Courthouse Cost Reduction Subcommittee

100 Percent Design Development Review Report

NEW EL CENTRO COURTHOUSE

SUPERIOR COURT OF CALIFORNIA
COUNTY OF IMPERIAL

March 13, 2015

JUDICIAL COUNCIL OF CALIFORNIA
OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM

PROJECT MANAGER
RAYMOND POLIDORO

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

At 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.

1.3 Schedule—the project is on schedule for construction starting immediately after the Fall 2016 bond sale.

1.4 CCRS Directive—as outlined in section 3 below, the project team has incorporated all directives from the May 7, 2014 100 Percent Schematic Design Review and November 4, 2014, 50 Percent Design Development Review.

2. Background

2.1. Budget Year 2009/2010—initial project authorization:

- Project first submitted as part of SB 1407 funding.
- Acquisition phase funding transferred in December 2009.
- Original Building Gross Square Feet (BGSF): 53,983 SF
- Original Construction Cost Sub-Total: $33,917,270

2.2. Budget Year 2013/2014:

- Recognize Scope Change: building was reprogrammed to reduce overall square footage.
- BGSF reduction from 53,983 SF to 47,680 SF. This is an 11.6 percent reduction.
- Construction Cost Subtotal was reduced from $33,917,270 to $23,571,584. This is a 30.5 percent reduction in the hard construction budget and reflects the Judicial Council mandated reductions of 24 percent for this project.
- May 8, 2013 the project received CCRS pre-design approval.
- November 8, 2013 the project received approval from SPWB for an additional change of scope. Authorized BGSF reduction from 47,680 to

47,512 SF.

Construction cost was further reduced to a new authorized budget of $23,512,798 due to the reduction in BGSF as a part of the second change of scope.

2.3. Budget Year 2014/2015 proposal:

- Request re-appropriation of funds for the Working Drawing Phase.
- No change to project scope.

2.4. Summary of changes to Construction Cost Subtotal:

- Original (2009/2010 Budget Year): $33,917,270
- Current (2014/2015 Budget Year): $23,512,798
- Reduction from Original Budget: $10,404,472 or 30.6 percent.

2.5. Summary of changes to BGSF:

- Original (2009/2010 Budget Year): 53,983 BGSF
- Current (2014/2015 Budget Year): 47,512 BGSF
- Reduction from Original to Current: 6,471 BGSF, or 11.9 percent.

3. CCRS Review and Directives:

3.1. May 2014: 100 Percent Schematic Design Review: The CCRS issued the following directives to the project team after the 100 percent schematic design presentation:

3.1.1. Review and redesign the current exit route for the in-custody vehicles so it does not enter the parking lot.

3.1.2. Research the feasibility of having solar panels installed by an outside party at no charge.

3.1.3. Revisit the court set design by following the 1,700 square foot courtroom layout developed by the Courtroom Standards Workgroup in April 2014 and reorient access to the jury deliberation so it is not accessed off the public corridor.

3.1.4. Use durable flooring surfaces at the second floor public areas.

3.2. November 2014: 50 Percent Design Development Review: The CCRS reviewed the project at 50 percent Design Development and acknowledged the resolution of 100 percent Schematic Design directives and issued no additional directives. Progress made in the design development phase was accepted and approved.

4. Project Update

The project is submitted for approval of the 100 percent Design Development phase. During this period the approved plans have been further developed and now include appropriate detail for completion of the design development phase and outline the entire building scope. Examples of work completed since the 50 percent Design Development review includes the following items:

4.1. Implementation of modifications to the layout and arrangement of the sallyport entry and traffic flow through the parking lot based on input and approvals from the Judicial Council's security review assessment. These changes were previewed at the 50 percent Design Development presentation to the CCRS.

4.2. The location of the loading zone was revised to maintain a vehicle setback of 25 feet minimum from the face of building.

4.3. The building roofline along Wake Avenue was simplified to create a cleaner roofline elevation and minimize structural framing redundancies.

4.4. Exterior sunshades at the lobby were eliminated in favor of an integral metal sunscreen located within the inner surfaces of the glazed curtain wall assemblies. This approach enhances the thermal and solar coefficient of the glazed curtain wall assembly while also minimizing structural connections and long-term maintenance and durability concerns associated with exterior wall mounted aluminum sunshades.

All of these developments have been incorporated into the consultant construction cost estimate.

The Construction Manager at Risk (CMR) Hensel Phelps has been selected for this project and will be engaging in the project prior to start of Working Drawings.

The project schedule shown below has been updated to reflect current bond sale process requirements and contract award duration, although it is anticipated that the period between bond sale and construction start may be reduced. The construction duration has

been increased to 24 months, which has been determined to be a more realistic duration for a project of this scope.

a	b	c	d	e	f
	Current Authorized Schedule FY 14/15		Current Schedule		
Phase	**Start Date**	**Finish Date**	**Start Date**	**Finish Date**	**Percent Complete**
Site Selection	7/11/2009	3/11/2011	7/11/2009	3/11/2011	100%
Site Acquisition	3/12/2011	12/13/2011	3/12/2011	12/13/2011	100%
Preliminary Plans	11/25/2013	7/19/2014	11/25/13	12/10/2014	100%
Working Drawings & Approval to Bid	7/20/2014	3/23/2014	4/3/15	4/20/16	–
Bid and Contract Award	3/24/2015	6/6/2015	5/2/16	11/28/16	–
Construction	6/4/2015	7/21/2017	11/29/16	12/24/18	–
Move-in	7/22/2017	8/8/2017	1/2/19	3/11/19	–

5. Status of Hard 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 December 2012, 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 09/10 Hard Construction Cost Subtotal	$	33,917,270
BY 12/13: JC mandated 4%	$	(1,356,690)
BY 13/14: JC mandated 20%	$	(8,988,996)
BY13/14: CCRS mandated 168 BGSF reduction		(58,786)
Revised Hard Construction Cost Subtotal	*$*	*23,512,798*
Cost Reduction Achieved	$	10,404,472
Cost Reduction as percent of original Construction Cost Subtotal	%	30.6

5.2. Design-to-Budget Calculation

Original Hard Construction Cost w/o FF&E	$	33,917,270
Data, Communication and Security	$	917,711
CCCI Adjustment	$	42,351
Original Design-to-Budget	$	34,877,332

Current Hard Construction cost w/o FF&E	$	23,512,798
Data, Communication and Security	$	807,704
CCCI Adjustment	$	2,494,884
Current Design-to-Budget	**$**	**26,815,386**

5.3. Summary of Design-to-Budget in Comparison to 100 percent Design Development Estimate

The consultant developed 100 percent Design Development estimate shows the project to be within budget.

INTERIOR VEIW OF COURTROOM

NEW EL CENTRO COURTHOUSE

3/1/2015

INTERIOR VIEW OF COURTROOM CIRCULATION

NEW EL CENTRO COURTHOUSE

3/1/2015

VIEW FROM PARKING LOT TOWARD ENTRY

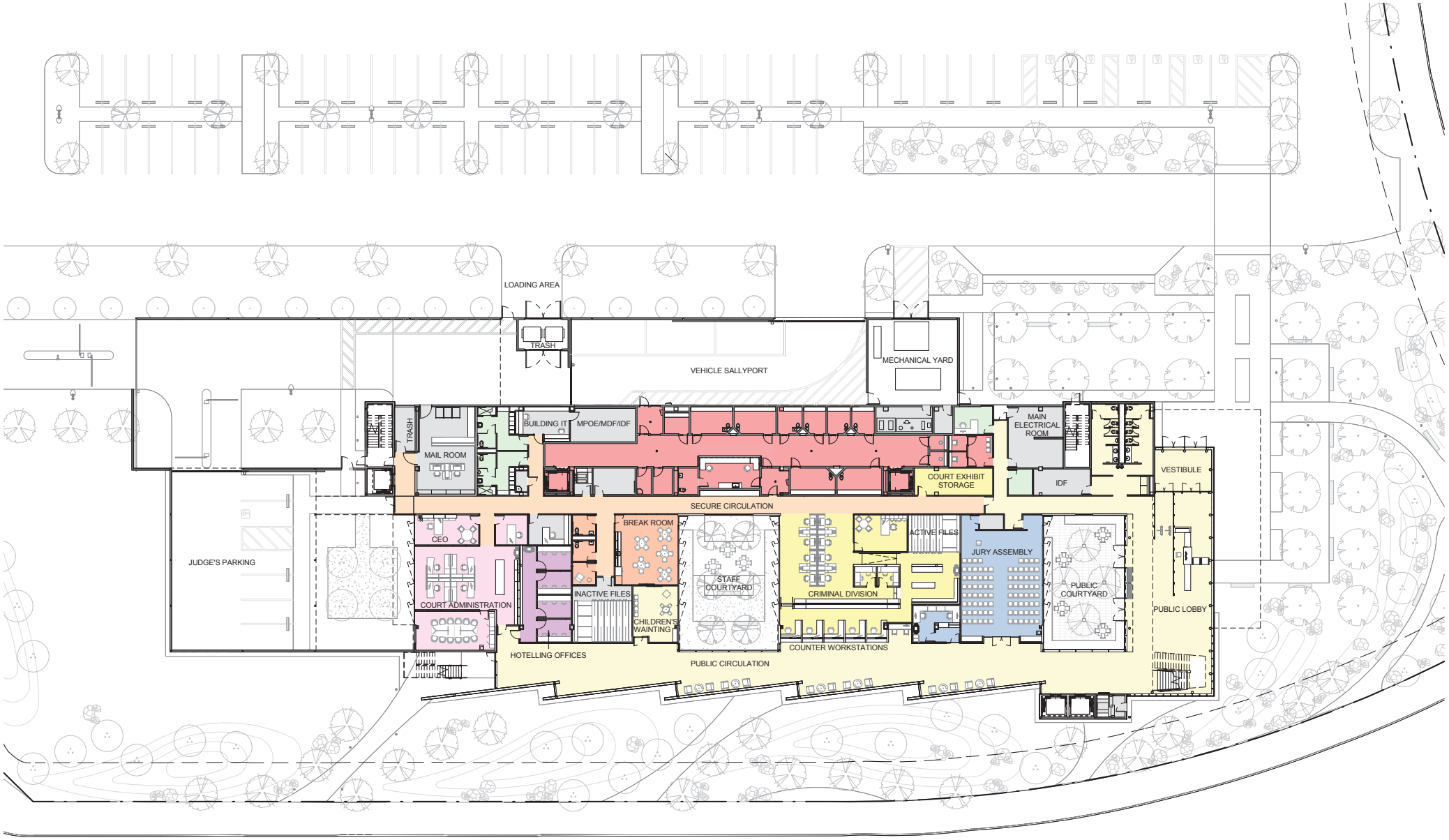
NEW EL CENTRO COURTHOUSE

3/1/2015

VIEW FROM WAKE AVANUE

NEW EL CENTRO COURTHOUSE

3/1/2015

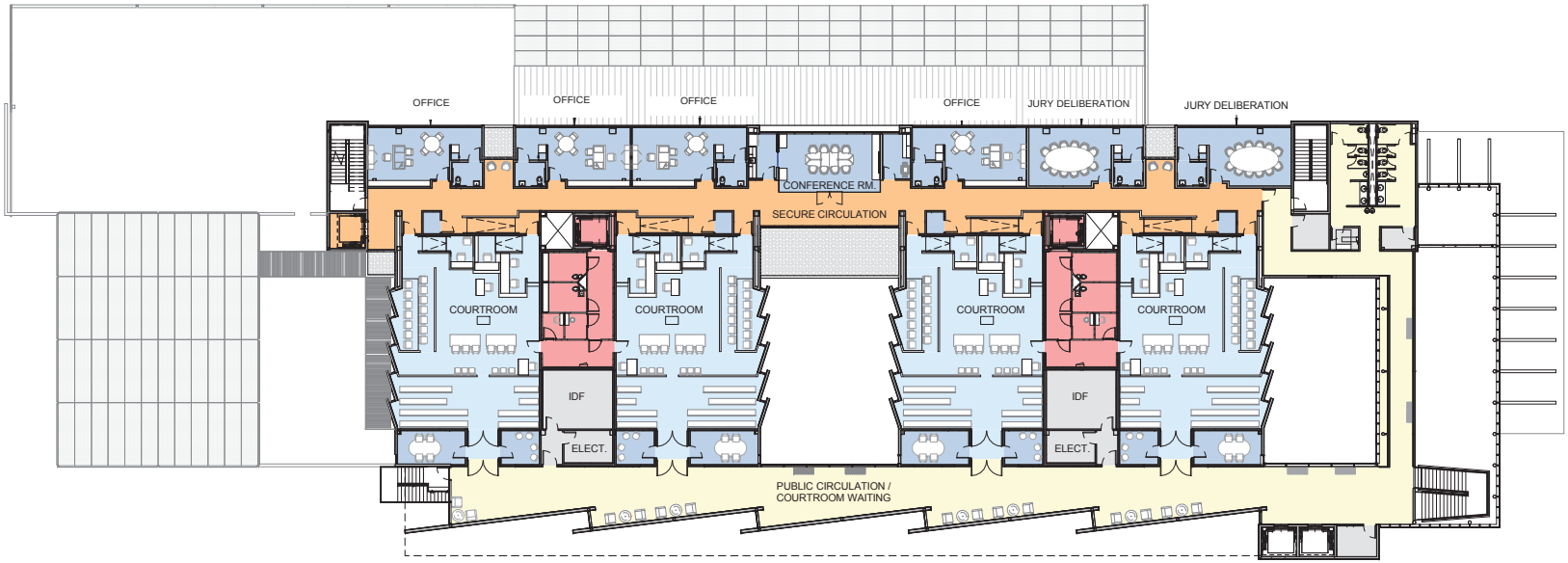


FLOOR PLAN - LEVEL 1

1" = 30'-0"

NEW EL CENTRO COURTHOUSE

3/1/2015

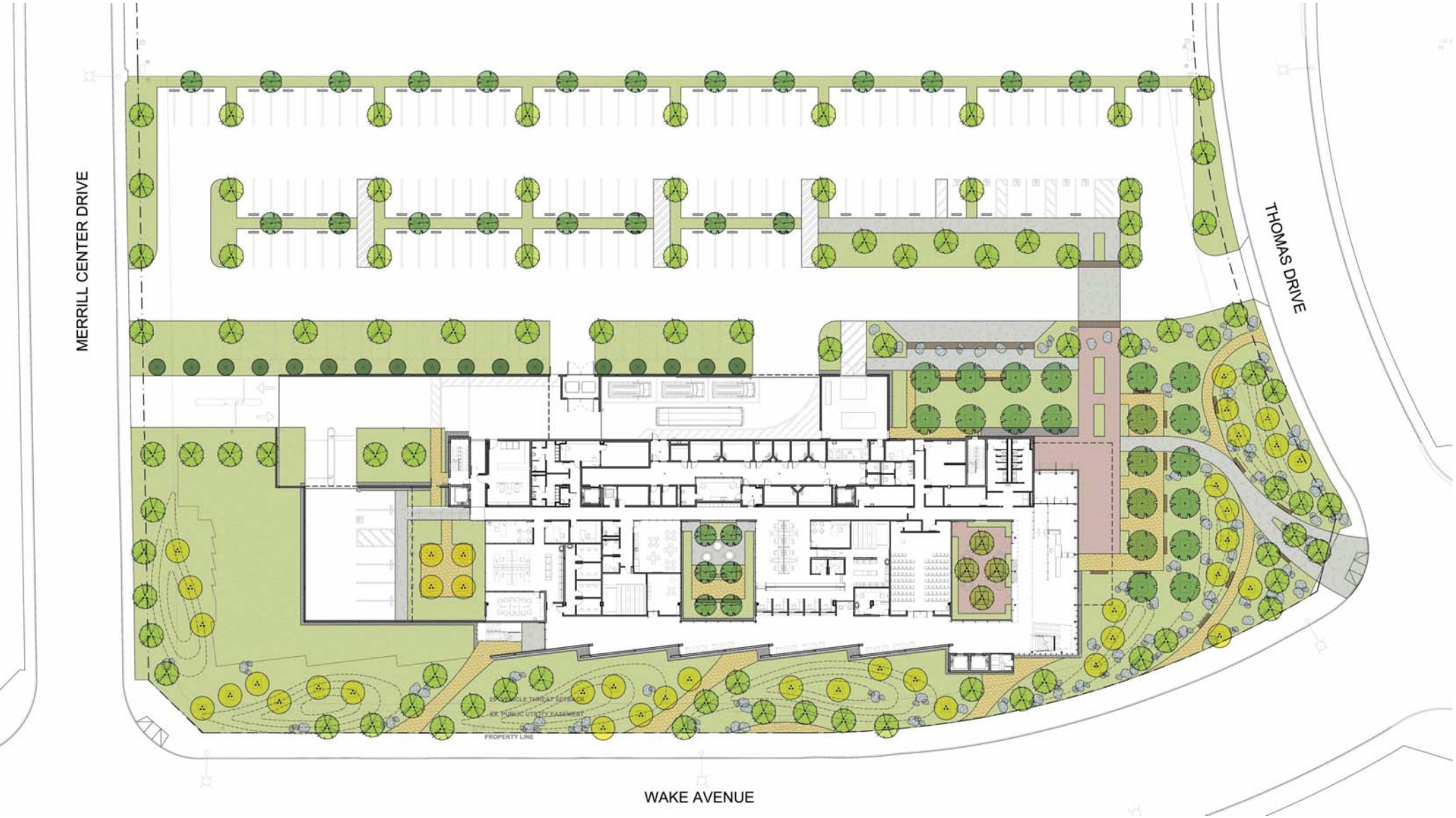


FLOOR PLAN - LEVEL 2

1" = 30'-0"

NEW EL CENTRO COURTHOUSE

3/1/2015



SITE PLAN

NEW EL CENTRO COURTHOUSE

3/1/2015