

Courthouse
Cost Reduction
Subcommittee
100 Percent Design
Development Report

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

June 15, 2018

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 100 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 end of Design Development. Since the beginning of this phase the Court, Judicial Council staff, Architects, Engineers, the CM at Risk and Peer Reviewers have made operational & design improvements. The current Design Development reflects the building presented to CCRS in December 2017; principal additional development since the 50% complete milestone as a result of constructability, peer reviews, life-cycle cost analysis and value engineering include:

- Refine exterior wall expression, support components, and materials;
- Refine interior design of the building entrance lobby;

- Incorporate constructability review findings into design of building enclosure, structural, HVAC, Electrical, and low-voltage systems;
- Redesign of judicial parking to better conform with the Judicial Council’s space standards; and
- Refined pedestrian connection to off-site, adjacent public parking that is available for the court building through a reciprocal parking agreement.

4. Schedule

The project is ready to commence with the Construction Documents (Working Drawings) phase.

a	b		c		d		e		f
	Current Authorized Schedule FY 15/16 ¹		Current Schedule						
Phase	Start Date	Finish Date	Start Date	Finish Date					Percent Complete
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 ²					100%
Preliminary Plans	1/7/16	3/14/17	6/16/15	6/13/18					100%
Working Drawings & Approval to Bid.	3/15/17	5/8/18	8/20/18	8/6/19					0%
Bid and Contract Award	5/9/18	12/1/18	8/30/19	12/18/19					0%
Construction.....	12/2/18	5/4/21	12/26/19	1/28/22					0%
Move-in.....	5/5/21	5/31/21	12/30/21	1/28/22					0%

¹ Current authorized schedule based on approved FY 2015–2016 budget.

² Site acquisition approved by State Public Works Board on June 15, 2015.

5. Status of Construction Cost Budget and 100 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 100 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)
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<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%
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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 (6596) Adjustment to April 2018 dollars.....	\$	10,706,845
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Current Design-to-Budget	\$	52,861,041
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5.3. Summary of Design-to-Budget in Comparison to 100 Percent Design Development Estimate

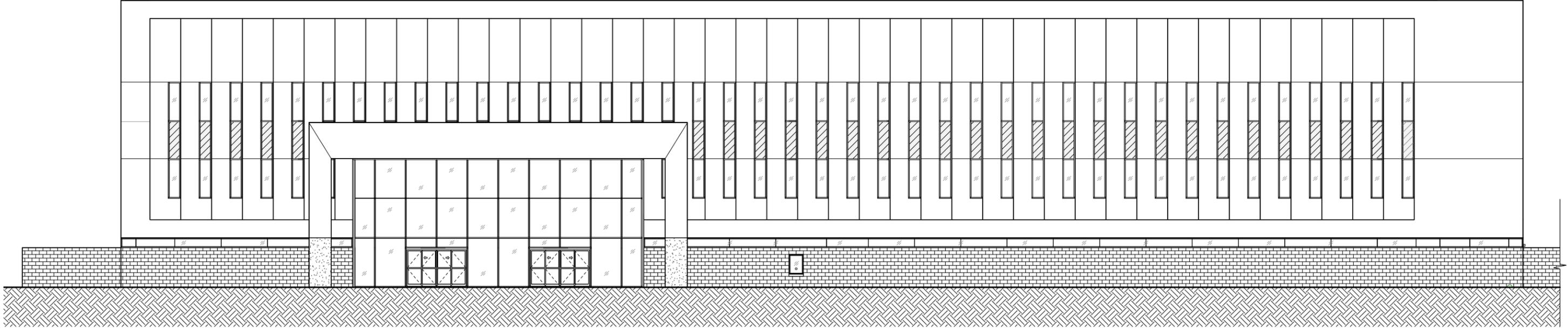
The consolidated Design Development estimate by the Architect and Construction Management at Risk shows the project to be within the revised current design-to-budget shown above.

6. Approval Requested

Adoption of the Design-to-Budget of \$52,861,000 and approval to proceed to Working Drawings phase.

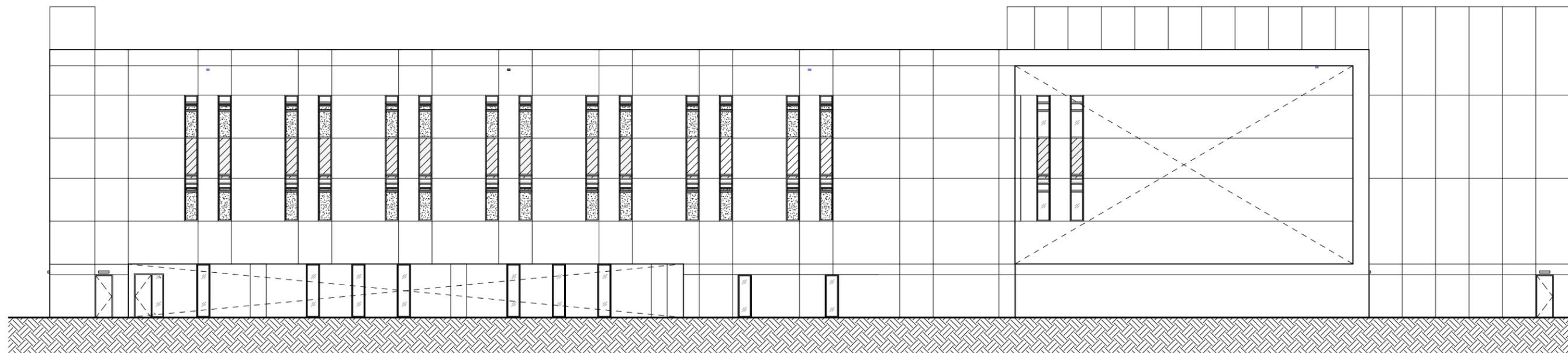


PERSPECTIVE VIEW



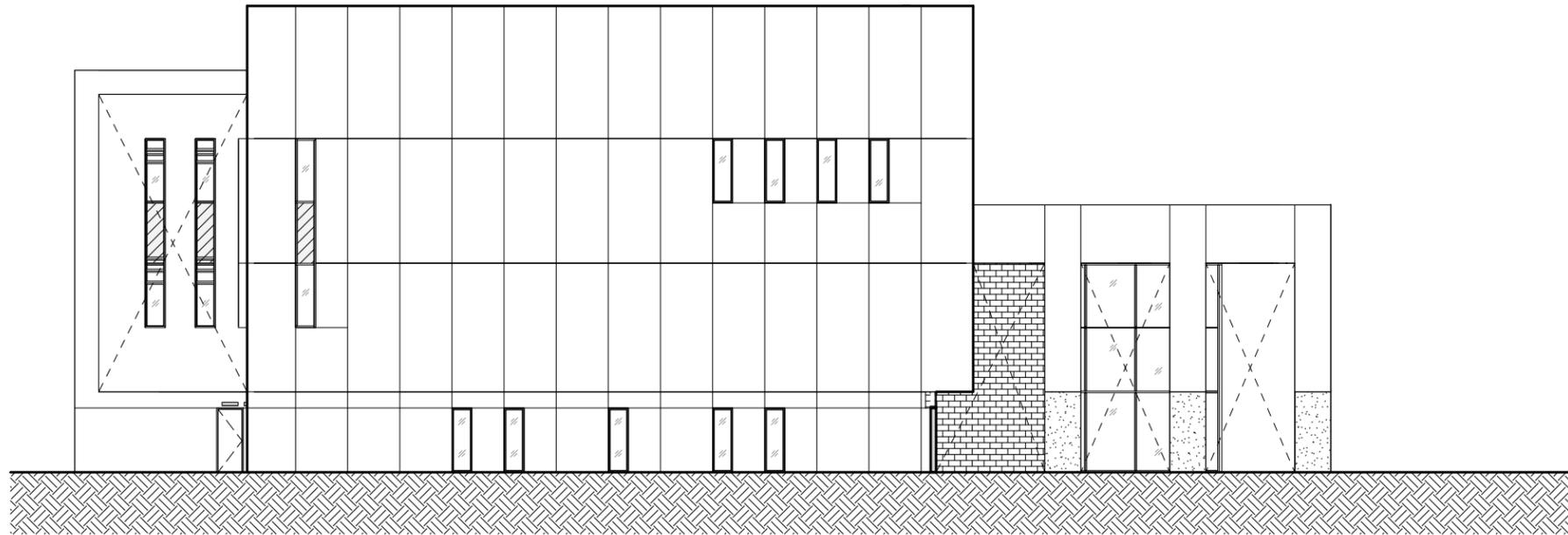
D6 NORTH ELEVATION
1/8" = 1'-0"

NORTH ELEVATION



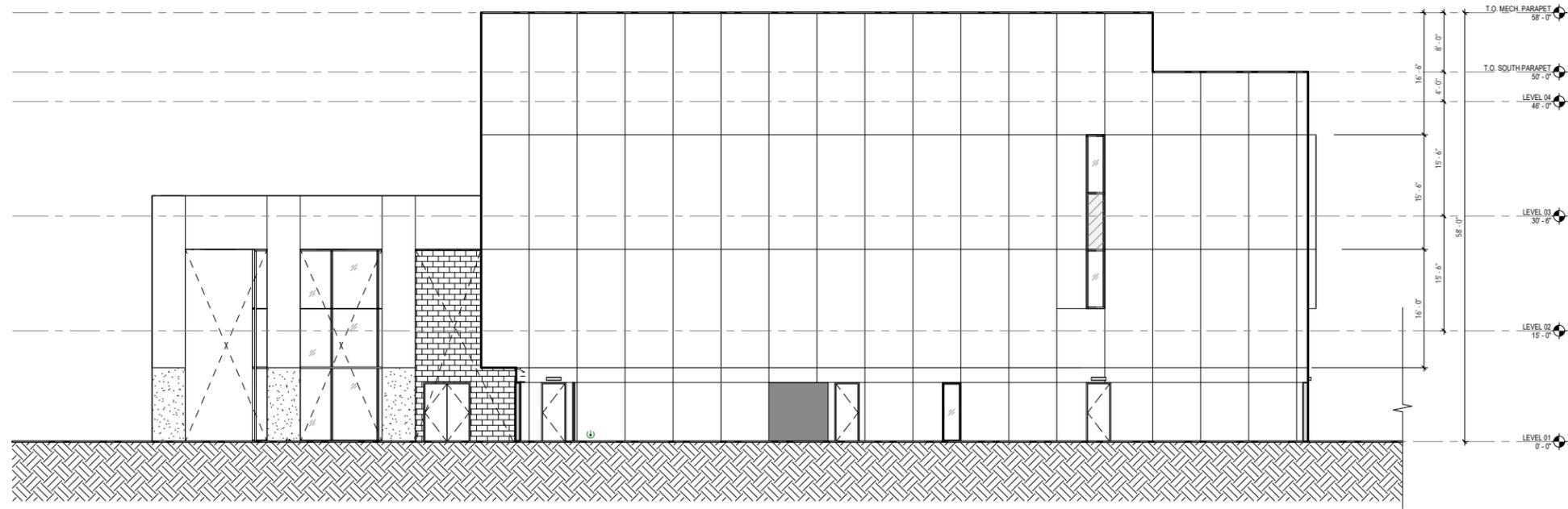
B6 SOUTH ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION



B5 EAST ELEVATION
1/8" = 1'-0"

EAST ELEVATION



D5 WEST ELEVATION
1/8" = 1'-0"