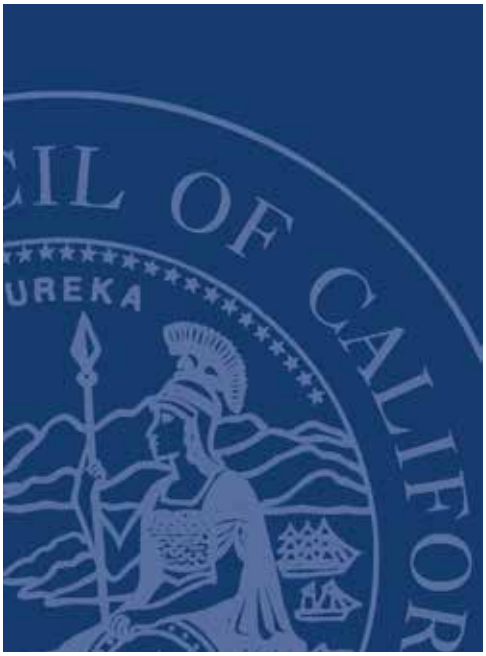

# Meeting Binder for Court Facilities Advisory Committee and Courthouse Cost Reduction Subcommittee (Joint Meeting)

MARCH 24, 2015

JUDICIAL COUNCIL
OF CALIFORNIA
OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM

# Meeting Binder

## Court Facilities Advisory Committee and Courthouse Cost Reduction Subcommittee Joint Meeting

March 24, 2015

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OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM

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# COURT FACILITIES ADVISORY COMMITTEE AND

# 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:** | March 24, 2015 |
| **Time:** | 10:00 a.m. – 12:30 p.m. – Courthouse Cost Reduction Subcommittee<br>12:30 p.m. – 1:15 p.m. – Anticipated Lunch Break<br>1:15 p.m. – 5:00 p.m. – Court Facilities Advisory Committee |
| **Location:** | Judicial Council of California<br>455 Golden Gate Avenue<br>San Francisco, California 94102-3688<br>Third Floor – Malcolm M. Lucas Board Room |
| **Public Call-In Number** | (877) 820-7831 and enter Passcode: 1027209 |

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.

## COURTHOUSE COST REDUCTION SUBCOMMITTEE

### I. OPEN MEETING (CAL. RULES OF COURT, RULE 10.75(C)(1))

**Call to Order, Roll Call and Opening Remarks**

**Approval of Minutes**

Approve minutes of the February 23, 2015, Courthouse Cost Reduction Subcommittee meeting and the minutes of the March 13, 2015 Cost Reduction Subcommittee action by email.

### II. PUBLIC COMMENT (CAL. RULES OF COURT, RULE 10.75(K)(2))

**Public Comment for Courthouse Cost Reduction Subcommittee Items**

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 2860 Gateway Oaks Drive, Suite 400, Sacramento, CA 95835, attention: Kristine Metzker. Only written comments received by 5:00 PM on March 23, 2015, will be provided to advisory body members prior to the start of the meeting.

## III. Discussion and Possible Action Items (Items 1–3)

**Item 1**

**Riverside County–New Indio Juvenile and Family Courthouse: 50 Percent Design Development Report Back (Action Required)**

Review CCRS directives requested of the project team during the 50 Percent Design Development review on November 4, 2014.

Presenters: Ms. Nora Freiwald, Senior Project Manager, Capital Program

**Item 2**

**Shasta County–New Redding Courthouse: 100 Percent Schematic Design (Action Required)**

Review of 100 percent schematic design to confirm that project is within budget, scope, and schedule.

Presenters: Hon. Gregory S. Gaul, Presiding Judge, Superior Court of California, County of Shasta
Hon. Steven Jahr, Judge (Ret.), Superior Court of California, County of Shasta
Ms. Melissa Fowler-Bradley, Court Executive Officer, Superior Court of California, County of Shasta
Mr. Loren C. Smith, Project Manager, Capital Program.
Ms. Peggy Symons, Project Manager, Capital Program
Mr. Jim Tully, Principal, NBBJ
Mr. Ev Ruffcorn, Lead Designer, NBBJ
Ms. Leslie Synnestvedt, Project Manager, NBBJ

## IV. Adjournment of Courthouse Cost Reduction Subcommittee Meeting

**Adjourn**

# COURT FACILITIES ADVISORY COMMITTEE

## I. OPEN MEETING (CAL. RULES OF COURT, RULE 10.75(C)(1))

**Call to Order, Roll Call and Opening Remarks**

**Approval of Minutes**

Approve minutes of the December 3, 2014, Court Facilities Advisory Committee.

## II. PUBLIC COMMENT (CAL. RULES OF COURT, RULE 10.75(K)(2))

**Public Comment for Update on SB 1407 Financial Status Item**

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 2860 Gateway Oaks Drive, Suite 400, Sacramento, CA 95835, attention: Kristine Metzker. Only written comments received by 5:00 PM on March 23, 2015, will be provided to advisory body members prior to the start of the meeting.

## III. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEM 1)

**Item 1**

**Update on SB 1407 Financial Status (Action Required)**

Review update on status of SB 1407 funds and discuss next steps.

Presenter: Ms. Kelly Quinn, Assistant Director, Capital Program
Ms. Angela Guzman, Manager, Capital Program
Ms. Leah Rose-Goodwin, Manager, Office of Court Research

## IV. Public Comment (Cal. Rules of Court, Rule 10.75(k)(2))

**Public Comment for Project Labor Agreements Item**

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 2860 Gateway Oaks Drive, Suite 400, Sacramento, CA 95833, attention: Kristine Metzker. Only written comments received by 5:00 PM on March 23, 2015, will be provided to advisory body members prior to the start of the meeting.

## V. Information Only Items (No Action Required)

**Info 1**

**Project Labor Agreements – Experience with New San Diego Central Courthouse**

Review Judicial Council experience to date with Project Labor Agreement on new San Diego Central Courthouse under construction.

Presenter: Mr. Clifford Ham, Principal Architect, Capital Program

## VI. Adjournment for Court Facilities Advisory Committee

**Adjourn**

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# COURT FACILITIES ADVISORY COMMITTEE

## MINUTES OF OPEN MEETING

December 3, 2014
11:00 AM –2:00 PM
Ronald M. George State Office Complex in San Francisco

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**Advisory Body Members Present:**
Hon. Brad R. Hill, Chair
Hon. Patricia M. Lucas, Vice-Chair
Hon. Donald Cole Byrd
Mr. Stephen Castellanos, FAIA
Hon. Samuel K. Feng
Hon. Robert. D. Foiles
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Jeffrey W. Johnson
Hon. Laura J. Masunaga
Mr. Stephen Nash
Hon. Gary R. Orozco
Hon. David Edwin Power
Ms. Linda Romero Soles
Mr. Larry Spikes
Mr. Kevin Stinson (by phone)
Mr. Val Toppenberg
Mr. Thomas J. Warwick, Jr.

**Advisory Body Members Absent:**
Mr. Anthony P. Capozzi
Hon. Keith D. Davis
Hon. Robert J. Trentacosta

**Others Present:**
The following Judicial Council staff was present:
Ms. Keby Boyer, Communications
Mr. Curtis L. Child, Chief Operating Officer
Ms. Gisele Corrie, Capital Program
Mr. Malcolm Franklin, Security
Ms. S. Pearl Freeman, AIA, Capital Program
Mr. William J. Guerin, Capital Program
Ms. Angela Guzman, Capital Program
Mr. Clifford Ham, Capital Program
Mr. Burt Hirschfeld, Real Estate & Facilities Management
Ms. Donna Ignacio, Capital Program
Mr. Chris Magnusson, Capital Program
Ms. Kristine Metzker, Capital Program
Ms. Leslie G. Miessner, Legal Services
Mr. Bruce Newman, Capital Program
Ms. Kelly Quinn, Capital Program

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## OPEN MEETING

**Call to Order and Roll Call**

The chair called the meeting to order at 11:00 AM.

## DISCUSSION AND ACTION ITEMS

**Item 1**

**Review Draft Courtroom Layouts for Trial Courts**

Hon. Brad R. Hill, chair, introduced the item and stated he had a productive meeting on this topic the day prior on December 2, 2014, with Hon. Robert C. Hight, Presiding Judge of the Superior Court of Sacramento County, Hon. Marsha G. Slough, Presiding Judge of the Superior Court of San Bernardino County and chair of the Judicial Council's advisory committee of trial court presiding judges, Hon. Brian C. Walsh, Presiding Judge of the Superior Court of Santa Clara County and former chair of the council's advisory committees of trial court presiding judges, Hon. David S. Wesley, Presiding Judge of the Superior Court of Los Angeles County, Mr. David Yamasaki, Chief Executive Officer of the Superior Court of Santa Clara County and chair of the council's advisory committee of court executives, and Hon. Jeffrey W. Johnson, chair of the advisory committee's Courthouse Cost Reduction Subcommittee (CCRS). He indicated that the 33 draft layouts are a reflection of the nuances in practice of superior courts and that they reflect tested designs and their use will promote cost savings.

Mr. Clifford Ham provided background on the development of the draft layouts, indicating that the process had begun over a year ago, that they had been developed based on best practices, and that they had been circulated to the presiding judges and court executive officers for comment. He indicated that based on the feedback received from the Judicial Council's advisory committees of trial court presiding judges and court executives, the draft layouts were updated. He noted that particularly the public seating area was increased, the work area of the judge's bench was enlarged, the option of eliminating attorney/client conference rooms was provided, and that an optional location for the Court Security Officer was provided. He also indicated three features that were maintained from the initial draft layout: the judge's bench was set at 16 inches above the well, the first row of seating in the jury box was the same elevation as the well, and that bench-style instead of auditorium-style seating was specified.

Hon. Robert C. Hight, Presiding Judge of the Superior Court of Sacramento County, stated that he also thought the December 2, 2014, meeting on this topic with was very productive. He made the following comments concerning the layouts in relation to existing conditions with the trial court (non-high volume) Sacramento superior court facilities/their new courthouse project: increased dimensions of the judge's bench should be considered; only one clerk workstation in a courtroom is needed unless it is a high-volume courtroom; two attorney/client conference rooms were not needed because majority of defendants are already in custody; and the Sacramento court's courtroom layout should be incorporated into the collection of layouts. He thanked the advisory committee and staff for their efforts in preparing the layouts and invited them to tour the Sacramento court's facilities.

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***No Action:*** The advisory committee did not take action on this item. Justice Hill indicated that the draft layouts were still in the process of being finalized and that they would be shared with the Judicial Council's advisory committees of trial court presiding judges and court executives prior to review by the Judicial Council in either February or April of 2015.

**Item 2**
**Review Current Status of Immediate and Critical Needs Account**

Hon. Brad R. Hill, chair, introduced the item and stated that $13 million in funds provided by the Legislature may be available for SB 1407 projects but that the advisory committee would need to take a hard look at the funding stream to determine whether any special needs should be accommodated at this time or if the committee should wait. He indicated that the needs varied from proceeding with one of the 11 indefinitely-delayed projects to addressing buildings requiring retrofit for seismic or Americans with Disability Act access deficiencies.

Ms. Kelly Quinn and Ms. Gisele Corrie presented the current status of the Immediate and Critical Needs Account (ICNA) to the advisory committee. Ms. Quinn gave background on how the $13 million was derived, stating these funds are the balance of the $27 million of $40 million authorized by legislation enacted in September 2014 (AB 1476) for the design of the Sacramento – New Sacramento Criminal Courthouse project. She provided an overview of the active SB 1407 projects, stating $880 million in construction funds were scheduled to need authorization by the legislature through fiscal year (FY) 2017–2018. She noted that the CCRS had been integral to move the courthouse construction program forward by reducing project budgets by $380 million. She indicated that owing to the ongoing, annual redirection of $50 million from the ICNA for trial court operations coupled with ICNA paying for the Governor George Deukmejian Courthouse in the city of Long Beach, $1.2 billion in construction funds had been redirected through FY 2014–2015 and that an additional $3.0 billion would be redirected from FY 2015–2016 through FY 2041–2042, for a total of $4.6 billion based on current law.

Ms. Corrie described the ICNA's revenue sources and the reduction in collections of fees and other revenues that have reduced revenues by 15 percent since FY 2010–2011—from $319 to $371 million. She discussed various factors influencing future ICNA revenue projections and that based on revised current projections, revenues for FY 2014–2015 are expected to be $20 million lower than expected when estimated in May 2014. She noted variables—including revenues, project costs, borrowing rates for construction bonds, and use of cash versus financing for costs of project phases—that affect the ICNA's condition and that long-term funding assumptions for projects would need to be reevaluated.

Justice Hill indicated that revenues would need to be carefully monitored prior to any decision on the application of the $13 million in funds.

***Action:*** The advisory committee—with the abstention of Hon. Laura J. Masunaga on motion no. 2 and the exceptions of Hon. William F. Highberger and Hon. David Edwin Power as Ex-

Officio, non-voting members and of Hon. Keith D. Davis, Hon. Robert J. Trentacosta, and Mr. Anthony P. Capozzi who were absent—voted unanimously on the following motions:

1. Defer authorizing any expenditure of the $13 million of available funds until the advisory committee has a better understanding of projected revenue for the ICNA in the coming years.

2. Bond financing instead of cash funding be used for the construction phase of the projects of Lake – New Lakeport Courthouse and Siskiyou – New Yreka Courthouse.

3. Judicial Council staff to explore options—such as using an outside consultant or subcommittee comprised of judges, court staff, and others, including county officials—to provide additional information to the CFAC on estimated future ICNA revenues projections and to present those options to the advisory committee at its next meeting.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 2:00 PM.

Approved by the advisory body on _____, 2015.

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# COURT FACILITIES ADVISORY COMMITTEE: COURTHOUSE COST REDUCTION SUBCOMMITTEE MEETING

## MINUTES OF OPEN MEETING

February 23, 2015
10:30 AM–12:00 PM
Teleconference

| | |
|---|---|
| **Subcommittee Members Present:** | Hon. Jeffrey W. Johnson, Chair<br>Mr. Stephen Castellanos, FAIA<br>Hon. Keith D. Davis<br>Hon. Samuel K. Feng<br>Ms. Melissa Fowler-Bradley<br>Hon. William F. Highberger<br>Hon. Gary R. Orozco<br>Mr. Kevin Stinson<br>Mr. Thomas J. Warwick |
| **Subcommittee Member Absent:** | Hon. Donald C. Byrd |
| **Others Present:** | The following Judicial Council staff was present:<br>Ms.Eunice Calvert-Banks, Real Estate and Facilities Management<br>Mr. Dennis Duncan, Office of Security<br>Mr. Ed Ellestad, Office of Security<br>Ms. S. Pearl Freeman, Capital Program<br>Mr. William J. Guerin, Capital Program<br>Ms. Angela Guzman, Capital Program<br>Mr. Burt Hirschfeld, Real Estate and Facilities Management<br>Ms. Donna Ignacio, Capital Program<br>Ms. Kristine Metzker, Capital Program<br>Mr. Raymond Polidoro, Capital Program<br>Ms. Kelly Quinn, Capital Program<br>Mr. Scott Shin, Capital Program<br>Mr. Nick Turner, Real Estate and Facilities Management<br>Mr. Robert Uvalle, Capital Program |

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## OPEN MEETING

**Call to Order, Roll Call and Opening Remarks**
The chair called the meeting to order at 10:30 AM, and Ms. Kristine Metzker, staff to the subcommittee, took roll call.

The subcommittee acknowledged the passing of Judicial Council staff member Mr. Malcolm Franklin. Mr. Franklin was the Senior Manager of the Judicial Council's Office of Security. The group paused for a moment of silence to honor Mr. Franklin.

**Approval of Minutes**
The subcommittee reviewed and approved the minutes of the November 4, 2014, Courthouse Cost Reduction Subcommittee meeting.

## DISCUSSION AND ACTION ITEMS

**Item 1**
**Los Angeles County—Hollywood Courthouse Modernization: 50 Percent Bridging Documents Review**

Ms. Metzker introduced Mr. Scott Shin, Judicial Council Project Manager, who led the project's 50 percent bridging documents review presentation. The project team previously presented to the subcommittee in February 2014 where the project team was approved to move forward to pursue the renovation and expansion of the existing Hollywood Courthouse as opposed to a new construction project. The project team also presented to CCRS in May 2014 where they provided a project status update and additional information regarding the design/build project criteria. There was no action requested from the subcommittee at the time. The project team informed the subcommittee that they would provide a status update as the project moves forward.

Mr. Shin introduced Hon. Carolyn B. Kuhl, Presiding Judge of the Superior Court of Los Angeles County, who provided project background information on the conditions at the existing Mental Health Courthouse, the cost benefits associated with re-working the underutilized existing Hollywood Courthouse, the co-location of Los Angeles county justice partners for operational efficiency and productivity, the negotiations with Los Angeles County regarding their share of capital expense and building operations costs via long-term lease, and the design build project delivery method selected to save time and cost.

Hon. William F. Highberger, Judge of the Superior Court of Los Angeles County, presented the project status summary which included providing historical background on the project. The project was originally authorized to be a new construction project in Fiscal Year (FY) 2012-2013. As the project moved forward, completing site acquisition became a difficult task. In September 2013, the project team provided an alternate solution to the new construction which included the renovation and expansion of the existing Hollywood Courthouse. This new plan was approved by CCRS in February 2014 and incorporated into the FY 2014-2015 Budget Act,

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which included changing the financing method originally intended for the project by reverting the site acquisition funding previously appropriated and returning those funds to the SB 1407. Remaining project funds were allocated to the renovation of the Hollywood Courthouse with a slight expansion. The design build performance criteria and design build selection process was approved by the Judicial Council in June 2014.

As a result of the new plan, the Superior Court of Los Angeles and Los Angeles County needed to revisit the space program, which has now been finalized and the lease agreement is pending execution. AC Martin, the architectural and engineering firm selected for the original capital project, is currently working on the bridging documents which will be provided to contractors who will be responsible for working drawings and the construction of the project. Judge Highberger also compared the previously authorized new construction/new site project to the current authorized design build project, in regards to number of courtrooms, total building gross area, and budget information, highlighting the savings of over $30 million.

Ms. Sherri Carter, Court Executive Officer of the Superior Court of Los Angeles County, presented the space program allocated between the court and county within the existing building and the addition. She added that it was necessary to increase the size of the existing courthouse to accommodate new holding cells and the non-jury courtroom. She related that the additional holding cells were imperative because of the unique nature of the defendants attending court there.

Mr. Shin introduced staff from AC Martin who led the remainder of the presentation. Mr. Doug Fisher, Project Director of AC Martin, reviewed the project site and surrounding area, which included identifying various freeway accesses adjacent to the site, reviewing ambulance and Department of Mental Health vehicle parking, off-site parking, public transportation and in-custody bus route circulation. The subcommittee questioned whether or not the off-site juror/county parking lot, illustrated on the site context map, was owned by the county or the Judicial Council. Judge Highberger confirmed that the parking lot is currently owned by a local church and the Judicial Council will lease a portion of the parking lot.

Mr. Fisher also reviewed the first and second floor plans by explaining where the court and county spaces are located. The project team is mindful of sustainability noting the re-use of an existing courthouse and developed site. They will also seek to obtain more energy efficient mechanical and lighting systems and ensure that these and other improvements will bring the project to meet Cal Green/Title -24 standards.

Mr. Edward Ellestad, Judicial Council Senior Security Coordinator, provided a security review on the project. He informed the subcommittee that for this particular project, we have deviated from the standard holding metric due to the unique nature of the in-custodies held in this courthouse. There is a higher ratio of individual cells opposed to group holding cells. Also unique to this project is the in-custody physician interview spaces in addition to the attorney client interview areas. There are two holding control rooms located on the first floor and the second floor. The subcommittee questioned whether or not each of the rooms will be designed to

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duplicate each other in case one loses functionality. As a security measure, the subcommittee recommends this duplicative capacity if economically feasible for projects. Mr. Ellestad responded that the design is not that far along but confirmed that duplicative controls are appropriate for this project and will be studied in future phases. Mr. Ellestad also provided information regarding the weapons screening locations and how in-custodies will be delivered or persons civilly committed will arrive.

Mr. Fisher provided information regarding the structural system, mechanical systems, and preliminary building exterior design approach. The project team will focus on representing the dignity of the court by conveying a welcoming environment as well as adapt to the complex urban environment by using durable and cost effective materials.

Mr. Clifford Ham, Judicial Council Principal Architect, summarized the design peer review conducted on February 6, 2015 which included discussion on floor plans and concepts presented to the subcommittee. The project team will conduct another peer review session in March.

The project team also provided the 50 percent bridging documents review summary report, updated site plan, elevations and floor plans, project schedule update and project cost estimate and budget review.

***Action:*** The CCRS—with the abstention of Judge Highberger as an Ex-Officio, non-voting member and with the exception of Hon. Donald C. Byrd who was absent—voted unanimously on the following motion:

1. The 50 percent bridging documents report be accepted—confirming the project is within budget, scope and schedule—and the project team move forward with 90 percent bridging documents.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 11:30 AM.

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# MINUTES OF ACTION BY EMAIL BETWEEN MEETINGS
# MARCH 13, 2015

## Email Proposal

The Courthouse Cost Reduction Subcommittee (CCRS) was asked to accept the 100 Percent Design Development Report for the Imperial—New El Centro Courthouse project and approve to move the project forward to the State Public Works Board for approval of Preliminary Plans and on into the Working Drawings phase. The subcommittee previously discussed this project at its November 4, 2014 meeting.

## Notice

On March 11, 2015, a notice was posted advising that the CCRS was proposing to act by email between meetings under California Rules of Court, rule 10.75 (0)(1)(A).

## Public Comment

In accordance with California Rules of Court, rule 10.75(0)(2), written comments pertaining to the proposed action were accepted before the CCRS acted on the proposal. The written comment period began at 9:30 a.m. on Wednesday, March 11, 2015 and ended at 5:00 p.m., Friday, March 13, 2015. No comments were received.

## Action Taken

After the public comment period ended, CCRS members were asked to submit their votes on the proposal by 5:00 pm. on March 18, 2015. All members voted to accept the report and approve the project to move forward.

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JUDICIAL COUNCIL OF CALIFORNIA

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# MEMORANDUM

Date
March 9, 2015

To
Chair, Courthouse Cost Reduction Subcommittee

From
Nora Freiwald, Sr. Project Manager
Design and Construction
Capital Program

Subject
Riverside—New Indio Juvenile and Family Courthouse Budget Update

Action Requested
Review and Approve

Deadline
March 24, 2015

Contact
Kristine Metzker, Manager
Planning, Capital Program

**Introduction**

At the completion of 50 percent Design Development presentation on November 4, 2014, the project team reported that the project was tracking on budget yet two items recommended during the presentation, the proposed HVAC system and a mechanical penthouse, were not included in that budget. In addition, at the 100 percent Schematic Design meeting in May 2014, the project team indicated that site development costs were approximately one percent over the budget due to certain conditions in the purchase agreement regarding site improvements. The Riverside Indio project team was directed to provide an update on the project budget to the CCRS prior to completing the Design Development phase including the more cost effective HVAC system validated by the life-cycle cost analysis and an optional roof top mechanical penthouse.

**Approval Requested**
Approval is requested to increase the hard construction cost budget to incorporate the additional site development work, the air cooled chiller system, and the penthouse as follows:

| | | |
|---|---|---|
| 1. | Site development costs identified during Schematic Design | $169,009 |
| 2. | Mechanical Penthouse | $323,000 |
| 3. | Proposed HVAC system (air cooled chiller) | $458,000 |
| | Total amount of additional funding | $950,009 |

**Budget Status**
The current Design Development construction cost estimate with the additional site improvement costs and proposed HVAC system is approximately 3.2 percent over the current $29,412,991 Design-to-Budget.

**Summary of Items Affecting the Project Budget:**

**Additional Site Development Costs**
The project was submitted for 100 percent Schematic Design CCRS approval on May 7, 2014. At that time, the team reported that the Schematic Design cost estimate was approximately 1.0 percent over the Schematic Design-to-Budget of $28,422,411 due to extraordinary site development costs. These costs continue to track higher than budgeted.

The site development costs are over budget due to specific site elements including:

- Demolition of the existing courthouse;
- Relocation of site utilities;
- Demolition and reconstruction of the connecting breezeway to the existing Indio Juvenile Hall; and
- Demolition and reconstruction of the 16 foot high perimeter security wall.

The estimated cost of these items is in excess of the total current construction budget (hard and soft costs) by approximately 0.6 percent.

**HVAC**
During the 100 percent Schematic Design CCRS presentation, concern was raised in regards to the proposed dual HVAC system. The project team was directed to study options for the HVAC system and provide a life cycle cost analysis for each option.

The study of HVAC systems presented at the 50 percent Design Development CCRS meeting on November 4, 2014 showed that the return on investment for an air cooled chiller system was

better than the baseline roof top package units or the previously presented dual system based on life cycle cost analysis as summarized in the table below:

| HVAC system | First Cost | First cost Premium | O & M cost | Simple Pay back | 50-year Savings |
|---|---|---|---|---|---|
| Roof Top Package Units (RTU DX) | $2,327,000 | 0% - Baseline | $180,264 | Baseline | Baseline |
| Dual System (VRF + DOAS+ RTU) | $2,180,000 | -6% | -3% | Immediate | $336,130 |
| Air Cooled Unit + Chiller | $2,700,000 | 16% | -21% | 9.7 years | $831,940 |

The project team proposed inclusion of the air cooled system but did not account for the additional cost in the 50 percent Design Development budget review.

**Penthouse**

At the 100 percent Schematic Design presentation, the CCRS also asked the team to study the potential benefits of adding a penthouse to protect the mechanical equipment. While the team presented an estimated cost of $500,000 at the 50 percent Design Development meeting, further study suggests that the addition of a penthouse would cost $323,000 to add to the building scope. The project team's initial life-cycle cost analysis of the penthouse accounted for maintenance savings over the life of the original equipment but did not include equipment replacement. When scheduled replacement of the equipment is added to the life-cycle cost analysis, the cost of the penthouse would be recouped during the 50 year life expectancy of the building. If a penthouse is provided, the cost of the proposed HVAC system can be reduced by because the project can utilize equipment designed to be located indoors. The main benefits of enclosing the equipment in a penthouse are the reduced effects of the environment on the equipment, improved efficiency of the operating systems, reduced transmission of noise to the surrounding areas, and providing weather protection to maintenance workers.

**Budget Summary**

The project team divided the project cost estimate into two major components, building construction costs and site construction costs. If reviewed separately, the building construction costs are 5.4 percent below budget (not including the selected HVAC system), demonstrating the value of a compact and efficient floor plan and careful selection of finish materials, and the site development costs are 39.9 percent above the site development budget.

The table below provides a summary of the current budget and identifies the anticipated overall construction phase budget deficit of approximately 3.2 percent.

| Component Item | Authorized Budget | Current Estimate Including Preferred Air Chilled System | Difference | Percentage over or below Authorized Budget |
|---|---|---|---|---|
| New building construction | $25,527,774 | $24,145,000 | -$1,382,774 | -5.4% |
| New site development | $3,885,217 | $3,673,978 | -$211,239 | |
| Demolition of existing courthouse building | $0 | $329,925 | $329,925 | |
| Relocation of existing site utilities | $0 | $423,700 | $423,700 | |
| Reconstruction of secure connector to Juvenile Hall | $0 | $135,480 | $135,480 | |
| Demolition and reconstruction of security fence | $0 | $873,917 | $873,917 | |
| **Total Design-to-Budget** | **$29,412,991** | **$29,582,000** | **$169,009** | **0.6%** |
| Preferred HVAC system increased cost | $0 | $458,000 | $458,000 | |
| Proposed mechanical penthouse | $0 | $323,000 | $323,000 | |
| **New Total Design-to-Budget** | **$29,412,991** | **$30,363,000** | **$950,009** | **3.2%** |

**Causes for Budget Shortfall**

The project team was given an ambitious goal of reducing the project cost by 39 percent. The project team made reductions to the project to achieve this goal but site development costs are slightly more than anticipated based on more accurate estimates of the cost of this work. The proposed HVAC system and mechanical penthouse represent the majority of the increase.

**Approach to Meeting Budget Shortfall**

As directed by CCRS, the project team reviewed the total project budget to determine if there is funding available for the proposed HVAC system and the penthouse. The team also needs funding to cover the project site development costs.

The team has investigated two potential options to fund the anticipated budget shortfall. Both options are subject to further review and approval by the Department of Finance and are as follows:

1. Apply soft costs savings from the Preliminary Plans phase of approximately $660,000 and expected savings in the Working Drawings phase of $290,009; or
2. Request an augmentation of approximately $950,009 from capital program funds.

# Courthouse Cost Reduction Subcommittee 100 Percent Schematic Design Review Report

NEW REDDING COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SHASTA

**March 24, 2015**


**JUDICIAL COUNCIL OF CALIFORNIA**
**OPERATIONS AND PROGRAMS DIVISION**
CAPITAL PROGRAM

PROJECT MANAGER
PEGGY SYMONS

## 1. Executive Summary of Project Status at 100% Schematic Design

At the completion of Schematic Design, the project status is as follows:

1.1 Scope – the 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 24 percent reduction to hard construction cost.

1.3 Schedule – the project is on schedule for construction starting in Summer of 2017, (pending timing of spring bond sale).

## 2. Background

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

- Project first submitted for SB 1407 funding authorization.
- Original Approved FY 09/10 Building Gross Square Feet (BGSF): 173,351 SF
- Original Hard Construction Cost in FY 09/10: $95,274,097 million
- There was a reappropriation in fiscal year 2012-2013 and no authorized amounts approved in fiscal year 2013-2014.

2.2. Budget Year 2013/2014:

- Recognize Change: building was reprogrammed to reduce overall square footage and costs and presented to the Cost Reduction Sub Committee's meeting on January 9, 2014.
- The CCRS approved the project as presented at the January 9, 2014 meeting
- BGSF reduction from original square footage of 173,351 SF to the current 165,296 SF. This is approximately 4.65% reduction in total square footage.
- Hard Construction Cost Subtotal was reduced from $95,274,097 million to $78,594,569 million. This is a 17.51% reduction in the hard construction budget.
- The budget reduction reflects the Judicial Council mandated reductions of 4% in December 2011 of fiscal year 2011-2012 and a 10% reduction by the Judicial Council in April 2012 of FY 2011-2012.
- January 9, 2014 CCRS approved the resumption of the Preliminary Plans Phase.

2.3. Budget Year 2014/2015:

- Preliminary Plans Phase appropriation recognized
- New building size: 165,296 BGSF
- New Hard Construction Cost subtotal is $78,594,569 million.

2.4. Summary of changes to Hard Construction Cost Subtotal:

- Original (2009/2010 Budget Year): $ 95,274,097
-
- Current (2014/2015 Budget Year): $ 78,594,569
- Reduction from Original budget: $ 16,754,528 or 17.5%

2.5. Summary of changes to BGSF:

- Original (2009/2010 Budget Year): 173,351 BGSF
- Current (2014/2015 Budget Year): 165,296 BGSF
- Reduction from Original to Current: 8,055 BGSF, or approximately 4.65% decrease.

## 3. Project Update

The project is submitted for 100% Schematic Design approval. During this phase, one Peer Review sessions was conducted. The Judicial Council's planning, facilities, security and architectural/project management staff and outside consultants for structural and architectural peer review were engaged to provide input to the design. A few design recommendations were presented and the responses are below.

a) Study moving arraignment courtrooms, currently in the basement level, to an upper floor to achieve a better relationship to holding and easier public access.
   a. Action: NBBJ has relocated the arraignment courtrooms the current plans reflect the changes

b) Do the Marshal offices need to be on the first floor at exterior near main entrance.
   a. Action: NBBJ has reduced the space originally shown to the current plan. As noted the Marshals are employees of the court.

c) The restricted side of court building elevators should not be dedicated to single use and should serve all uses: judge, staff, court materials, supplies, trash.
   Action: NBBJ has co-located the freight elevator and judge/employee elevator.

d) Reconsider the amount of electronically operated detention doors and elevators; consider the frequency of use and the operator's work load.
    a. Action: NBBJ and Judicial Council discussing with the Marshal's office. A final report from the Marshal's will be addressed at the Design Development phase.

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 Design Development phase.

## 4. Schedule

The project is ready to move into the Design Development phase and the target completion date for Preliminary Plans Phase is September 22, 2015.

| a | b | c | d | e | f |
|---|---|---|---|---|---|
| | Current Authorized Schedule FY 14/15[1] | | Current Schedule | | |
| Phase | Start Date | Finish Date | Start Date | Finish Date | Percent Complete |
| Site Selection | 5/17/10 | 7/9/11 | 5/17/10 | 7/9/11 | 100% |
| Site Acquisition | 6/15/10 | 6/30/12 | 6/15/10 | 5/11/12[2] | 100% |
| Preliminary Plans | 7/1/14 | 6/30/15 | 7/1/14 | 9/22/15 | 25% |
| Working Drawings & Approval to Bid | 7/1/15 | 7/1/16 | 9/23/15 | 11/1/16 | – |
| Bid and Contract Award | 7/2/16 | 11/30/16 | 11/2/16 | 8/1/17 | – |
| Construction | 12/1/16 | 1/30/19 | 8/2/17 | 3/30/20 | – |
| Move-in | 1/31/19 | 2/28/19 | 3/31/20 | 4/30/20 | – |

[1] Current authorized schedule based on approved FY 2014-2015.
[2] Site acquisition approved by SPWB on May 11, 2012. Escrow closed on June 25, 2012.

## 5. Status of Hard Construction Cost Budget and 100% Schematic Design Estimate

Below is a summary of the original hard construction cost, hard construction reductions based on the council direction of December 12, 2011 and April 24, 2012 and additional reductions accepted by the CCRS in January 2014, the current design-to-budget, and a comparison of the current hard construction cost budget to the 100% Schematic Design estimate.

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

| | | |
|---|---|---|
| Original 10/11Hard Construction Cost Subtotal | $ | 95,274,097 |
| FY 12/13: JC mandated 4% reduction | $ | (3,810,964) |
| FY 13/14: JC mandated 10% reduction | $ | (9,527,410) |
| FY14/15: CCRS BGSF reduction | | (3,341,154) |
| *Revised Hard Construction Cost Subtotal* | *$* | 78,594,569 |
| **Cost Reduction Achieved** | $ | 16,679,528 |
| **Cost Reduction as percent of original Construction Cost Subtotal** | % | 17.5% |

### 5.2. Design-to-Budget Calculation

| | | |
|---|---|---|
| Original 10/11 Hard Construction Cost | $ | 95,274,097 |
| Data, Communication and Security | $ | 2,946,967 |
| CCCI Adjustment | $ | 111,954 |
| **Original Design-to-Budget** | $ | 98,333,018 |
| Current 14/15 Hard Construction cost | $ | 78,594,569 |
| Data, Communication and Security | $ | 2,810,032 |
| CCCI Adjustment | $ | 10,747,758 |
| **Revised Design-to-Budget** | **$** | **92,152,359** |

### 5.3. Summary of Design-to-Budget in Comparison to 100% Schematic Design Estimate

The consultant developed Schematic Design estimate shows the project to be within budget.

Superior Court of California, County of Shasta

# New Redding Courthouse

## CCRS Project Review

**100% Schematic Design**
**March 24, 2015**

JUDICIAL COUNCIL OF CALIFORNIA

nbbj

# Agenda

1. Project Summary
2. Space Program Compliance
3. Site and Building Design
4. Sustainability Approach
5. Security
6. Building Systems
7. Cost Estimate
8. Next Steps

# Project Summary

## Summary Report

New Multi-Purpose Courthouse, 6 stories plus lower level:

165,296 sf building : fourteen courtrooms, judges, support staff, jury assembly, family court services, administration and in-custody spaces

Consolidate operations from 3 facilities in Redding

Located on 1.94 acre site acquired in 2012

January 9, 2014, CCRS Pre-Design review meeting:

- CCRS directed the project team to provide holding between all courtrooms recognizing that the square footage presented would change based on the addition of the holding area.
- CCRS approved the project to move forward with the Preliminary Plans phase.

# Space Program Compliance

| Program Function | Actual 100% SD Gross Area | Program 100% SD Gross Area |
|---|---|---|
| 01 Court Admin | 12,698 sf | 11,726 sf |
| 02 Courtroom/ Jud Supp | 2,595 sf | 2,518 sf |
| 03 Court Sets | 62,758 sf | 61,547 sf |
| 04 Jud / Courtroom Supp | 11,968 sf | 13,740 sf |
| 05 Clerical Divisions | 20,429 sf | 18,283 sf |
| 06 ADR Center | 2,629 sf | 2,656 sf |
| 07 Family Court Services (FCS) | 4,328 sf | 4,372 sf |
| 08 Entry and Lobby | 6,164 sf | 6,260 sf |
| 09 Jury Assembly | 7,764 sf | 8,657 sf |
| 10 Self Help | 3,681 sf | 3,519 sf |
| 11 Court and Staff Supp | 2,316 sf | 2,657 sf |
| 12 FCS Support | 451 sf | 421 sf |
| 13 Court Sec Ops | 4,880 sf | 4,144 sf |
| 14 In-Custody Holding | 4,061 sf | 3,141 sf |
| 15 Inactive Records | 711 sf | 648 sf |
| 16 Supp for Building Ops | 3,843 sf | 3,046 sf |
| 17 Basement | 12,937 sf | 17,121 sf |
| 18 JCC FMU | 1,084 sf | 840 sf |
| **Actual** | **165,296 sf** | |
| **Max Allowable Gross** | | **165,296 sf** |

# Site and Building Design

Major Reading's Adobe, 1851
Court of Sessions held here

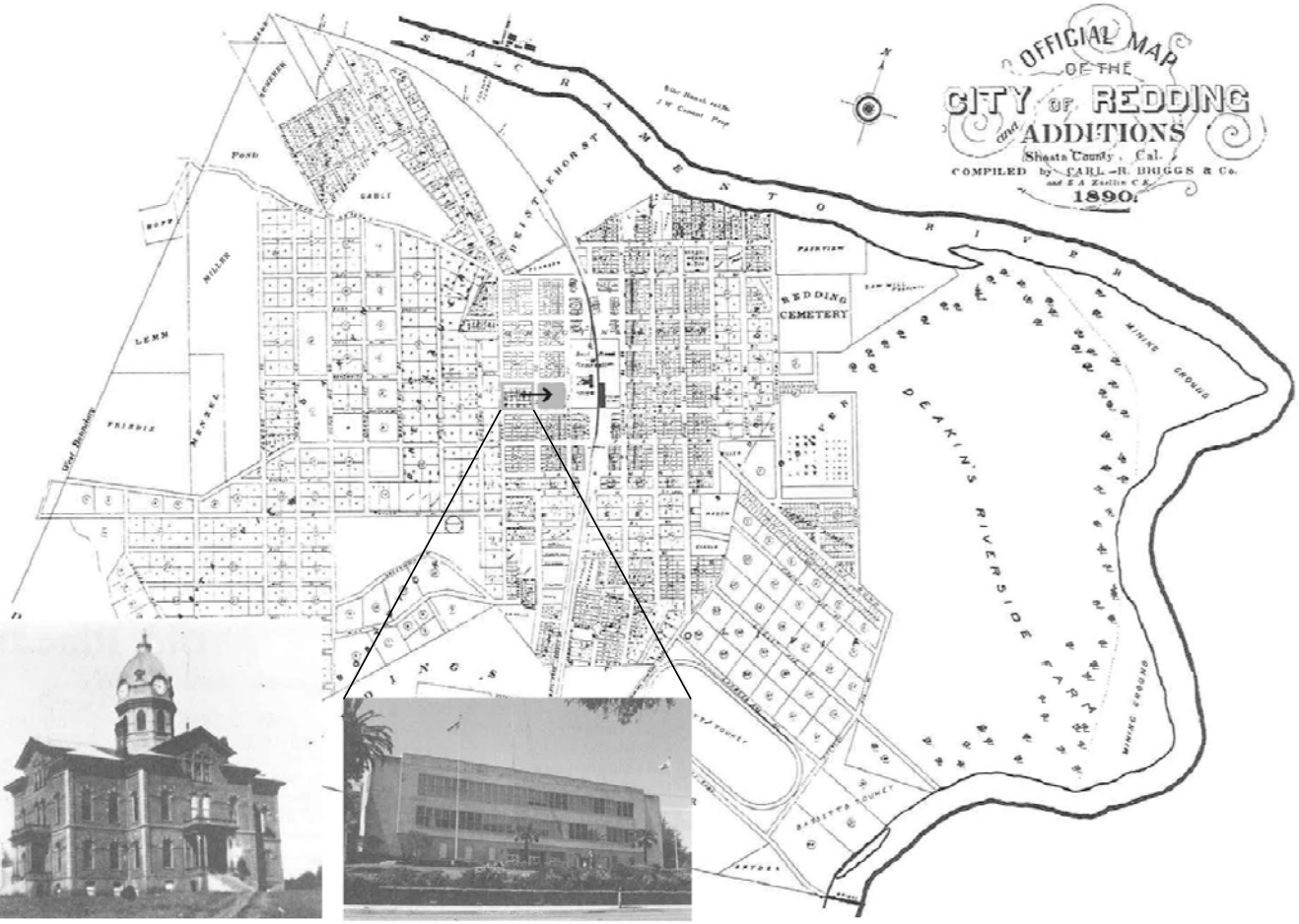
First Commissioned Courthouse, 1854

Brick Courthouse in Old Shasta, 1861

First Redding Courthouse, 1889



Current Redding Courthouse, Shasta County



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Site and Building Design - Vicinity

nbbj

Trains operate periodically everyday, creating both noise and traffic disruption.

Calaboose Creek is located on the east side of Oregon Street (culvert and/or piped conditions).

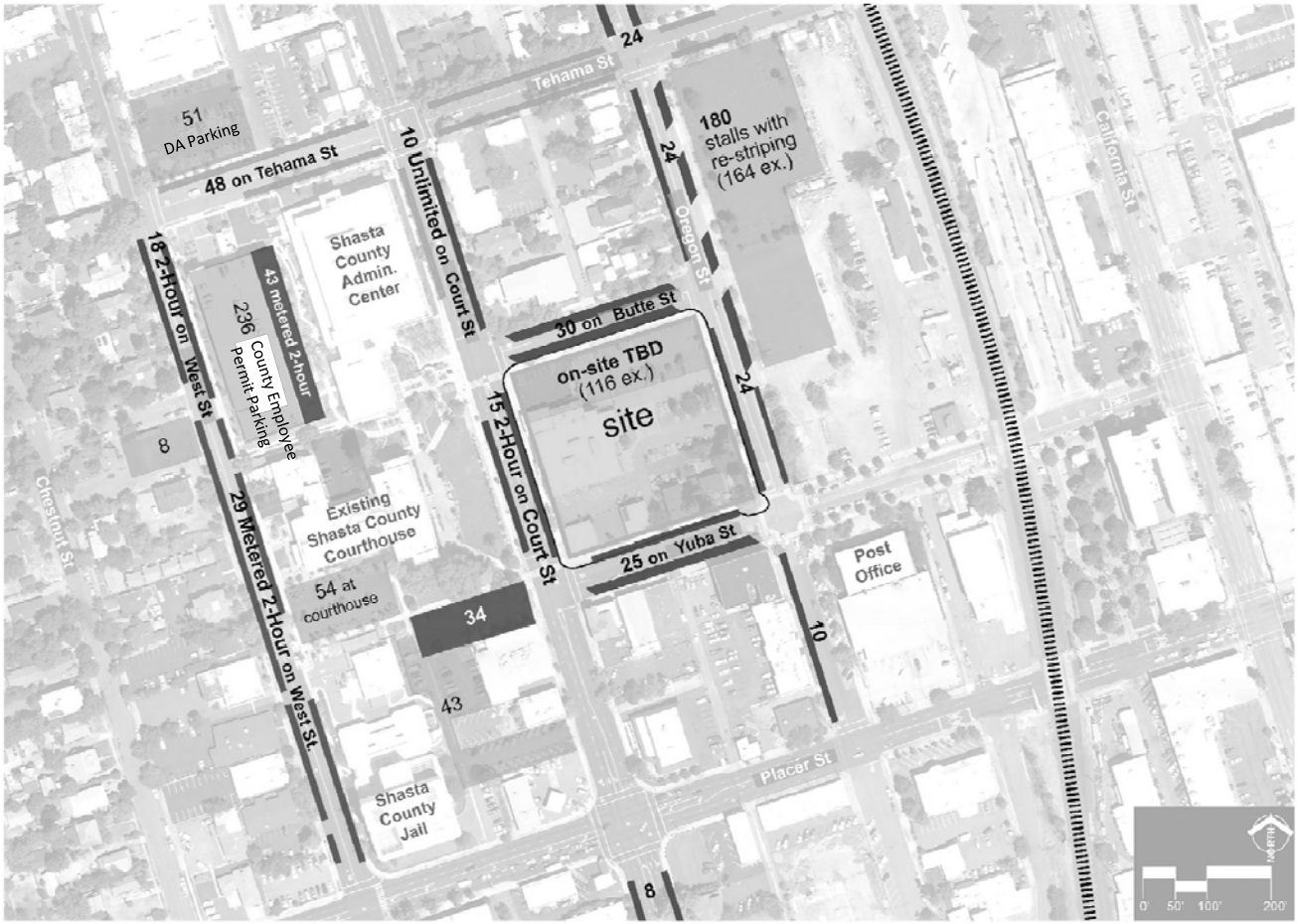
5.6% slope across site:
Oregon Street frontage is approximately 12' lower than Court Street.

Summer sun path

Existing Courthouse site is sloped; building sits approximately 12' higher than proposed site.

Significant trees on-site

Winter sun path

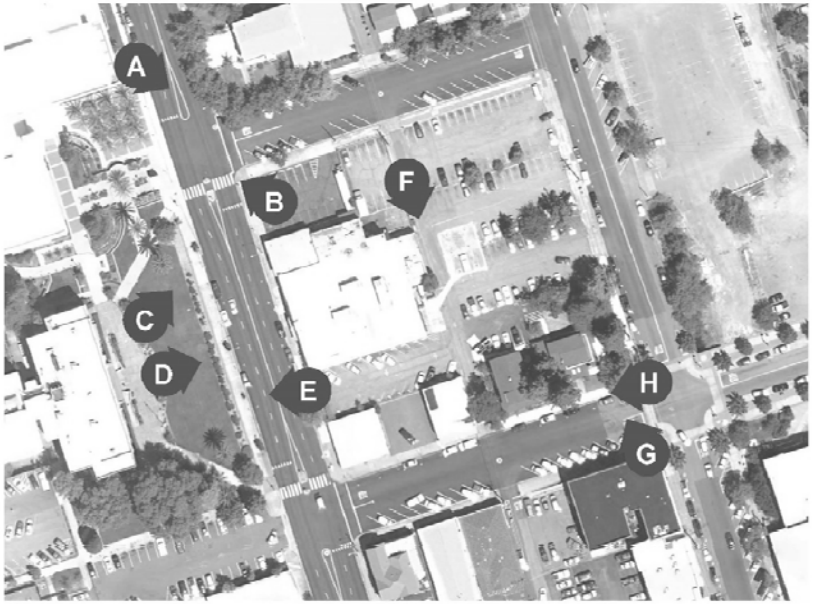



Legend & Total Stall Counts

| | |
|---|---|
| 630 | Unlimited Duration |
| 178 | 2-Hour Time Limit |
| 106 | Metered 2-Hour Time Limit |

A. Southeast view on Court Street

B. Admin. Center as seen from site



C. Northeast view from existing courthouse

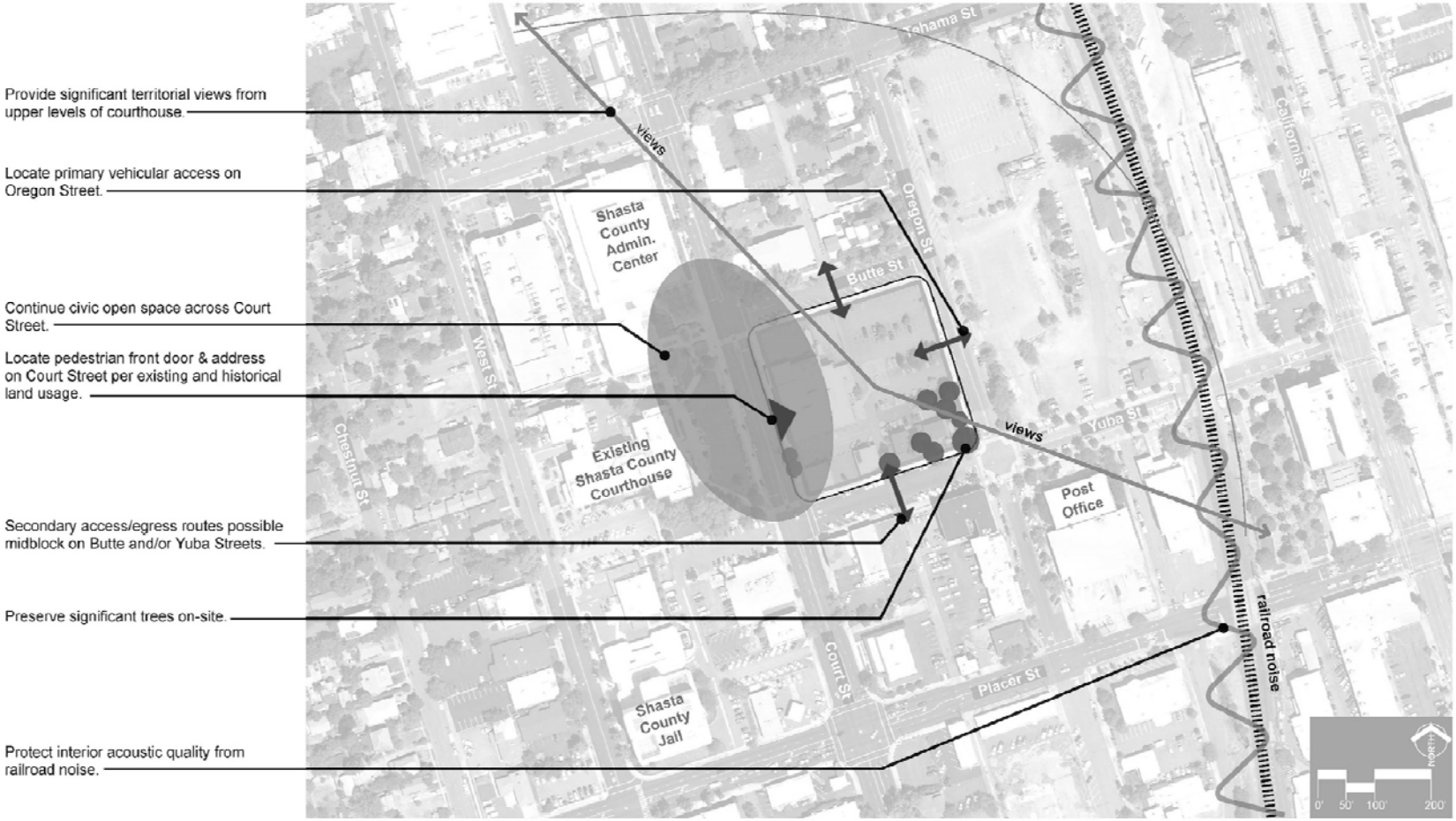
D. Existing site frontage on Court Street

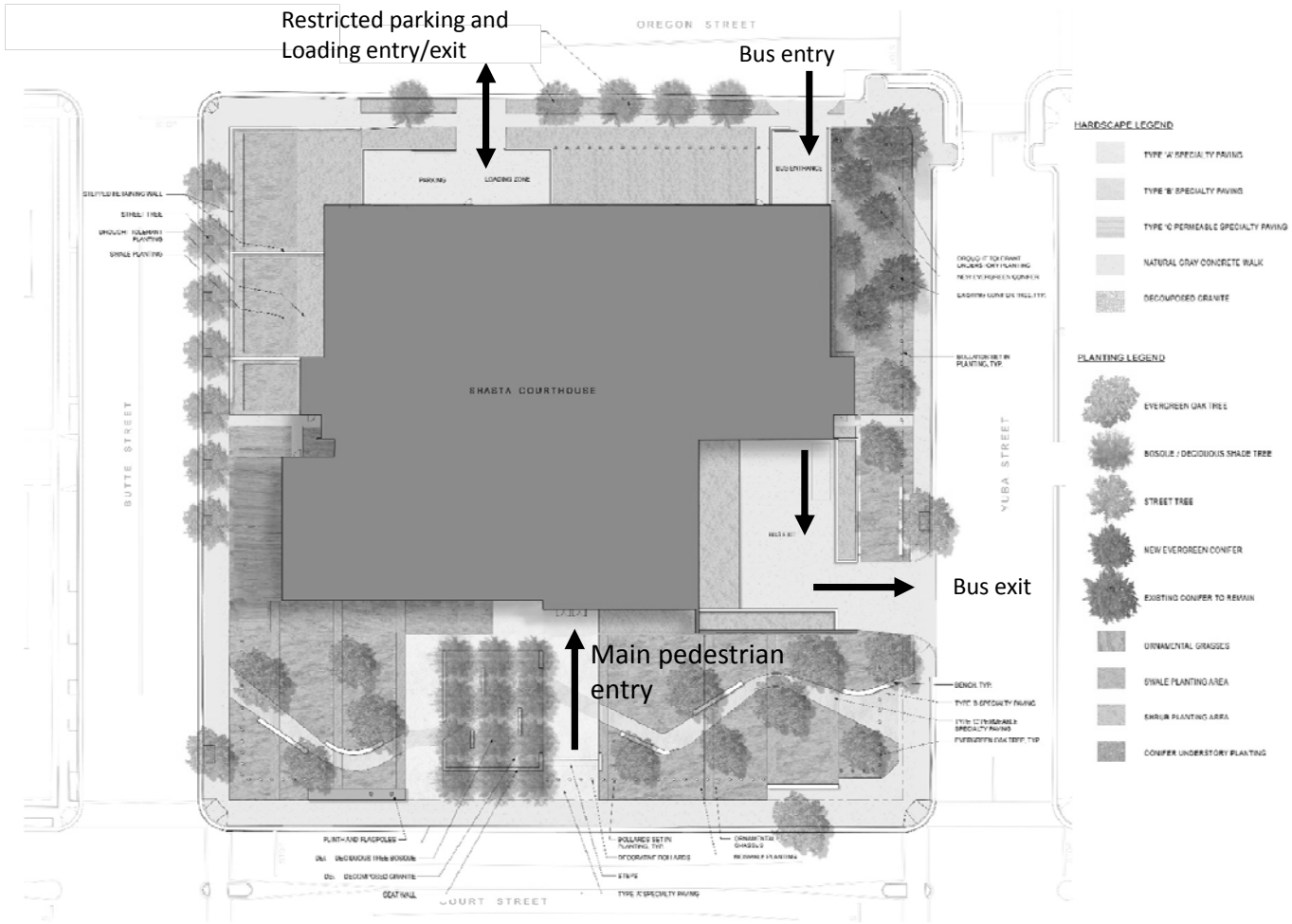
E. Existing courthouse seen from site

F. Southern view from site alley

G. Significant trees at southeast corner

H. Yuba Street edge of site looking west


Provide significant territorial views from upper levels of courthouse.
Locate primary vehicular access on Oregon Street.
Continue civic open space across Court Street.
Locate pedestrian front door & address on Court Street per existing and historical land usage.
Secondary access/egress routes possible midblock on Butte and/or Yuba Streets.
Preserve significant trees on-site.
Protect interior acoustic quality from railroad noise.
Tehama St
Shasta County Admin. Center
Butte St
Oregon St
California St
West St
Chestnut St
Existing Shasta County Courthouse
Yuba St
Post Office
Court St
Placer St
Shasta County Jail
railroad noise
views
0' 50' 100' 200'

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Site and Building Design – Site Circulation

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Site and Building Design – Level G Plan

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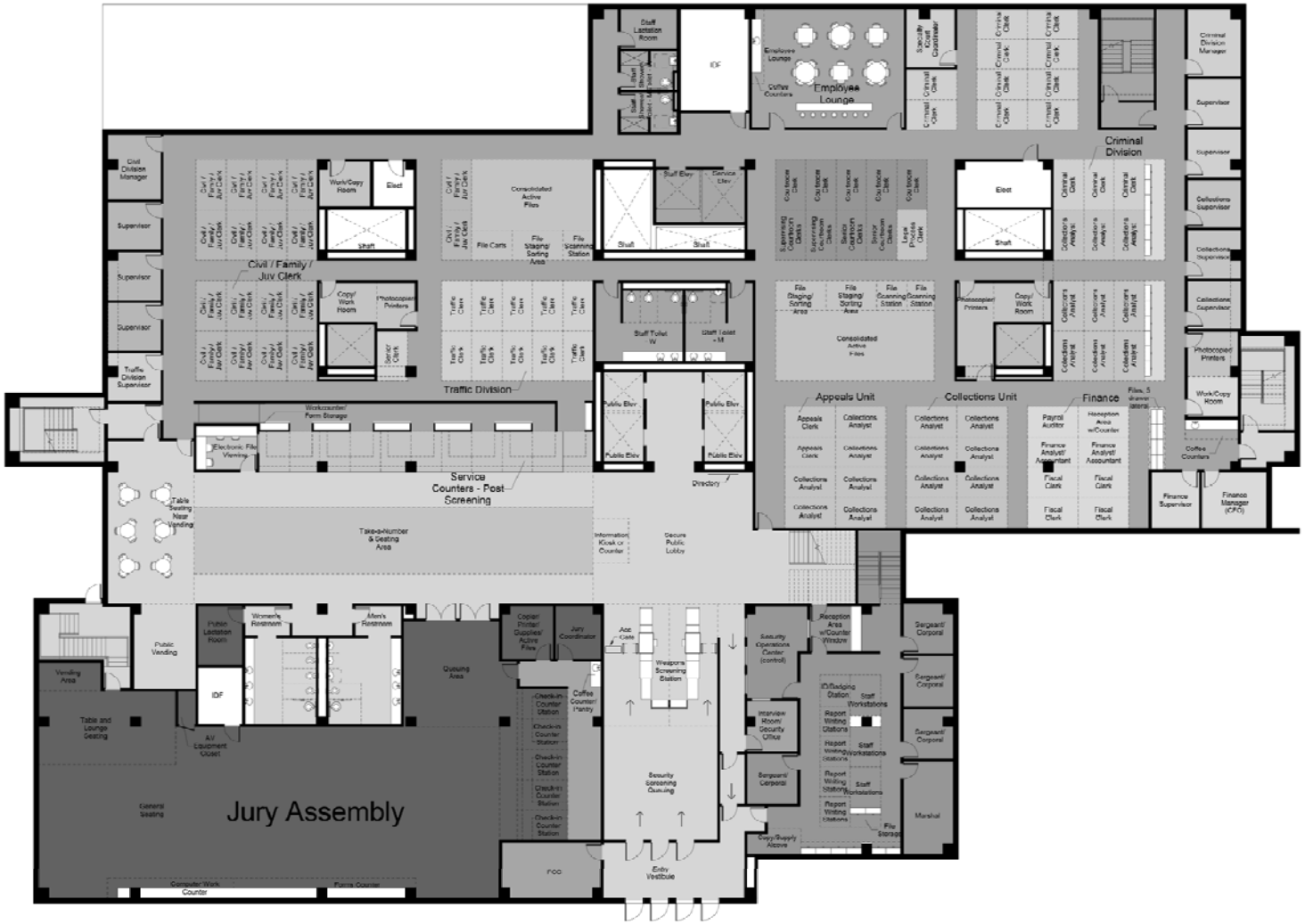


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Site and Building Design – Level 1 Plan

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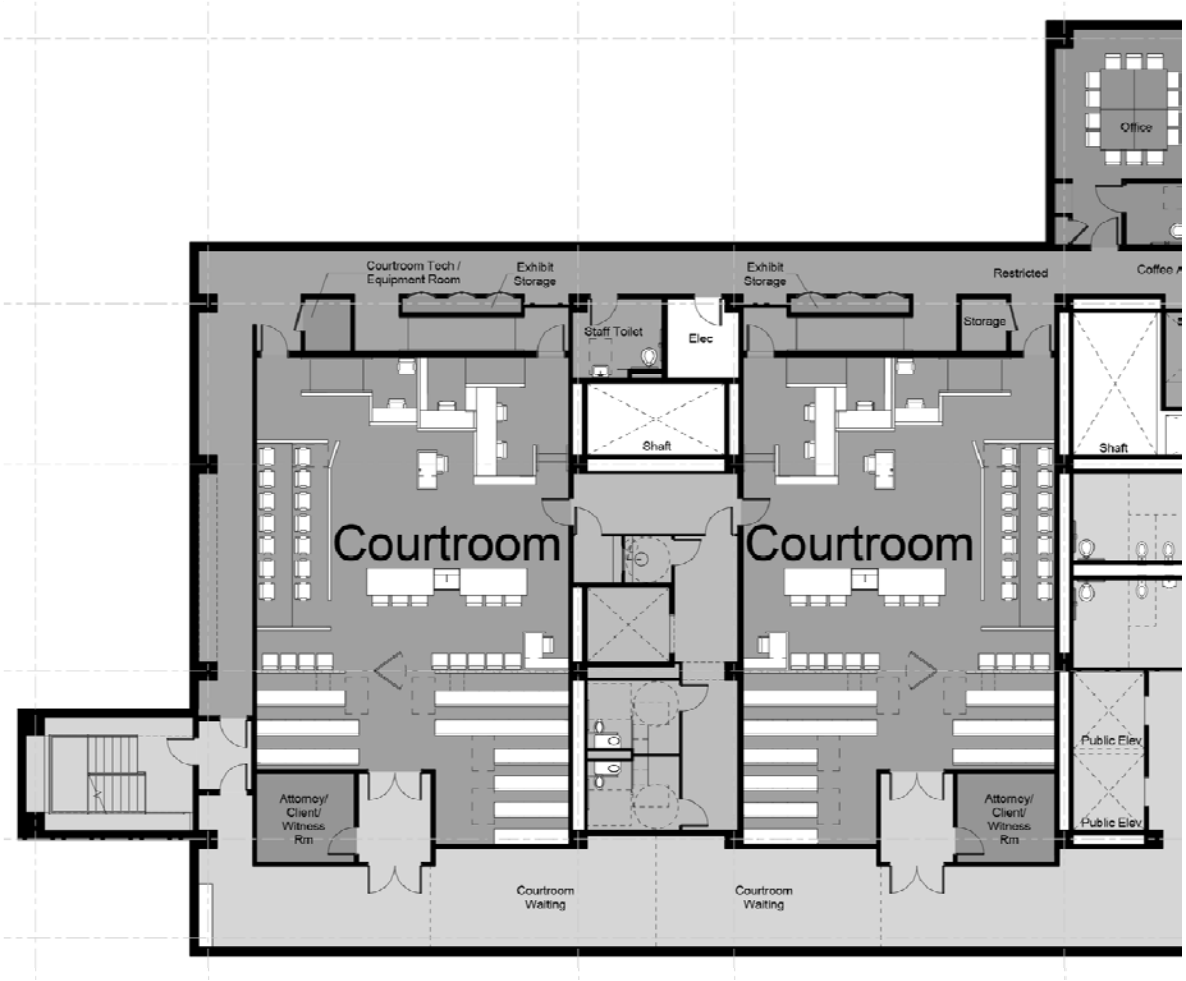
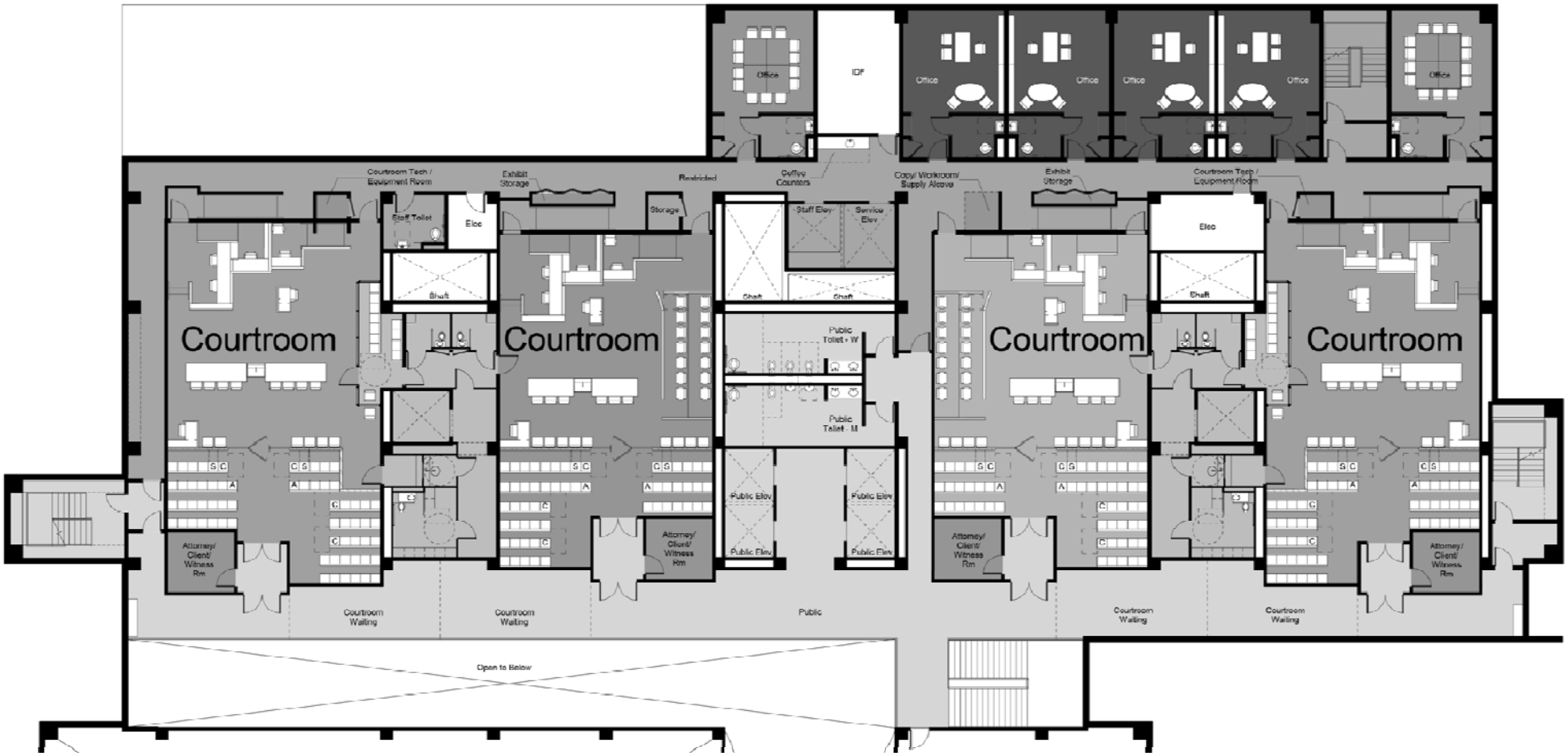



- Courtroom design follows JCC layouts
- Width of courtroom is 35’
- Height above the well floor of all elements (judge, witness, clerk, etc.) follows JCC layouts

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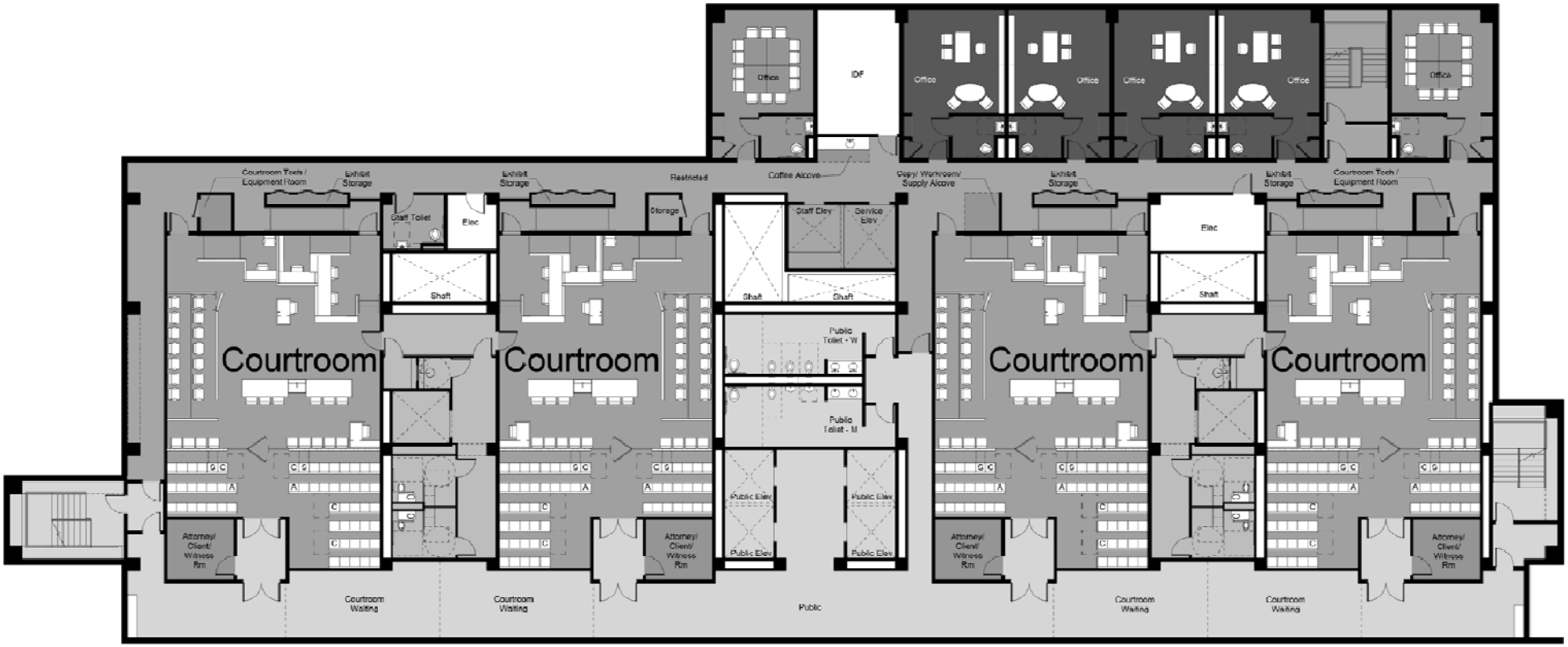
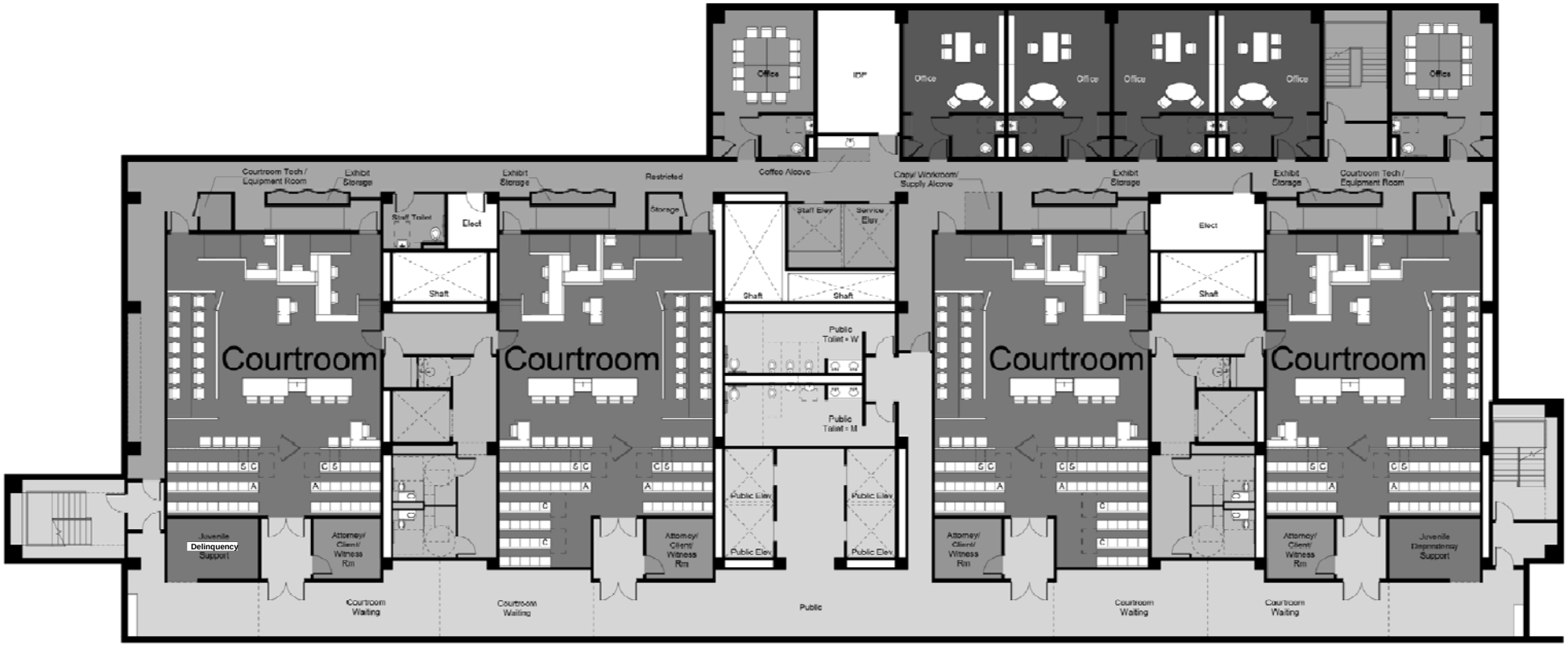
Site and Building Design – Level 2 Plan

nbbj

IS Conference Room
Conference Room
IDF
Court Reporters
Supervising Court Reporter
Housekeeping Office/ Storage
Calendar Coordinator
Court Reporter Production Area
Building Services Staff Office
Judicial Assistants
Coffee Counters
Restricted
Family Court Services Director
Family Court Staff (Clerical)
Supervisor
Elect
Resource & Facilitator Staff
Self Help Attorney & Facilitator
Staff Elev
Service Elev
Workstations
Copy/ Supplies
District Manager Office
JCC District 10 FMU Office
Case Retention/ Exhibits Clerk
Legal Process Clerk
Probate Investigators
Mediators
Shaft
FCS File Storage
Copy/Work Room
Staff Toilet - W
Public Toilet - W
Staff Toilet - M
Public Toilet - M
Training Room / HR Testing
Movable Partition
Civil Settlement/ ADR Administrator
Caucus/ Hearing Room
Small Claims Mediation Room
Settlement Conference Room (Small)
Settlement Conference Room (Large)
Copy/Printer/ Supplies
Public Printer/ Copier
Forms Display
Reception Service Counter
Reception/ Waiting Area
Computer Kiosk
Orientation/ Workshop Room
Public Elev
Case Retention/ Exhibits Storage
Mediation Waiting Area - Separate
Children's Play Area
Media/ Press Room
ADR Clerk
Interpreter Waiting Area
Public
Family Court Services
Self Help Service Center
ADR Center
Skylight


Office
IDF
Office
Office
Office
Office
Office
Courtroom Tech / Equipment Room
Exhibit Storage
Exhibit Storage
Restricted
Coffee Alcove
Copy/ Workroom/ Supply Alcove
Exhibit Storage
Exhibit Storage
Courtroom Tech / Equipment Room
Staff Toilet
Elec
Storage
Staff Elev
Service Elev
Elec
Shaft
Shaft
Shaft
Shaft
Public Toilet - W
Public Toilet - M
Courtroom
Courtroom
Courtroom
Courtroom
Public Elev
Public Elev
Public Elev
Public Elev
Attorney/ Client/ Witness Rm
Attorney/ Client/ Witness Rm
Attorney/ Client/ Witness Rm
Attorney/ Client/ Witness Rm
Courtroom Waiting
Courtroom Waiting
Public
Courtroom Waiting
Courtroom Waiting

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Site and Building Design – Level 5 Plan

nbbj

Video Conference Room
IDF
Office
Office
Office
Office
Office
Movable Partition
Operations Analyst
Operations Analyst
Coffee Alcove
Copy/ Workroom/ Supply Alcove
Exhibit Storage
Exhibit Storage
Courtroom Tech / Equipment Room
Court Executive Officer
General Counsel
Integrated Justice System (IJS) Manager
Elevat
Network Systems Specialist
Operations Analyst
Operations Analyst
Systems Software Specialist
Staff Elev
Service Elev
Elect
Shaft
Network Systems Specialist
Systems Software Specialist
Shaft
Shaft
Shaft
Assistant Court Executive Officer
Work/Copy Room
Staff Toilet - W
Public Toilet - W
Courtroom
Courtroom
Court Administrative Managers
Attorney - Legal Research
IS Secure Equipment Storage
IS Work Room
Staff Toilet - M
Public Toilet - M
Files; 5 drawer lateral
Court Administrative Managers
Attorney - Legal Research
Computer Room
Secure File Room
Work/Copy Room
Court Technology Officer
Paralegal/ File Examiner
Attorney - Legal Research
Public Elev
Public Elev
Public Elev
Public Elev
Administrative Assistants
Administrative Assistants
Reception Waiting Area
Attorney - Legal Research
Reception Waiting Area
HR Analyst
HR Analyst
Interview/ Conference Room
Human Resources Manager
Attorney/ Client/ Witness Rm
Attorney/ Client/ Witness Rm
Public
Courtroom Waiting
Courtroom Waiting
Executive Office
Research Attorney Unit
Human Resources

View from Northwest

View from Southeast

View of Main Entry

View from Southwest

# Sustainability Approach

## Sustainability Features

**Building orientation**

- Elevations designed to address solar orientation to minimize energy consumption
- Fixed and self-shading strategies (under study)

**Site planning and development**

- Safe
- Pedestrian friendly
- Comfortable shaded exterior spaces

**Stormwater management plan goals**

- Reduce impervious cover
- Promote infiltration
- Capture and treat storm water runoff

## Sustainability Features

**Landscape**

- Drought tolerant native and adapted plants
- Light colored, durable hardscape and gravel to reduce heat island effect

**Daylight and Views**

- Goal to provide daylight and views to courtrooms and regularly occupied spaces

**Water Efficiency**

- Water use addressed holistically considering both indoor and outdoor use and metering
- Reduction of domestic water consumption and resulting wastewater production
- Low-flow fixtures
- High efficiency drip irrigation
- Harvest rainwater to supplement irrigation demands (under study)

## Sustainability Features

### Mechanical Systems

- HVAC Options (under study)
  - All overhead VAV with reheat
  - Active Chilled beams with VAV (no reheat)
- Heating – high efficiency condensing boiler
- Cooling – highly efficient chilled water plant
- Thermal Energy Storage (under study – rebate potential from the Redding Utility)

### Lighting

- Reduce lighting loads where light level requirements allow and provide controllability
- Use LED fixtures where appropriate

## LEED Summary

Using LEED 2009, the project goal is to achieve minimum LEED certification of silver.

Currently, the design team estimates 51 “yes” points, 34 “maybe” points, and 11 “no” points. Silver rating requires 50-59 points.

**LEED 2009 for New Construction and Major Renovations**
Project Checklist

Shasta County - New Redding Courthouse
100% Schematic Design
1/14/2015

| Y | ? | N | | | | Notes: |
|---|---|---|---|---|---|---|
| 17 | 9 | 0 | **Sustainable Sites** | Possible Points: | 26 | |
| Y | | | Prereq 1 | Construction Activity Pollution Prevention | | |
| 1 | | | Credit 1 | Site Selection | 1 | |
| 5 | | | Credit 2 | Development Density and Community Connectivity | 5 | Site - 90,000 SF; Building area - 165,296 SF |
| | 1 | | Credit 3 | Brownfield Redevelopment | 1 | Bldgs on site from 20's-40's - asbestos potential and an "Item of Concern" page 21, 5.9, Phs I ESA report and lead based paint, 5.10, and 7.2, 8.3 for Opinion |
| 6 | | | Credit 4.1 | Alternative Transportation—Public Transportation Access | 6 | |
| | 1 | | Credit 4.2 | Alternative Transportation—Bicycle Storage and Changing Rooms | 1 | |
| | 1 | | Credit 1.2 | Regional Priority: Specific Credit | 1 | Water Use Reduction: We can meet this credit more than likely with a rainwater reuse system. |
| | 1 | | Credit 1.3 | Regional Priority: Specific Credit | 1 | Water Efficient Landscaping |
| | | | Credit 1.4 | Regional Priority: Specific Credit | 1 | |
| 51 | 34 | 11 | **Total** | Possible Points: | 110 | |

Certified 40 to 49 points  Silver 50 to 59 points  Gold 60 to 79 points  Platinum 80 to 110

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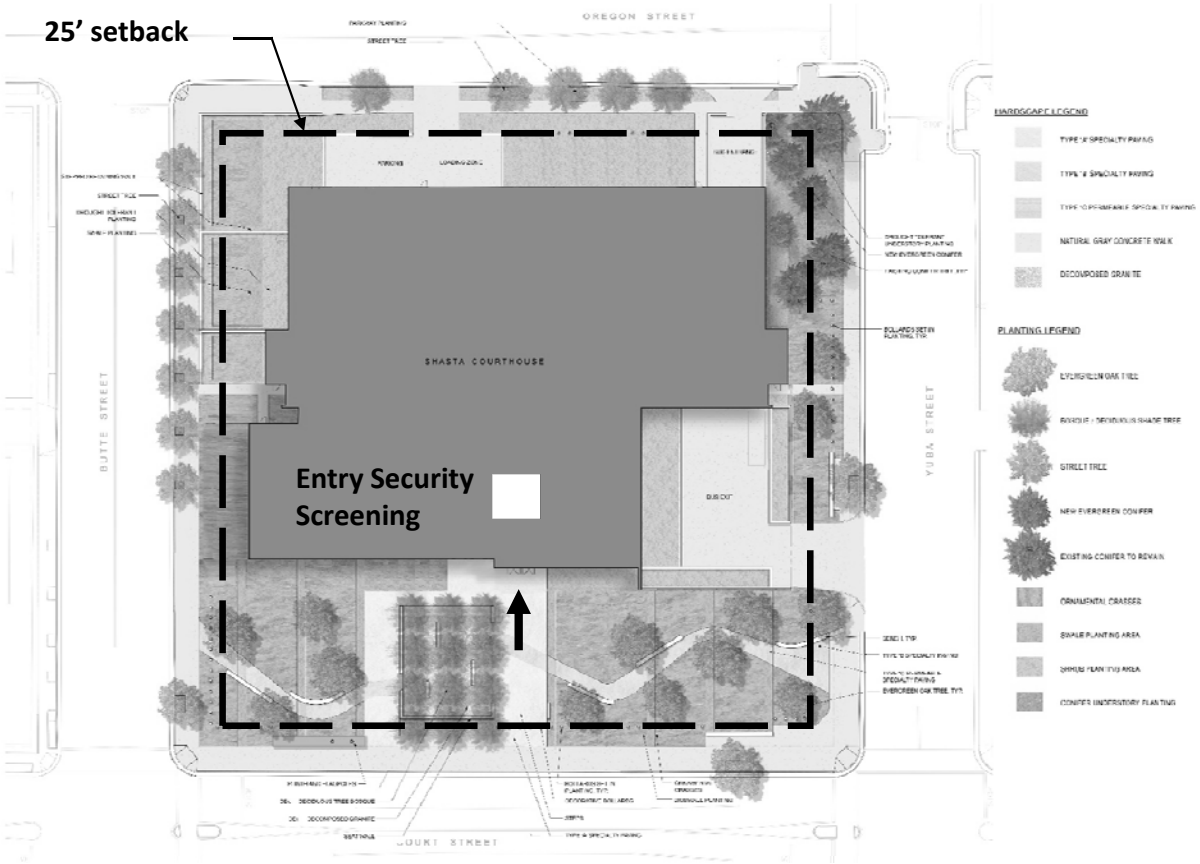
# Security

## Security

- Central holding that meets current holding metrics for capacity with staffed holding control room.
- Security control room, off the main lobby, will monitor building security systems.
- Weapons screening will be staffed by Public Safety Service Officers and Deputy Marshals.
- Inmates will be delivered via vehicle through a secure sallyport to holding.




- JCC Threat Assessment has been completed
- Risk Level is "Low"
- Site design allows minimum 25' setback
- Three separate circulations provided – public, restricted and secure (in-custody)
- All building users enter through main entry security except judicial officers

# Building Systems

# Structural

## Gravity Systems

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

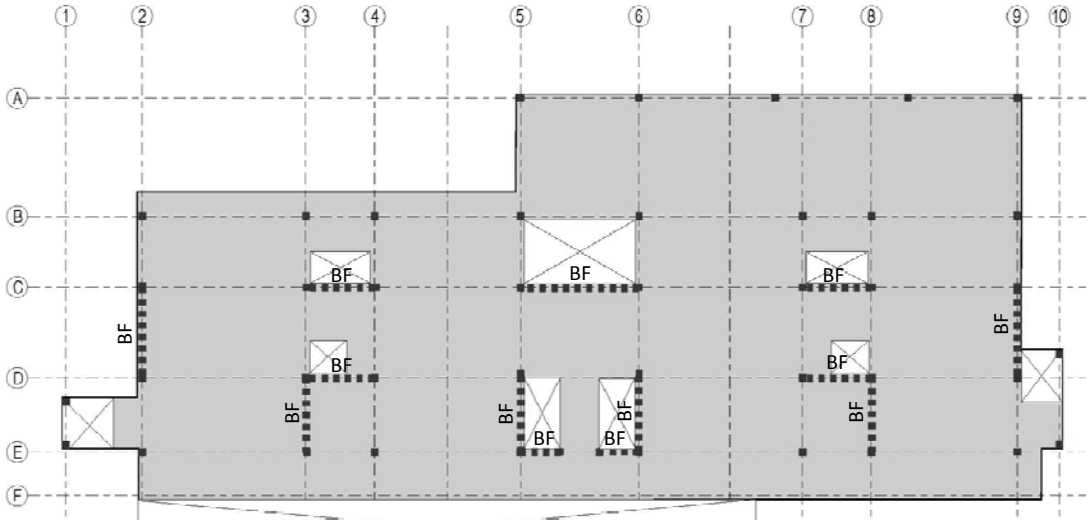
## Lateral Systems

- Multiple options considered – concrete shear walls, braced frames, moment frames
- Based on seismic performance, building layout, geometry, programmatic constrains, and cost, a special concentric braced frame with Buckling Restrained Braces (BRB) was recommended:
  - Steel solution reduces overall building weight, seismic loads reduced
  - Braced Frame System will reduce beam and column sizes and overall steel tonnage compared to moment frames to achieve acceptable inter-story drifts during a seismic event
  - BRB system will reduce seismic forces, and foundation loads and foundation cost

# Structural

## Constructability features and future expansion

- Steel solution allows faster erection, improving construction schedule
- Steel solution provides maximum adaptability for future expansion or modification



## Exterior Materials

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

## 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
  - A hard natural flooring material, such as a finished concrete, will be a durable material in high traffic areas and reduce energy and material consumption
  - Wall and ceiling surfaces will be treated with acoustic material as required to create acoustically comfortable spaces
  - Automated sun shades are intended for courtrooms and public spaces, while manual shading will be in work environments to aid in glare reduction

- Material selections will follow the LEED guidelines to select materials that are environmentally friendly and best for human health

# Mechanical Systems - Life Cycle Cost Analysis

**Energy Efficiency**

- Life Cycle Cost analysis for HVAC distribution systems options, 25 year period, 4.5% Discount Rate

| | Present Value | Annual Value |
|---|---|---|
| **VAV Reheat with Thermafusers** | | |
| Initial Cost | $8,176,865 | $551,480 |
| Energy Consumption Costs | $4,678,120 | $315,511 |
| Total LCC | **$12,854,985** | |
| | | |
| **Active Chilled Beams** | | |
| Initial Cost | $10,126,865 | $682,996 |
| Energy Consumption Costs | $4,141,480 | $279,318 |
| Total LCC | **$14,268,345** | |

# Mechanical Systems Evaluation

| Consideration | Overhead VAV | Active Chilled Beams |
|---|---|---|
| **First Costs** | Lowest first cost. | +$2 million<br>Highest first cost. |
| **Architectural Impact** | Baseline system. | Reduced shaft space.<br><br>Reduced floor-to-floor height.<br><br>Beams are exposed in the occupied space. Increased ceiling coordination. |
| **Durability** | Baseline system. | Airside: Improved durability compared to VAV.<br><br>Waterside: Comparable to VAV scheme. |
| **Maintenance** | Comparable across the options. | Comparable across the options. |
| **Life Cycle Operating Costs** | Highest energy costs. | Lowest energy costs. |
| **User Comfort** | Potential for draft at high flow and dumping at low flow. | Typically improved levels of comfort as compared to conventional systems. |
| **Acoustics** | Low chance of noise complaints with careful attention during design | Low chance of noise complaints with careful attention during design. |
| **Flexibility** | Excellent zoning flexibility. | Excellent zoning flexibility. |
| **Central Plant** | Yes | Yes |
| **LCCA Results** | **$12.9 million** | **$14.3 million** |

## Plumbing

- Private lavatories provided with battery powered faucets, flush valves will be hardwired
- Public lavatory faucets will be powered by photocells with battery backup to prolong life of battery and reduce maintenance
- High efficiency plumbing fixtures will be selected to reduce water use and minimize waste discharge.
- High efficiency gas-fired condensing tankless water heaters will be provided for efficiency

## 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

# Electrical

## Lighting

- High efficiency LED light fixtures will be maximized
- Use of long life linear fluorescent lamps in addition to LED to minimize maintenance requirements
- Access to light fixtures will be considered during the design phase
- Lamps and fixture types to be kept to a minimum for ease of maintenance

# Low Voltage

## Audio Visual

- AV systems will meet California Trial Court Facilities Standards

## Telecommunications

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

## Security

- Low voltage security systems will include door access control, intercom system, building and site cameras, wireless duress alarms and intrusion alarm systems
- Security electronics systems will be monitored at the Security Operations Center (SOC) on Level 1

# Cost Estimate

## Project Cost Estimate

| | JCC Budget | 100% SD Estimate |
|---|---|---|
| Original FY 10/11 Hard Construction Costs | $95,274,097 | |
| Current FY 14/15 Hard Construction Costs | $78,594,569 | |
| Total Reductions | $16,679,528 | |
| **% Reduced** | **17.5%** | **$78,530,859** |
| | | |

# Next Steps

## Approval

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

## Upcoming Milestones

| | |
|---|---|
| Design Development start - | March 2015 |
| 50% Design Development - | Summer 2015 |
| 100% Design Development - | Fall 2015 |

**Questions?**

- Court Administration
- Courtroom / Judicial Support
- Traffic Courtroom
- Traffic Division
- Criminal Courtrooms
- Criminal Division
- Juvenile / Family Courtroom
- Civil / Juvenile / Family Division
- Civil Courtroom
- Clercial Division
- Offices
- Judiciary / Courtroom Support
- ADR Center
- Jury Assembly
- Self-Help Service Center
- Court Security Operations
- Secure Areas
- Restricted / Staff Support / Records
- Public
- Building Operations / Shafts

JUDICIAL COUNCIL OF CALIFORNIA

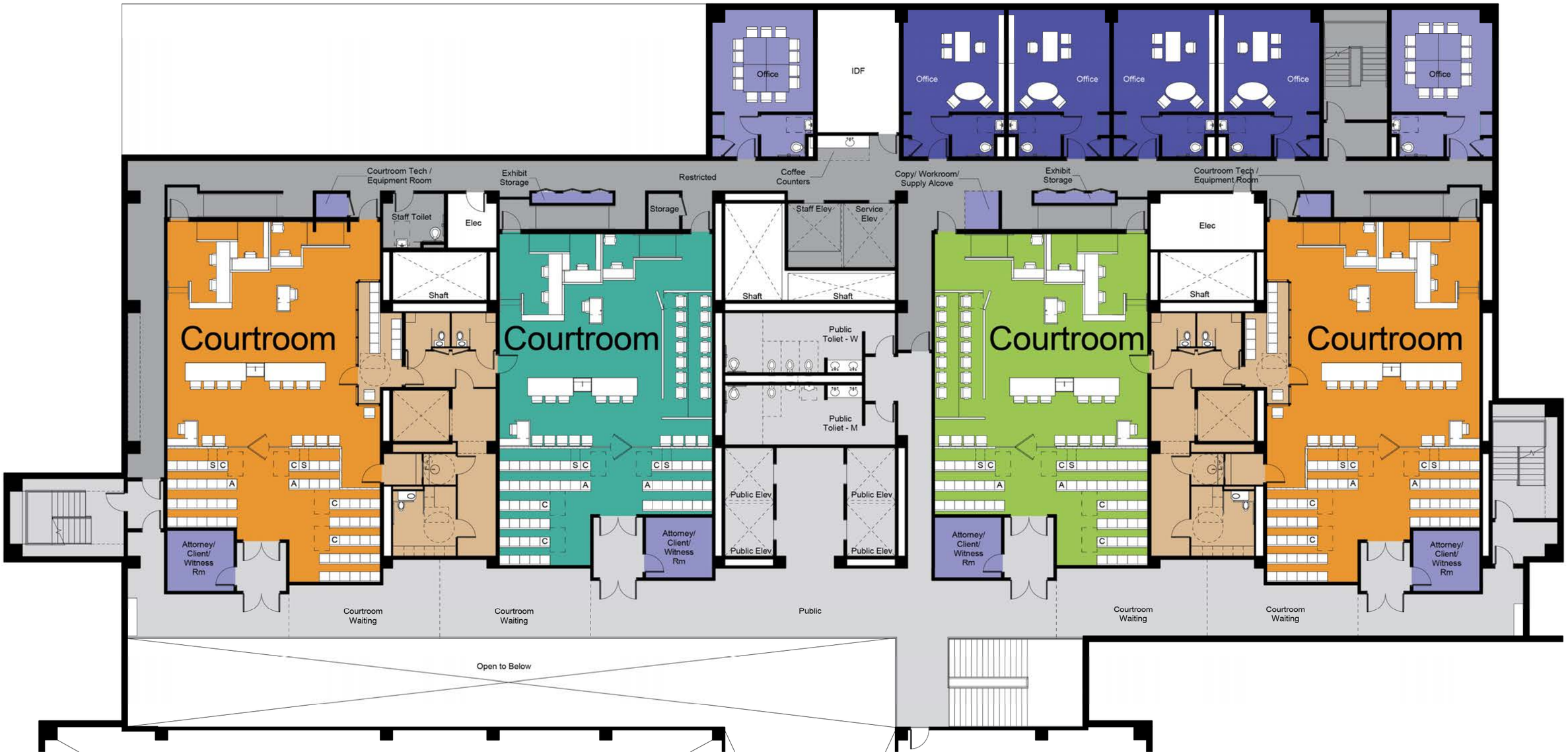
# Site and Building Design – Level G Plan

nbbj

JUDICIAL COUNCIL OF CALIFORNIA

## Site and Building Design – Level 1 Plan

nbbj

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Site and Building Design – Level 2 Plan

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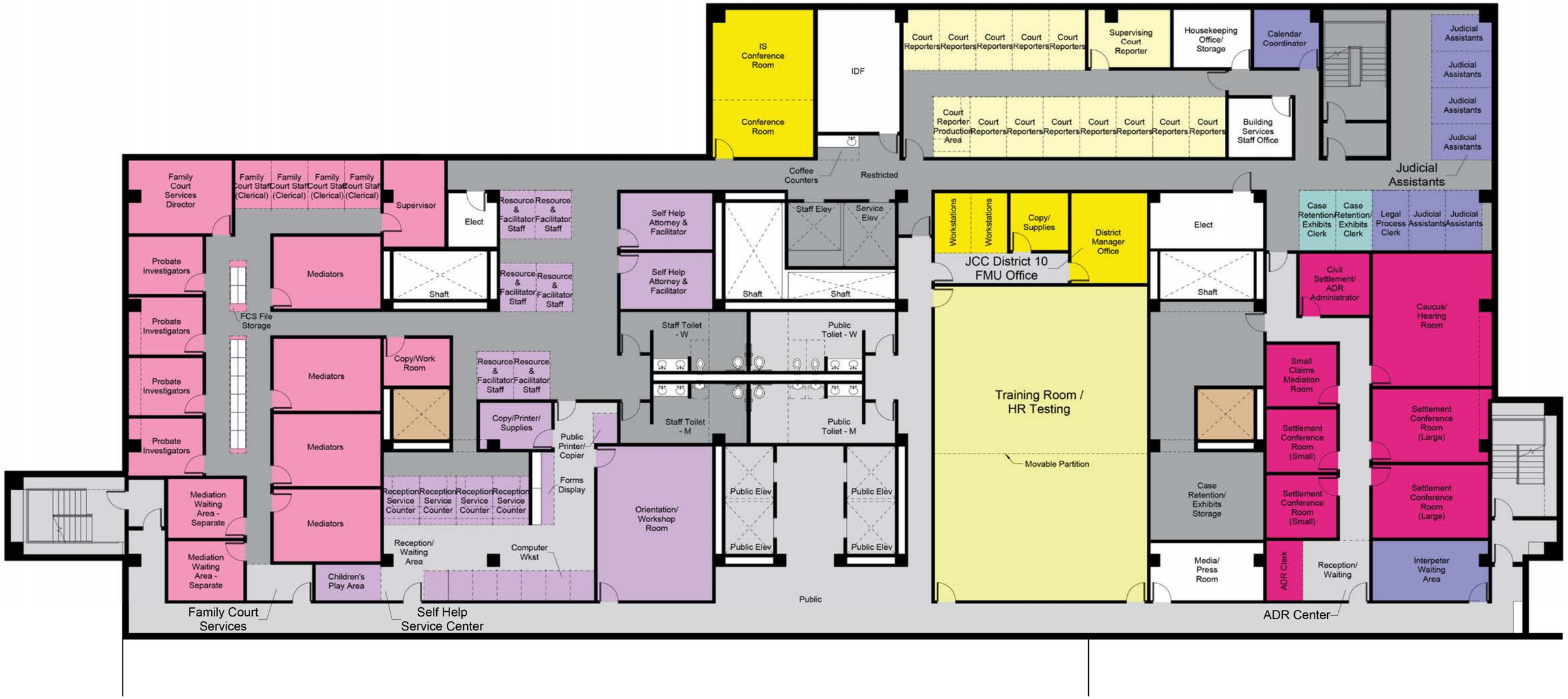


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Site and Building Design – Level 3 Plan

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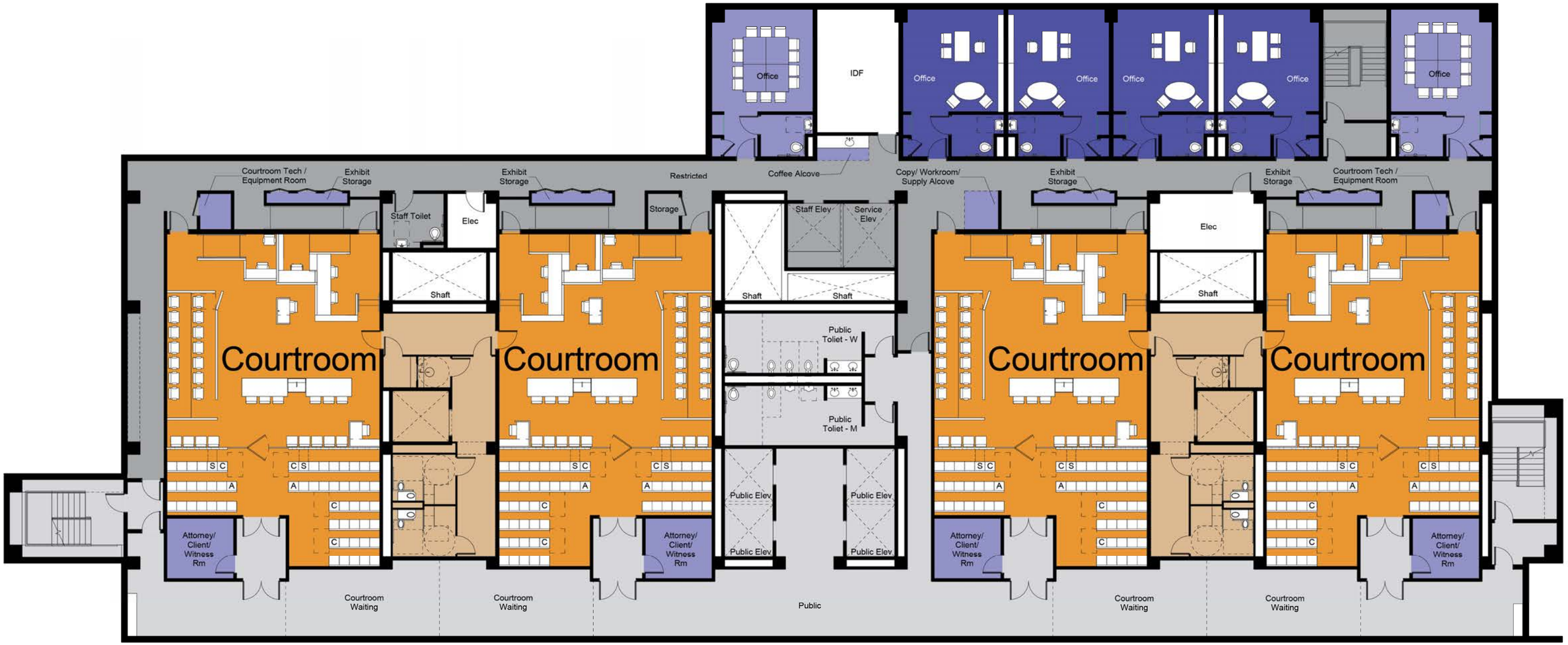
Office
IDF
Office
Office
Office
Office
Office
Courtroom Tech / Equipment Room
Exhibit Storage
Exhibit Storage
Restricted
Coffee Alcove
Copy/ Workroom/ Supply Alcove
Exhibit Storage
Exhibit Storage
Courtroom Tech / Equipment Room
Staff Toilet
Elec
Storage
Staff Elev
Service Elev
Elec
Shaft
Shaft
Shaft
Shaft
Public Toilet - W
Public Toilet - M
Courtroom
Courtroom
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Public Elev
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Attorney/ Client/ Witness Rm
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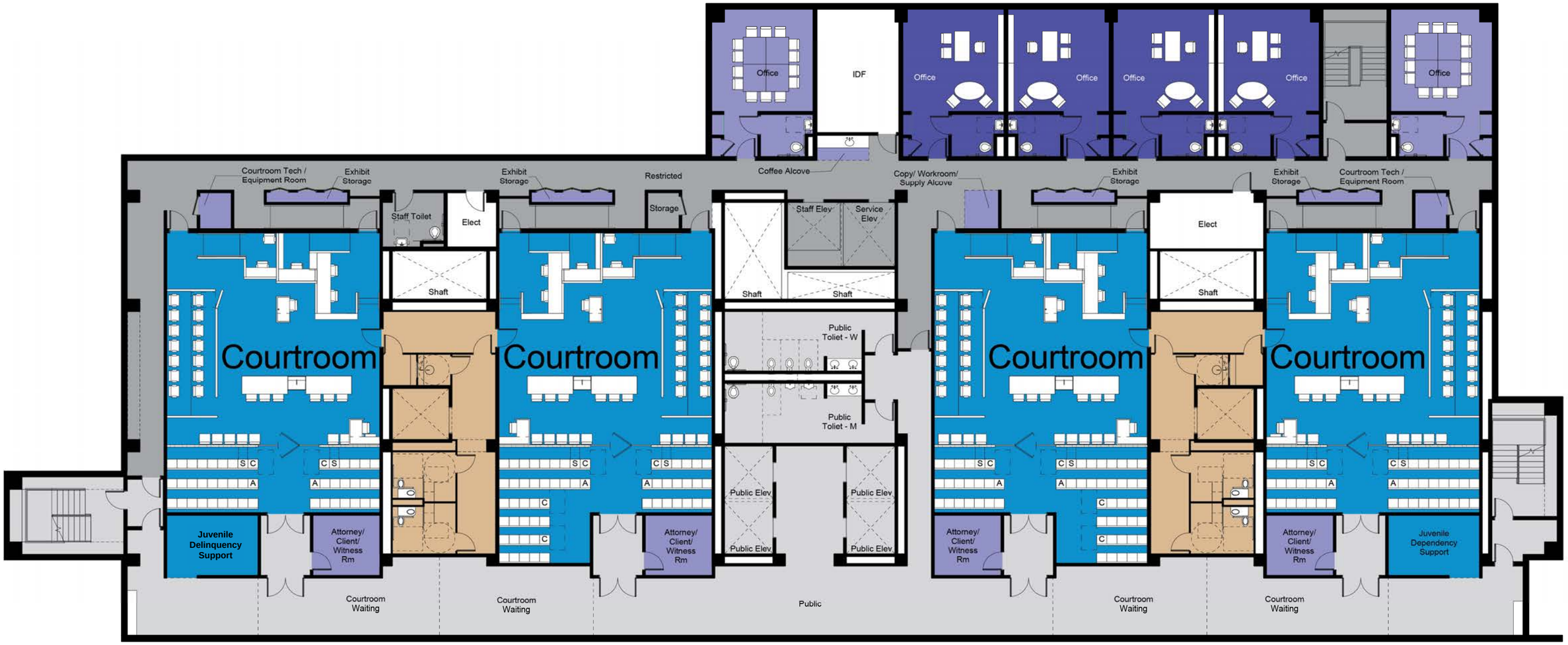
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Courtroom Tech / Equipment Room
Exhibit Storage
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Courtroom Tech / Equipment Room
Staff Toilet
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Service Elev
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Courtroom
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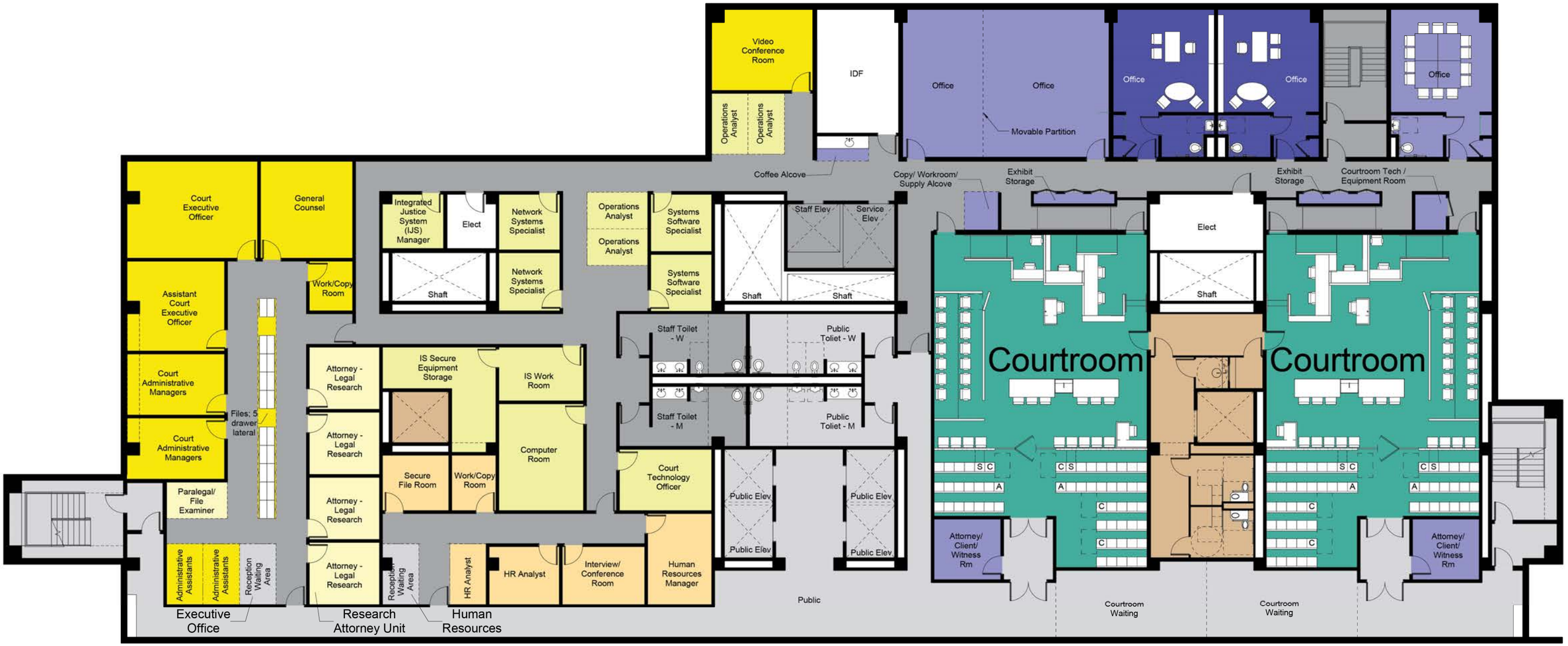
Courtroom
Courtroom
Public Toilet - W
Public Toilet - M
Public Elev
Public Elev
Public Elev
Public Elev
Juvenile Delinquency Support
Attorney/ Client/ Witness Rm
Attorney/ Client/ Witness Rm
Attorney/ Client/ Witness Rm
Attorney/ Client/ Witness Rm
Juvenile Dependency Support
Courtroom Waiting
Courtroom Waiting
Public
Courtroom Waiting
Courtroom Waiting


Video Conference Room
IDF
Office
Office
Office
Office
Office
Movable Partition
Operations Analyst
Operations Analyst
Coffee Alcove
Copy/ Workroom/ Supply Alcove
Exhibit Storage
Exhibit Storage
Courtroom Tech / Equipment Room
Court Executive Officer
General Counsel
Integrated Justice System (IJS) Manager
Elect
Network Systems Specialist
Network Systems Specialist
Operations Analyst
Operations Analyst
Systems Software Specialist
Systems Software Specialist
Staff Elev
Service Elev
Shaft
Shaft
Shaft
Shaft
Elect
Assistant Court Executive Officer
Work/Copy Room
Staff Toilet - W
Public Toilet - W
Courtroom
Courtroom
Court Administrative Managers
Attorney - Legal Research
IS Secure Equipment Storage
IS Work Room
Files; 5 drawer lateral
Staff Toilet - M
Public Toilet - M
Court Administrative Managers
Attorney - Legal Research
Computer Room
Secure File Room
Work/Copy Room
Court Technology Officer
Paralegal/ File Examiner
Attorney - Legal Research
Public Elev
Public Elev
Public Elev
Public Elev
Administrative Assistants
Administrative Assistants
Reception Waiting Area
Attorney - Legal Research
Reception Waiting Area
HR Analyst
HR Analyst
Interview/ Conference Room
Human Resources Manager
Attorney/ Client/ Witness Rm
Attorney/ Client/ Witness Rm
Executive Office
Research Attorney Unit
Human Resources
Public
Courtroom Waiting
Courtroom Waiting

# Considerations for New California Courthouses Opening Statewide

## Redding Courthouse Project

**i. LOCATION REVIEW**

The new courthouse is located across the street Main Redding courthouse. It will be located on Court Street in downtown Redding. The county jail is located on the next block southwest of the new courthouse.

**ii. CONSOLIDATION OF FACILITIES**

The new Redding courthouse will replace three existing facilities currently located in downtown Redding.

**iii. FACILITY OVERVIEW**

The new facility will have 14 courtrooms and a jury assembly area. It will be the main courthouse serving Shasta County.

**iv. CENTRAL HOLDING/HOLDING CONTROL ROOM**

The new courthouse will have a central holding area in the basement with holding cells. The facilities being replaced currently have limited holding. There will be a holding control room that is located within central holding that can control all holding doors to include central holding, court holding, holding elevators, and sally port gates. The holding capacity is consistent with the Judicial Council staff matrix.

**v. BUILDING SECURITY CONTROL ROOM**

There is a building security control room located off of the main lobby next to screening. This room will monitor building surveillance cameras, access control, and duress alarms. This room will also serve as a dispatch center for the Marshal's Office.

**vi. WEAPONS SCREENING**

The new Redding courthouse is designed with two screening suites at the entry consisting of one magnetometer and one x-ray per suite. Screening is currently taking place at the two court locations. Current staffing at screening varies from one to two Court Service Officers and one Deputy Marshal depending on the location and volume.

**vii. INMATE ACCESS SYSTEMS AND TRANSPORTATION**

The new courthouse includes a vehicle sally port for the delivery of custodies. The Marshal's transportation officers will collect the custodies from the jail and transport them to the courthouse. (This is a contract that has been arranged with the Marshal's Office) The transportation officers will drive into the sally port, and bring the custodies into central holding until they are needed in court, at which time the same transport deputies will accompany the custody from central holding to courtroom holding or directly into the courtroom. The sally port gates are controlled from the holding control room.

# Update on SB 1407
# Financial Status

**Court Facilities Advisory Committee Meeting**
**March 24, 2015**

1

# Background

- December 2014 CFAC meeting
  - Requested update on revenues
  - Understand historical revenue drivers

2

# Financial Status

- 52% of construction phase budgets committed or authorized
- 14 projects now in design or site acquisition = $1.1 billion
- FY 16-17 and FY 17-18 $880 m construction phase budgets need CFAC and JC action to approve funding request

3

# SB 1407 Construction Funds to be Committed

| | Estimated Construction Start | Estimated Construction Phase Budget | Project |
|---|---|---|---|
| 1 | FY 15–16 | $ 97.7 M | Lake, Siskiyou (funds requested) |
| 2 | FY 16–17 | 656.1 M | Imperial, Riverside-Indio, Shasta, Sonoma, Stanislaus, Tuolumne |
| 3 | FY 17–18 | 226.0 M | El Dorado, Mendocino, Santa Barbara |
| 4 | FY 18–19 | 77.0 M | Riverside-Mid-County Civil |
| 5 | FY 19–20 | 19.9 M | Inyo |
| 6 | FY 20–21 | 52.6 M | Los Angeles-Eastlake |
| | **TOTAL** | $ 1,129.3 B | |

4

## SB 1407 construction funds redirected

- $1.2 billion through FY 15-16
- $3.3 billion FY 15-16 to FY 45-46
- $4.5 billion total redirections to FY 45-46

5

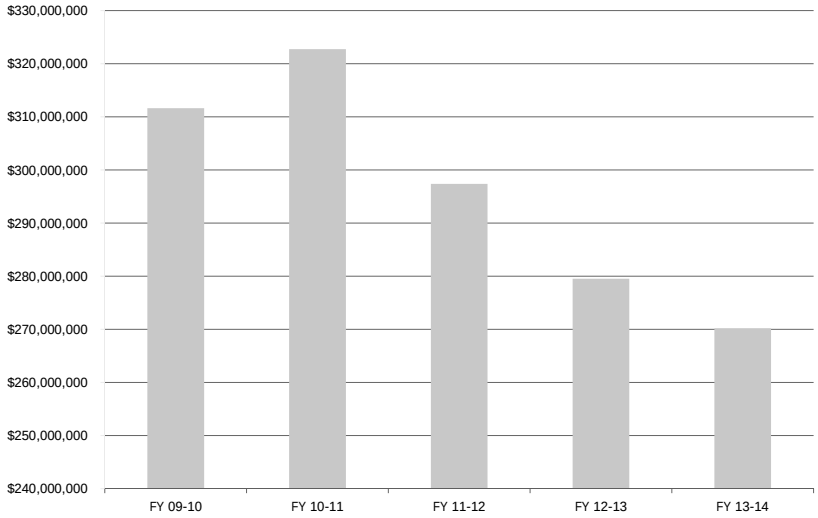
## SB 1407 Actual Revenues

(Criminal and Civil)

- FY 10–11 Peak Revenues $322.7M
- FY 11–12 ⇩ 8%
- FY 12–13 ⇩ 6%
- FY 13–14 ⇩ 3% $270.2M
- 16% reduction from peak year

6

# SB 1407 Actual Revenues

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# FY 14-15 Revenue Projection

- Historic monthly revenues by type
- Use most recent actual revenues
- July to December 2014 available
- Current projection: $250-55 m
- 22% lower than FY 10-11 peak

8

## Future Revenue Projections

- Uncertain
- Will we hit bottom this year?
- Flat projection is problematic and maybe optimistic
- Revenue increases needed to avoid delays

9

## SB 1407 Revenue History

- Collaboration with DOF
- Research each revenue source and case-related data
- Understand drivers of case-related data

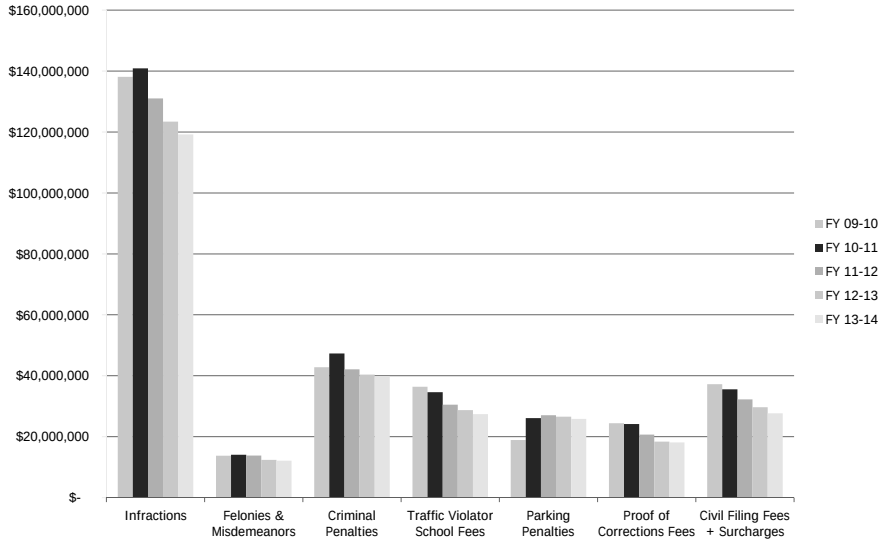
10

# SB 1407 Revenues

- 63% criminal assessments and penalties
- 10% traffic violator school fees
- 10% parking penalties
- 7% proof of correction fees
- 10% civil filing fees

11

# SB 1407 Revenues



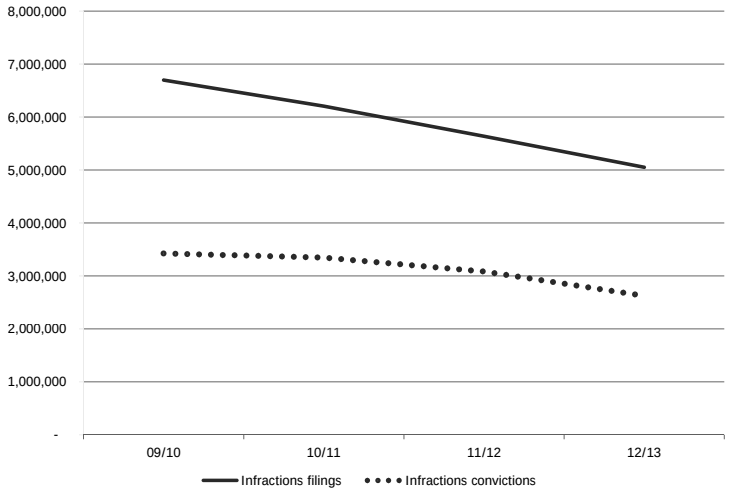

12

# Criminal Assessments & Penalties

- Infraction assessments
- Felony & misdemeanor assessments
- Criminal penalties

13

# Infraction Filings & Convictions



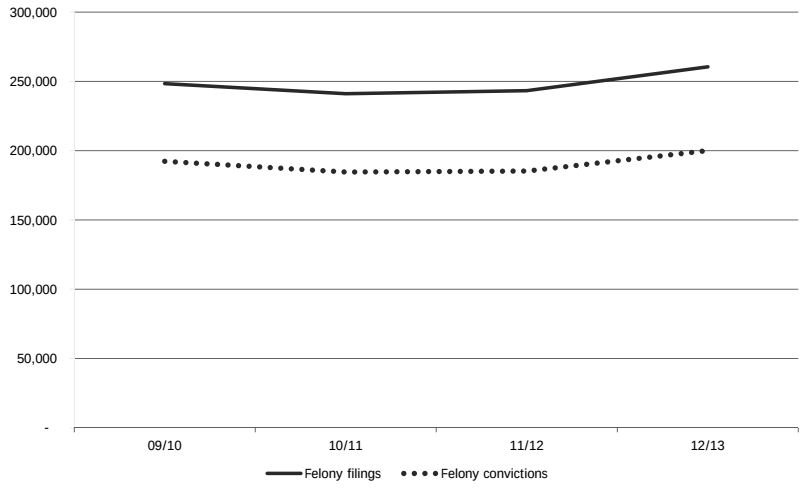

14

# Infraction Assessments

- Largest share of all SB 1407 revenues ($119.1 m in FY 13-14)
- Declined 14% = $18.9 m
- Based on convictions, not filings
- Annual collections exceed expected annual revenues – suggest payments made over time

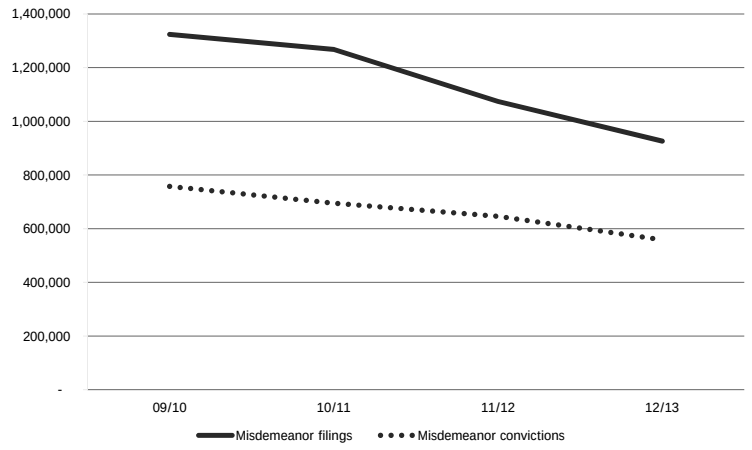
15

# Felony Filings & Convictions




16

# Misdemeanor Filings & Convictions




17

# Felony & Misdemeanor Assessments

- Smallest share of all SB 1407 revenues ($12.1 m in FY 13-14)
- Declined 12% = $1.65 m
- Based on convictions, not filings
- Annual collections are about 50-55% of expected revenues

18

## Criminal Penalties

- Third largest share of all SB 1407 revenues ($39.9 m in FY 13-14)
- Declined 7% = $2.9 m
- Assessed on every fine, penalty, or forfeiture imposed by courts on criminal offenses

19

## Traffic Violator School Fees

- Traffic infractions filings declined 25%; convictions declined 22.5%
- 33-39% of traffic convictions result in a Traffic Violator School Abstract
- Traffic Violator School Abstracts declined 32% since FY 09-10

20

## Traffic Violator School Fees

- $27.4 m in FY 13-14
- Declined 25% = $8.9m
- Annual collections exceed expected annual revenue – suggest not all paying “students” complete course

21

## Parking Penalties

- Judicial Council has data on contested parking tickets only
- $25.8 m in FY 13-14
- Increased 37% = $6.9m
- Sole revenue to increase since FY 09-10; relatively stable over last 4 years

22

## Proof of Correction Fees

- $18.1 m in FY 13-14
- Declined 26% = $6.3 m
- Proof of Correction citations often combined with other charges, resulting in data collection challenge

23

## Civil Filing Fees

- $27.7 m in FY 13-14
- Declined 26% = $9.5 m

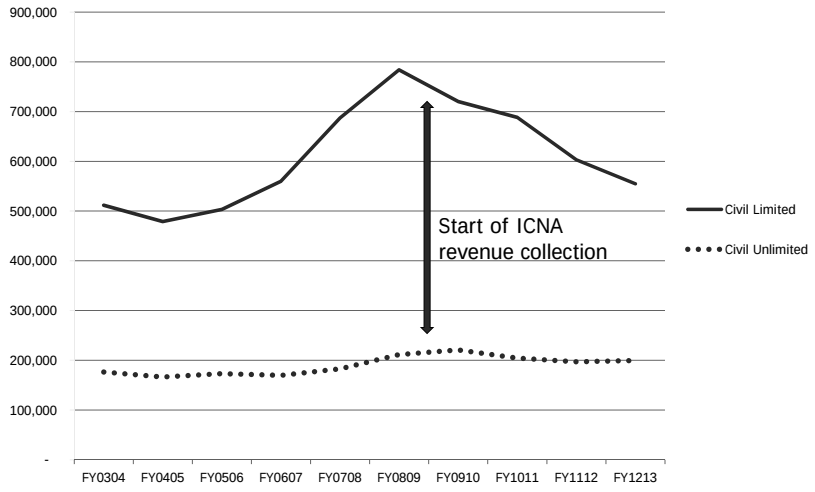
24

# Civil Filings

- Some but not all case filings data available
- 10-year history shows increase to FY 08-09 then decline to FY 12-13
- Limited Civil filings represent majority of all Civil filings

25

# Civil Filings

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# Next Steps

- In-house analysis of revenues and case-related data is completed
- Drivers of historical revenue decline are complex
- Further study would help us predict if revenues are likely to remain flat, decline, or increase over time

27

# SAN DIEGO CENTRAL COURT BUILDING
# PROJECT AGREEMENT IMPLEMENTATION
# August 2013 – January 2014
# Report No. 1

The Construction Manager at Risk (CM@Risk), Rudolph & Sletten (R&S), entered into a project labor agreement (PLA) with the State Building Construction and Trades Council, with signatory by San Diego County Trades Council and affiliated crafts.

The PLA had no appreciable negative impact on subcontractor interest or the bid pricing for this project.

## 1. Attributes of the PLA

- The PLA requires that all subcontractors, whether union or non-union, agree to pay prevailing wages (a requirement of all Judicial Council projects), and to follow specific work rules and dispute resolution methods to prevent work stoppages or delays; The agreement is between R&S and the State Trades Council of California, with signatory by San Diego County Trades Council and affiliated crafts.
- Judicial Council is not signatory to the PLA.
- The San Diego PLA applied to most, but not all, of the bid packages—those smaller than $125,000 at all bid tiers are exempt. It does not require subcontractors or their laborers to join a union.
- The agreement includes a No Strike-No Lock Out provision, and establishes a Joint Administrative Committee to promote harmonious labor management relations and to monitor compliance with the agreement.
- 30% goal of all of the labor and craft positions to be from workers residing in the County of San Diego.

## 2. Bidding Results

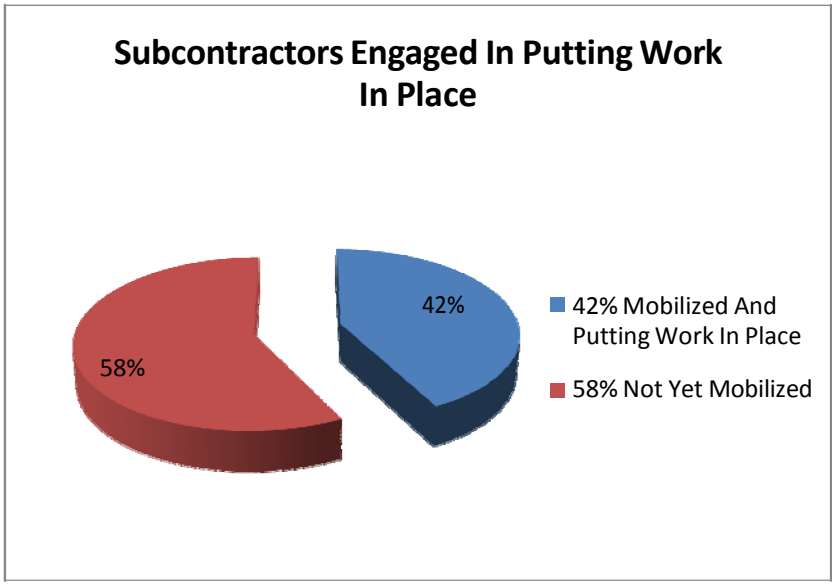
- Bidding began in August and was completed in October 2103. The total of accepted bids was approximately $3 million or 0.6 percent below the approved construction budget; Construction contract was executed in December.
- On average, there were four prequalified subcontractors for every trade package, and an average of three subcontractors bid on each subcontract trade package.
- Approximately 150 responsive bids were received for 53 subcontract trade packages; The two major local Electrical subcontractors (who are non-union) provided responsive bids, in addition to other union electrical subcontractors – the selected electrical subcontractor (who is headquartered in San Diego and is non-union) has signed the PLA.

- Eleven (11) selected subcontractors, are non-union (21% of the total subcontractors), and the aggregate value of those subcontracts is 17% or approximately $63.4 million of the total; seventeen (17) selected subcontractors are Small Businesses (21%), Women Owned, Minority Owned or Disabled Veteran Businesses, and the aggregate value of those subcontracts is 7% or approximately $28 million of the total.

# SAN DIEGO CENTRAL COURT BUILDING
# PROJECT AGREEMENT IMPLEMENTATION
# July – September 2014
# Report No. 2

The Project Labor Agreement is functioning as envisioned, the PLA is neither hindering nor accelerating the pace of construction; about 40% of the total subcontractors are engaged in construction production. As of October 20, 2014 construction is less than 15% complete. Of the $54.5 million expended to date on construction, 20% was expended on construction labor. A minimal amount of the expenditures are currently affected by the PLA.

1. **Availability of Construction Labor**
   All of the contractors engaged in production to-date have been able to provide full construction labor in compliance per the requirements of the PLA; 42% of all subcontractors are currently putting construction work in place. Currently we have a weekly average of 65-70 construction trade staff on site. This number will increase as the erection of the steel commences at the end of the 2014. It is anticipated at the peak of construction, the project will have approximately 650-850 construction workers daily on site.




2. **Apprentice Program Participation**
   Information is not available at this time; a survey is currently in progress.

3. **Training & Skilled Workforce**
   Some trades such as the carpenters do not have on-going education requirements, whereas the welders, operating engineers and electricians have ongoing upgrade training and certifications requirements, many of which are annual requirements. In the event of a local labor shortage, the subcontractors are confident they can pull from other Union Locals. Approximately 80% of the expenditures to date are for non construction labor costs. (e.g. Management, Engineering, Submittals, Stored Materials) To date the availability of skilled labor has not been an issue.

**4. Disable Veteran Business Enterprises**

36 of 49 subcontractors are actively engaged in production meeting the project DVBE participation goal of 3%. Current indications are as more subcontractors become engaged in the work the overall project DVBE compliance goal of 3% will continue to be satisfied.

| DVBE | Percentage Staffed |
|---|---|
| 3% Of Contract | 100% |

**5. Timely Acquisition of Trade Labor**

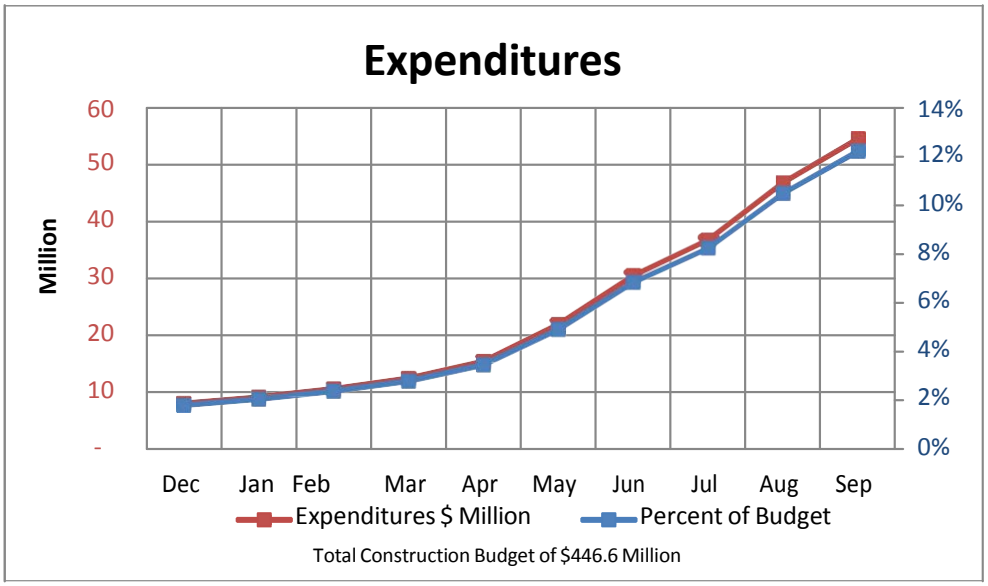
Currently there have been no instances where having a PLA negatively effects the acceleration of the work.

**6. Delayed Contracting**

During excavation an additional heavy equipment operator was required and it took an additional day to get a replacement through the union hall instead of the subcontractor immediately directly hiring a qualified non union operator.

7. **Project Construction Graph**

Of the $54.5 million in expenditures to date only $10.6 million is for construction labor.




**8. Quality**

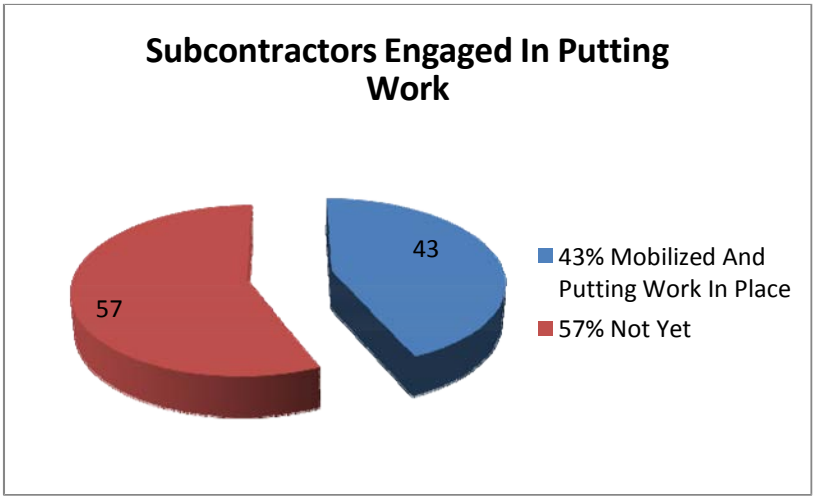
The quality of work, and attention to safety has been good. The project has more than 36,000 hours of work to date; 211 days with no reportable injury or incidents and 176 days without a

referral to a doctor. There have been minimal amount of corrections in the field and the ability to handle the unique challenges of a project of this magnitude may be attributed to personnel that come from a skilled and trained work force.

# SAN DIEGO CENTRAL COURT BUILDING
# PROJECT AGREEMENT IMPLEMENTATION
# January 2015, Report No. 3

The Project Labor Agreement is functioning as envisioned, the PLA is neither hindering nor accelerating the pace of construction; about 40% of the total subcontractors are engaged in construction production. As of December 31, 2014 construction is 18% complete. Of the $82 million expended to date on construction, only 20% was expended on construction labor. A minimal amount of the expenditures are currently affected by the PLA. Although the PLA protects the Project from direct labor disputes, it is limited to the California Building Trades signatories. The PLA does not protect the Project against delays caused by labor disputes involving global ports and the international unions. The Project has materials that are being held up at the Port of Los Angeles due to port congestion caused by stalled contract negotiations between the ports and the Longshore Union. Rudolph & Sletten's freight forwarding subcontractor has informed R&S that the container was added to an expediting list.

1. **Availability of Construction Labor**
   All of the contractors engaged in production to-date have been able to provide full construction labor in compliance per the requirements of the PLA; only 43% of all subcontractors are currently putting construction work in place. Currently we have a weekly average of 65-70 construction trade staff on site. This number will increase as the erection of the steel commences at the end of the January 2015. It is anticipated that at the peak of construction, the project will have approximately 650-850 construction workers daily on site. We did not observe any shortage of laborers during the large mat foundation pours in December.




2. **Apprentice Program Participation**
   Information is not available at this time; a survey is currently in progress.

3. **Training & Skilled Workforce**
   Some trades such as the carpenters do not have on-going education requirements, whereas the

welders, operating engineers and electricians have ongoing upgrade training and certifications requirements, many of which are annual requirements. In the event of a local labor shortage, the subcontractors are confident they can pull from other Union Locals. Approximately 80% of the expenditures to date are for non construction labor costs (e.g. Management, Engineering,

Submittals, Stored Materials), therefore it is too early to assess the PLA impact on the availability of skilled labor.

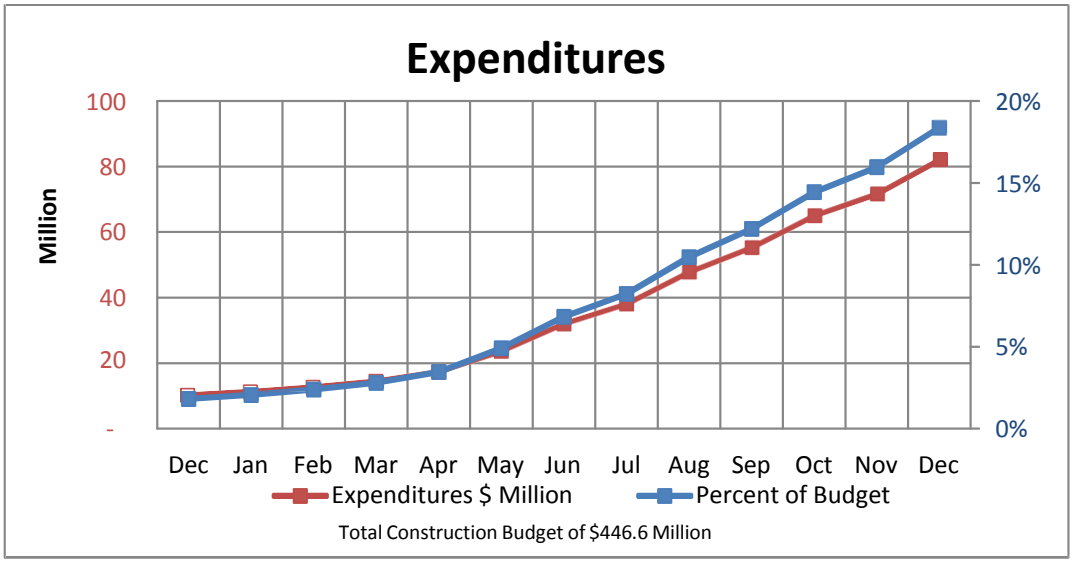
4. **Disable Veteran Business Enterprises**
   40 of 52 subcontractors are actively engaged in production meeting the project DVBE participation goal of 3%. Current indications are as more subcontractors become engaged in the work the overall project DVBE compliance goal of 3% will continue to be satisfied.

| DVBE | Percentage Staffed |
|---|---|
| 3% Of Contract | 100% |

5. **Timely Acquisition Of Trade Labor**
   Currently there have been no instances where having a PLA negatively effects the acceleration of the work.

6. **Delayed Contracting**
   N/A

7. **Project Construction Graph**
   Of the $82 million in expenditures to date only $16 million is for construction labor.




 Sources: Rudolph & Sletten, January 6, 2015

8. **Quality**
   Although it is difficult to make a direct comparison between the PLA, the quality of work, or the attention to safety: the project has more than 68,000 hours of work to date; 267 days with no reportable injuries or incidents. During this reporting period, there was one referral to a doctor. 25 days have transpired since that referral incident. There have been minimal amount of corrections in the field and the ability to handle the unique challenges of a project of this magnitude may be attributed to personnel that come from a skilled and trained work force.

# SAN DIEGO CENTRAL COURT BUILDING
# PROJECT AGREEMENT IMPLEMENTATION
# March 2015 – Report No. 4

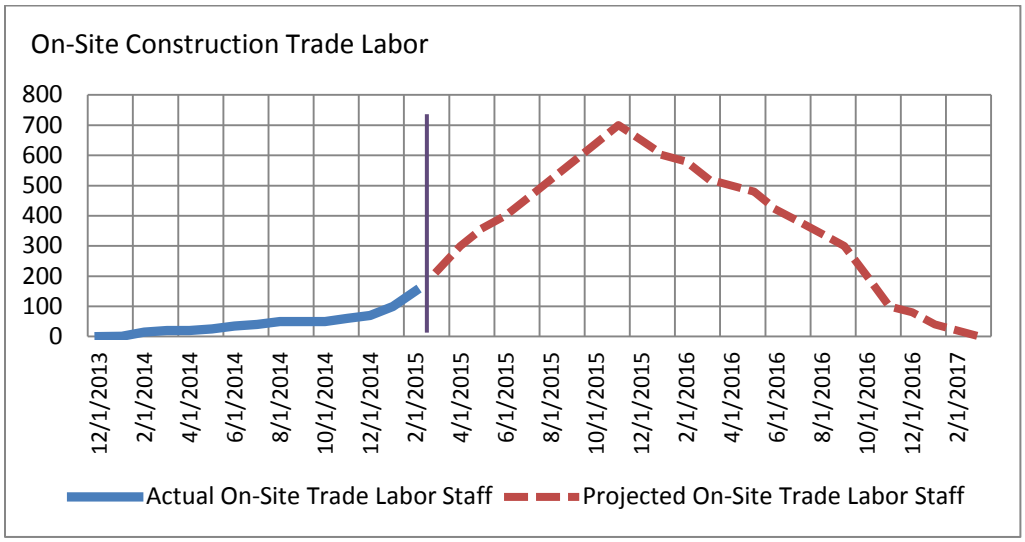
The Project Labor Agreement (PLA) for the San Diego Central Courthouse between Rudolph & Sletten and the State Building Trades Council is functioning as envisioned, as follows:

1. The PLA has not introduced significant impediments to the construction;
2. The PLA is neither hindering nor accelerating the pace of construction; and
3. The PLA provides an efficient method of adjudicating construction labor disputes.

The overall impact of the PLA is difficult to determine in isolation from other factors such as the scale of the construction, its complexity, union affiliation of the subcontractors, and forces outside the construction site this project.

The Judicial Branch construction insurance program reports that for the San Diego Central Courthouse project, 85 percent of the construction labor contract value is held by union subcontractors compared with 75 percent of that contract value for all court building construction projects.

At this early point in the construction – about 36 percent complete – only a few subcontractors are responsible for the majority of construction work in place. The daily number of construction trade workers on-site is currently about 10 percent of the expected peak number of workers. During the next year direct impacts of the PLA may be more noticeable with increased on site labor.




The Capital Program project managers for the San Diego Central Courthouse interviewed local union representatives and certain subcontractors, as well as Rudolph & Sletten (R&S) the Construction Manager at Risk regarding the impact of the PLA to date. The unions favor the hire-locals-first strategy of the PLA; the subcontractors noted the PLA facilitates acquiring skilled labor from outside San Diego when the local capacity is insufficient. The union representatives believe that the PLA increases quality because workers must go through an apprenticeship

program prior to becoming journeymen; the subcontractors report that the PLA ensures the trade labor is of a predictable skill level. R&S reports that the PLA promotes collaboration between the various trades and reduces the friction about jurisdiction over work, which means that R&S and the subcontractors spend time less resolving such issues. The PLA transfers responsibility for monitoring compliance with prevailing wage requirements and apprentice participation from the Judicial Council to signatories to the PLA.

**Availability of Construction Labor**

All of the subcontractors engaged in production to-date have been able to provide construction labor in compliance with the PLA. In the event of a local labor shortage, the subcontractors are confident they can pull from local unions in other areas; the PLA facilitates this transfer of manpower.

The structural steel subcontractor stated that San Diego region doesn't have enough ironworkers to support the project; about 50 percent of the ironworkers come from the Los Angeles area union locals.

The concrete subcontractor did not report a negative impact from this PLA, noting that although laborers and carpenters historically perform the same work in concrete installation the PLA resolved this jurisdictional overlap.

One of the project's largest subcontractors – Electrical – has subcontracted with a local union electrical shop to perform all field labor and provide the apprentices as well as manage all skill training in accordance with the PLA.

**Apprentice Program Participation**

The PLA is increasing the number of union apprentices in the San Diego area. The operating engineers union Local 12 has three operators and one apprentice onsite. The ironworkers have a 47 man crew with six apprentices onsite. The concrete subcontractor reports that the Apprentice Program is working well, providing better qualified personnel.

**Training & Skilled Workforce**

The PLA takes advantage of the trade unions on-going training and certification program; including requirements that workers maintain current certification skill levels.

**Quality**

There have been minimal corrections in the field and the ability to handle the unique challenges of a project of this magnitude may be attributed to personnel that come from a skilled and trained work force.

The structural steel and the concrete subcontractor have been responsible for the majority of the work to date; both believe that the PLA ensures that the labor will be a predictably high skill level.

**Safety**

It is not clear that the PLA has had an appreciable effect on site safety. R&S maintains an intensive safety program; the major subcontractors have equally intense worker safety programs that are continually monitored. The project has more than 100,000 hours of work to date and 328 days with no reportable injuries or incidents during this reporting period. It is reasonable to assume that the union safety training is applied by trade workers to execution on the job site.

**Disabled Veteran Business Enterprises**

Subcontractors actively engaged in work production are meeting the DVBE participation goal of 3% and indications are this compliance will continue.

**Timely Acquisition of Trade Labor**

The construction work is progressing 6 days a week, 12 hours a day, with no restrictions due to lack of trade labor. R&S reported there is not a significant shortage of skilled labor on the project; they do not anticipate future shortages.

**Labor Disputes outside of the PLA**

Although the PLA protects the project from direct labor disputes, it does not protect against delays caused by any labor dispute, such as those involving global ports and the international construction market. Some structural steel for this court building is being held at the Port of Los Angeles due to congestion caused by the recent disputes between management and labor – this PLA, the jurisdiction of which is limited to the construction of the new courthouse, provided no protection from the delay in delivery of materials through the port.

**Large scale construction in major metropolitan areas**

The San Diego Central Court building construction – with an approximate contract value of $450 million – is being built in a major construction market by sophisticated and large subcontractors. These characteristics mean that, although the PLA is functioning well, the impact to a smaller court building project in a different construction market cannot be predicted by the experience with this project.

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