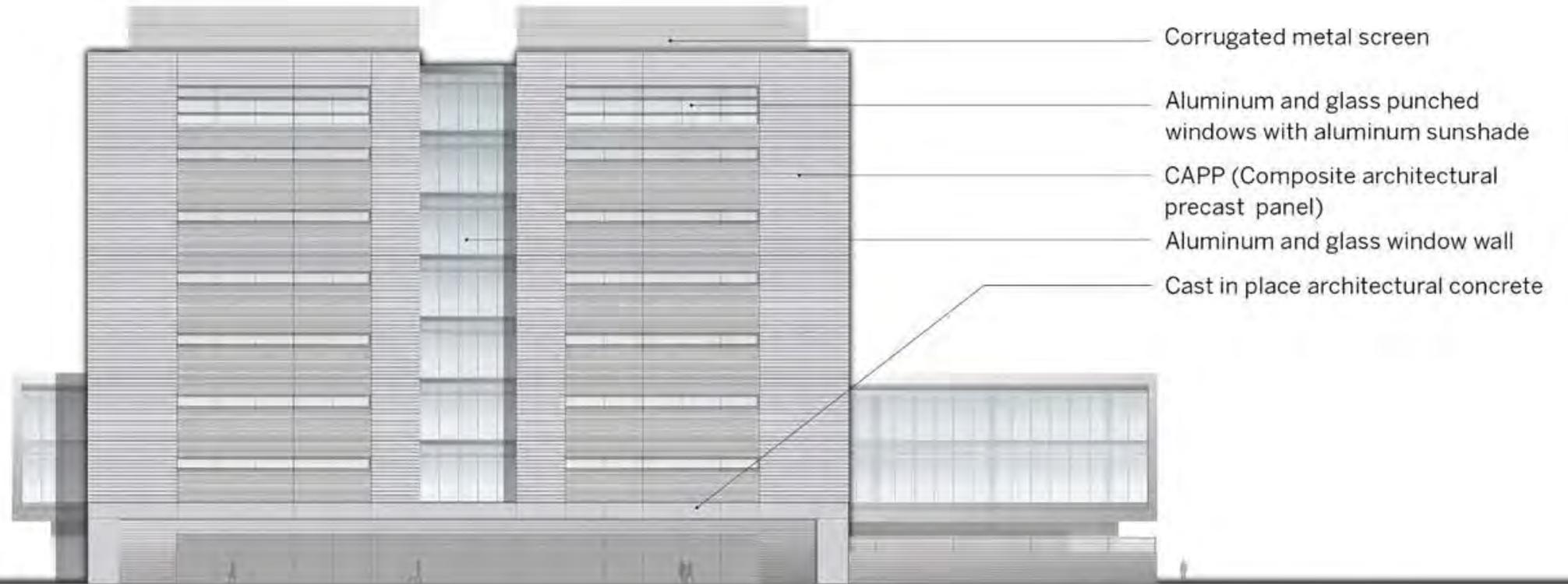
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



PODIUM DESIGN



CAPP (COMPOSITE ARCHITECTURAL PRECAST PANEL)
PROFILES A AND B



CAPP (COMPOSITE ARCHITECTURAL PRECAST PANEL)
PROFILE C

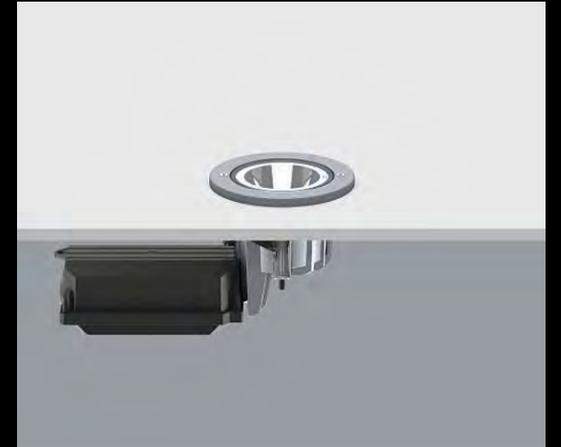


EXTERIOR FAÇADE LIGHTING

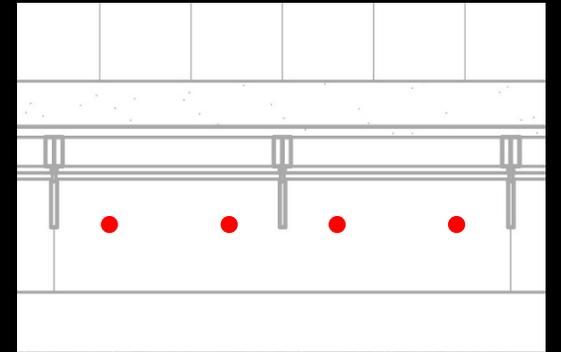


FAÇADE LIGHTING PERSPECTIVE VIEW FROM NORTH WEST

NEW MODESTO COURTHOUSE
SKIDMORE, OWINGS & MERRILL LLP



RECESSED LED UPLIGHT



LIGHTING PLAN AT ARCHITECTURAL FINIS
Fixture E1 spaced off center on one side
Quantity @ 116 total