

STATE OF CALIFORNIA
CAPITAL OUTLAY
BUDGET CHANGE PROPOSAL (COBCP)
COVER PAGE (REV 06/12)

DEPARTMENT OF FINANCE
915 L Street
Sacramento, CA 95814
IMS Mail Code: A15

BUDGET YEAR 2016-17

ORG CODE: 0250 COBCP NO: 16-91-06 PRIORITY: 06 PROJECT ID: 0000092

DEPARTMENT: JUDICIAL BRANCH

PROJECT TITLE: MENDOCINO—NEW UKIAH COURTHOUSE

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$ 6,068 MAJOR/MINOR: Major

PHASE(S) TO BE FUNDED: W PROJ CAT: CRI CCCI/EPI: 5296/6055

SUMMARY OF PROPOSAL:

The Judicial Council requests a re-appropriation from the Immediate and Critical Needs Account (Fund 3138) of \$6.068 million for the Working Drawings phase for the Mendocino— New Ukiah Courthouse. This project will provide a new eight-courtroom courthouse of approximately 90,206 building gross square feet (BGSF) in the City of Ukiah. Re-appropriation is being requested due to delays in the Acquisition phase related to the clean-up of the site prior to acquisition by the state.

This project will relieve the current space shortfall, increase security, and replace inadequate space in the Mendocino Superior Courthouse. The total revised project cost based upon the current schedule and updated to the July 2015 California Construction Cost Index is estimated at \$94.455 million, without financing. The total cost of the project, including financing, will be funded by Senate Bill (SB) 1407 (Ch. 311, Statutes of 2008) revenues.

HAS A BUDGET PACKAGE BEEN COMPLETED FOR THIS PROJECT? (E/U/N/?): Y

REQUIRES LEGISLATION (Y/N): N IF YES, LIST CODE SECTIONS: _____

REQUIRES PROVISIONAL LANGUAGE (Y/N): N

IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): Y FUTURE COSTS (Y/N): Y

FUTURE SAVINGS (Y/N): N REVENUE (Y/N): N

DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): N IF YES, ATTACH

COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

SIGNATURE APPROVALS:

<u>Newman/Padam/Sun</u>	<u>Dec. 18, 2015</u>	<u>William J. Guerin</u>	<u>Dec. 18, 2015</u>
PREPARED BY	DATE	REVIEWED BY	DATE
<u>Curt Soderlund</u>	<u>Dec. 18, 2015</u>	<u>Martin Hoshino</u>	<u>Dec. 18, 2015</u>
CHIEF ADMINISTRATIVE OFFICER	DATE	ADMINISTRATIVE DIRECTOR	DATE

DOF ANALYST USE

DOF ISSUE # _____ PROGRAM CAT: _____ PROJECT CAT: _____ BUDG PACK STATUS: _____

ADDED REVIEW: _____ SUPPORT: _____ OCIU: _____ FSCU/ITCU: _____ OSAE: _____ CALSTARS: _____

PPBA: Original Signed By: Andrea Scharffer DATE: 1-7-16

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A. PURPOSE OF THE PROJECT:

The proposed new courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Replace the unsafe and physically deficient court-occupied space in the Mendocino Superior Courthouse.
- Create a modern, secure courthouse—to benefit all Mendocino County residents—for the provisions of basic services heretofore not provided to county residents due to space restrictions.

The Mendocino Superior Court facilities have significant security problems, many physical problems, numerous deficiencies with Americans with Disabilities Act (ADA) accessibility that prevent the court from operating in a safe and efficient manner. The existing court facilities poorly serve the needs of the county and hinder the superior court's ability to provide services to the county residents.

A.1. Facilities Replaced by this Project.

Two facilities are affected by this project and are listed in Table 1.

TABLE 1
Facilities Affected by Construction of New Courthouse

<u>Facility/Location</u>	<u>Number of Existing Courtrooms Affected by this Project</u>
Mendocino Superior Courthouse 100 North State St. Ukiah, CA 95482	7
Willits Branch 125 E. Commercial Willits, CA 95409	1
Total	8

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A.2. Judicial Positions.

Current and projected Judicial Position Equivalents (JPEs)¹ determine the number of courtrooms needed for this project. The table below provides information used to determine the need for this project, which includes eight existing JPEs. As shown, this project does not include any new judgeships in either Assembly Bill (AB) 159 (Ch. 722, Statutes of 2007)—which are authorized but unfunded—or the last group of 50 unauthorized and unfunded judgeships.

TABLE 2
Current JPEs (Including Proposed New Judgeships)

Location	Current JPEs	AB 159	Proposed Next 50	Basis for Proposed Project
Mendocino Courthouse	8.4	0	0	8.4

A.3. Funding Background.

In FY 2009–10, the State Public Works Board (SPWB) authorized funding for the Acquisition phase in the amount of \$5.673 million pursuant to Chapter 10, Statutes of 2009 (SB 12, 2X). On June 30, 2012, \$3.466 million of the Acquisition phase funding reverted. The FY 2012–13 Budget Act re-authorized \$3.466 million for the Acquisition phase. The Preliminary Plans phase funding of \$5.259 million authorized by SPWB in FY 2010–11 pursuant to Chapter 10, Statutes of 2009 (SB 12, 2X) also reverted on June 30, 2012. After incorporating reductions to the project requested by the Court Facilities Advisory Committee’s Courthouse Cost Reduction Subcommittee (CCRS), funding of \$4.550 million was appropriated for the Preliminary Plans phase in the FY 2014–15 Budget Act. On June 30, 2015, funding for both Acquisition and Preliminary Plans phases reverted again due to delays in the Acquisition phase related to the clean-up of the site which must be completed prior to acquisition by the state. The FY 2015–16 Budget Act re-authorized \$3.466 million for the Acquisition phase and \$4.550 million for the Preliminary Plans phase. Working Drawings phase funding of \$6.068 million was also appropriated in the FY 2015–16 Budget Act.

¹ JPEs are defined as the total authorized judicial positions adjusted for vacancies, assistance rendered by the court to other courts, and assistance received by the court from assigned judges, temporary judges, commissioners, and referees.

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A.4. Continuation Phase Proposal.

This proposal requests a re-appropriation from the ICNA of the \$6.068 million for Working Drawings phase funding for the project. The Site Acquisition phase is targeted for completion in October 2015. This is immediately followed by the start of Preliminary Plans which will complete in August 2016. Construction is scheduled to begin in January 2018, once bonds have been sold.

A.5. Construction Cost Reduction Subcommittee.

This project has undergone two reviews by the CCRS: a pre-design in May 2013 and a follow up review in July 2013. The CCRS directed the project team to make changes to some program elements of the building. These changes—a reduction to the BGSF of the building and reduction to the estimated construction budget—were reflected in the FY 2014-15 COBCP. This project will also be subject to a CCRS design review at 100 percent schematic design, 50 percent design development, and 100 percent design development during the Preliminary Plans phase.

A.6. Summary of Budget Adjustments:

The table below provides an overview of all project cost estimate adjustments included in this proposal.

Phase (\$ in thousands)	Current Estimate	Revised Estimate	Net Change
Acquisition	\$ 5,673	\$ 5,673	\$ 0
Preliminary Plans	\$ 4,550	\$ 4,550	\$ 0
Working Drawings	\$ 6,068	\$ 6,068	\$ 0
Construction	\$ 79,087	\$ 78,164	\$ (923)
Total Budget	\$ 95,378	\$ 94,455	\$ (923)

B. RELATIONSHIP TO THE STRATEGIC PLAN:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

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- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities whose title is held by the state, including, but not limited to, the acquisition and development of facilities;
- Exercise the full range of policymaking authority over trial court facilities, including, but not limited to, planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law;
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including, but not limited to, facilities planning, acquisition, construction, design, operation, and maintenance;
- Allocate appropriated funds for court facilities maintenance and construction;
- Prepare funding requests for court facility construction, repair, and maintenance;
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others; and
- Provide for capital outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year and master plan for each court.

The provision of this capital outlay request is directly related to the Judicial Council's strategic plan Goal VI: "Branch-wide Infrastructure for Service Excellence." By providing the trial courts with the facilities required to carry out the Judiciary's constitutional functions, the proposed project immediately addresses this goal, but it would further all of the Council's goals. The proposed project supports the Judicial Council's commitment to Goal I: "Access, Fairness, and Diversity" and Goal IV: "Enhancing the Quality of Service and Justice" provided to the public.

C. ALTERNATIVES:

C.1. Approve the construction of a new courthouse.

Advantages:

- This option provides a new, modern, and secure courthouse replacing operations from the Mendocino Superior Courthouse.

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- This option enhances the court's ability to serve the public, centralize court services, and enhance court services.
- This project is ranked in the Critical Need priority group in the Trial Court Five-Year Infrastructure Plan adopted by the Judicial Council in 2008, and consequently is one of the highest priority trial court capital-outlay projects for the judicial branch.

C.2. Defer this project.

Advantages:

- This alternative has no advantages.

Disadvantages:

- This is an urgently needed project; delay will not allow the court to move from an existing facility that does not provide proper security, is overcrowded, and in deteriorating physical condition.
- There is an increased likelihood that the total project cost will be higher when the project is undertaken in the future due to escalation in an increasingly active construction market.

D. RECOMMENDED SOLUTION:

1. Which alternative and why?

The recommended option is Alternative 1, Approve the construction of a new courthouse. This option provides the best solution for meeting the court facility needs for the County of Mendocino.

2. Detail scope description.

The proposed project includes the design and construction of a New Ukiah Courthouse for the Superior Court of California, County of Mendocino. The project replaces the existing Mendocino Superior Courthouse and will include eight courtrooms, court support space for court administration, court clerk, court security operations and holding, and building support space. Secure parking spaces for judicial officers will be provided immediately adjacent to the

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courthouse. Parking spaces for staff, visitors, and jurors will be located in a surface parking lot on the site.

The proposed new building will be approximately 90,206 BGSF.

An approximately 4.1 acre site has been selected to accommodate the new courthouse. It is located in the City of Ukiah.

3. Basis for cost information.

Estimated total project costs are based on the updated space program, updated project schedule, and updated cost estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option, Alternative 1, provides the best solution for meeting the court facility needs for Mendocino County by:

- Replacing the unsafe and physically deficient court-occupied space in the Mendocino Superior Courthouse; and
- Creating a modern, secure courthouse—to benefit all Mendocino County residents—for the provisions of basic services heretofore not provided to county residents due to space restrictions.

5. Complete description of impact on support budget.

Impact on the trial court and the Judicial Council's support budgets for FY 2016-2017 will not be material. It is anticipated that this project will impact the Judicial Council and the trial court support budgets in fiscal years beyond the current year as certain one-time costs, lease or financing payments, and ongoing costs are incurred. In the long term, a new facility will be more efficient to operate due to improved systems and use of space. This will result in lower operating costs if reviewed incrementally. Any operational cost savings that result from the new facility will be redirected to offset the ongoing facility operational costs of the new courthouse.

The county facility payments established pursuant to Government Code Section 70353 with the transfer of each county facility replaced by this project will be

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used to offset ongoing facilities operations and maintenance costs of the new facility.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another, regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control and/or delegate these risks.

The risks associated with not developing a replacement court facility, as this facility is going to transfer to the state, are equally compelling. Given the existing physical condition, and practical limitations of improving the existing facility, this facility will generate liabilities for the state the longer it remains unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

Inter-agency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this new courthouse. The project was reviewed and approved by the State Public Works Board at the site selection phase, and will be reviewed at the site acquisition and the preliminary plans phases. The working drawings will be reviewed by the State Fire Marshal for fire/life/safety, the Board of State and Community Corrections for compliance with corrections standards, and Division of State Architect for accessibility.

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E. CONSISTENCY WITH GOVERNMENT CODE SECTION 65041.1:

1. Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure; however, the selected site is an infill development of a brown field site.

2. Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or minimal impact to these resources by utilizing previously developed land with existing infrastructure. The state's prospective acquisition of the subject site has resulted in the current owner remediating the site of hazardous materials, thereby improving the environment. The development of the site will result in enhanced protection of Gibson Creek, a natural resource. This project went through a thorough and responsible CEQA process.

3. Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain

The Judicial Council, in conjunction with the Project Advisory Group, developed site selection criteria that addressed proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns. Future growth has been taken into consideration as onsite expansion capabilities will be studied during the design phase.

The Project Advisory Group consists of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, probation department, etc.), the city (including personnel from city management, planning, and redevelopment agency), the local community, and local Bar Association.



2 Mendocino - New Ukiah Courthouse New Capital Outlay

Date Estimated: 7/6/2015

Prepared by: M. Sun

Location: Mendocino

Project ID: 0000092

CCCI (Cost Estimate Basis): 5296

Apr-09

Site - Building ID: 23-H1

CCCI (Basis for Adjustment): 6055

Jul-15

JCC Project Manager: D. Padam

Construction Start: 3/30/2018

JCC Planner: B. Newman

Construction End: 5/28/2020

Project Description:

New courthouse building to be occupied by the Superior Court of California, County of Mendocino. The proposed project will be located on a new site of approximately 4.1 acres in Ukiah. The new courthouse is estimated to be approximately 90,206 building gross square feet (BGSF) in area with 8 courtrooms. Parking for the facility will be in a surface parking lot with 136 stalls. CM at Risk is the project delivery method expected for this project.

13	Cost Estimate	Unit Cost	Quantity	Cost	Remarks	
15	Construction Costs					
17	Off Site Improvements		1 LS	\$238,302		
19	Site Development					
20	Site Preparation	\$8.92 /sf	165,528 sf	\$1,476,510		
21	Site Improvements including Parking	\$11.64 /sf	165,528 sf	\$1,926,746		
22	Surface Loading Area, Vehicle Sally Port	N/A				
23	Below Grade Loading/Service Area	\$249.96 /sf	1,278 sf	\$319,449		
24	Site Utilities (Mechanical and Electrical)	\$2.20 /sf	165,528 sf	\$364,162		
25	Site Security	N/A				
26	Other Site Construction	N/A				
28	Parking					
29	Surface Parking	N/A				
30	Secure Surface Parking	N/A				
32	Building Construction					
33	Superstructure & Shell ⁴	\$160.20 /sf	90,206 sf	\$14,451,001		
34	Interiors	\$120.67 /sf	90,206 sf	\$10,885,158		
35	Equipment and Vertical Transportation	\$67.16 /sf	90,206 sf	\$6,058,235		
36	Mechanical and Electrical	\$180.32 /sf	90,206 sf	\$16,265,946		
37	Insurance Savings ¹			-\$1,039,710		
38	Unallocated Reduction ²			-\$1,039,710		
39	Unallocated Reduction ³			-\$5,198,551		
40	Construction Cost Subtotal			\$44,707,537		
42	Miscellaneous Construction Costs					
43	Furniture, Fixtures & Equipment	\$43.00 /sf	90,206 sf	\$3,878,858		
44	Data, Communications & Security	\$17.00 /sf	90,206 sf	\$1,533,502		
45						
46	Miscellaneous Construction Cost Subtotal			\$5,412,360		
47						
48	Estimated Total Current Construction Costs			\$50,119,897		
49						
50	Adjust CCCI	from	5296	to	6055	\$7,182,969
51	Market Conditions	46	months	@	0.00%	\$0
52	Escalation to Start of Construction	33	months	@	0.42%	\$7,942,177
53	Escalation to Midpoint	13	months	@	0.42%	\$3,562,379
54	Contingency (Including Escalations)				5.00%	\$3,440,371
55	Redirect Insurance Budget to "Other Project Costs" ⁵					-\$1,470,759
56	Estimated Total Construction Cost					\$70,777,034

Footnotes:

1) Insurance savings: per Dec. 2011 Judicial Council direction, reduce construction hard costs budget by 2% of current Construction Cost budget.

2) Unallocated Reduction: per Dec. 2011 Judicial Council direction, reduce construction hard costs budget by 2% of current Construction Cost budget.

3) Unallocated Reduction: per April 2012 Judicial Council direction, reduce construction hard costs budget by >= 10% of current Construction Cost budget (10% cut used here).

4) Square footage reduction to 90,206 (from 113,757) to reflect reduction in number of courtrooms to 8 (from 9).

5) Insurance budget, estimated at 2.25 percent for Owner Controlled Insurance Program "OCIP" moved to "Other Project Costs", estimated cost based upon 95% of the sum of Construction Cost Subtotal, FF&E, Data, Comm. & Security, CCCI, and escalation.



2 Mendocino - New Ukiah Courthouse

New Capital Outlay

Date Estimated: 7/6/2015

Prepared by: M. Sun

Location: Mendocino

CCCI (Cost Estimate Basis): 5296

Apr-09

Project ID: 0000092

CCCI (Basis for Adjustment): 6055

Jul-15

Site - Building ID: 23-H1

Construction Start: 3/30/2018

JCC Project Manager: D. Padam

Construction End: 5/28/2020

Estimated Project Cost by Phase (\$ 000's)	Study (S)	Acquisition (A)	Preliminary Plans (P)	Working Drawings (W)	Construction (C)	Totals
Construction Costs						
Construction Costs (see prior page for detail)					\$50,120	\$50,120
Adjust CCCI					\$7,183	\$7,183
Market Conditions					\$0	\$0
Escalation to Start of Construction					\$7,942	\$7,942
Escalation to Midpoint					\$3,562	\$3,562
Contingency					\$3,440	\$3,440
Redirect Insurance Budget to "Other Project Costs"					-\$1,471	-\$1,471
Construction Costs Subtotal	\$0	\$0	\$0	\$0	\$70,777	\$70,777
Architectural and Engineering						
A&E Design Services		\$345	\$3,021	\$3,539	\$1,726	\$8,631
Construction Inspection					\$0	\$0
Bid Advertising, Printing and Mailing				\$172		\$172
A&E Fees Subtotal	\$0	\$345	\$3,021	\$3,710	\$1,726	\$8,803
Site Acquisition						
Purchase Price		\$3,466				\$3,466
Site Acquisition Subtotal	\$0	\$3,466	\$0	\$0	\$0	\$3,466
Other Project Costs						
Special Consultants		\$144	\$172	\$215	\$287	\$818
Geotechnical Services & Land Surveying		\$180	\$211	\$86	\$230	\$707
Program and Project Management		\$719	\$574	\$861	\$861	\$3,015
Materials Testing Laboratory		\$180			\$287	\$467
Inspection Services					\$574	\$574
Commissioning			\$172	\$172	\$172	\$517
Construction Management/DIR		\$0	\$215	\$323	\$1,148	\$1,686
CEQA/Due Diligence/Mitigation/Documentation/Invest.		\$309	\$142	\$23	\$0	\$474
Property / Title / Escrow Appraisals		\$187				\$187
Site Acquisition Relocation Benefits		\$0				\$0
Legal Services		\$144				\$144
Peer Review				\$143		\$143
Constructibility/Value Review				\$0		\$0
Minimum Code Review				\$155		\$155
Moving and Relocation Expenses						\$0
Plan Checking			\$42	\$379	\$75	\$496
Post-Occupancy Evaluation					\$126	\$126
Utility Connections/Fees/OCIP/Other ¹		\$0			\$1,901	\$1,901
Other Project Costs Subtotal	\$0	\$1,863	\$1,529	\$2,358	\$5,661	\$11,410
A&E Fees plus Other Project Costs Subtotal	\$0	\$5,673	\$4,550	\$6,068	\$7,387	\$23,679
Total Estimated Project Costs	\$0	\$5,673	\$4,550	\$6,068	\$78,164	\$94,455
Less Funds Transferred		-\$2,207				-\$2,207
Less Funds Available not Transferred		-\$3,466	-\$4,550			-\$8,016
Carryover						\$0
Balance of Funds Required		\$0	\$0	\$6,068	\$78,164	\$84,232

58 Footnotes:

59 1) OCIP Budget added to "Other Project Costs" (\$1.471 million).



Mendocino - New Ukiah Courthouse

Date Estimated: 7/6/2015

Location: Mendocino

Prepared by: M. Sun

Project ID: 0000092

Estimate CCCI: 5296

Site - Building ID: 23-H1

Projected CCCI: 6055

JCC Project Manager: D. Padam

Construction Start: 3/30/2018

Construction End: 5/28/2020

This form provides a chronological history of the project. The initial column reflects the detail related to implementing the Budget Act or authorizing legislation. Subsequent columns reflect all reportable project phases listed in the schedule section

Requested Action:	A CCCI 5263 9/3/2009	A, P CCCI 5680 7/1/2012	P CCCI 5804 7/1/2014	W CCCI 5959 7/1/2015	A, P Reapprop CCCI 5680, 5804 7/1/2015	W Reapprop CCCI 6055 7/1/2016
COSTS -Display new totals for each category.						
Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Acquisition	\$ 5,673	\$ 5,673	\$ 5,673	\$ 5,673	\$ 5,673	\$ 5,673
Preliminary Plans	\$ 5,259	\$ 5,259	\$ 4,550	\$ 4,550	\$ 4,550	\$ 4,550
Working Drawings	\$ 7,041	\$ 7,041	\$ 6,068	\$ 6,068	\$ 6,068	\$ 6,068
Total Construction	\$ 101,941	\$ 103,654	\$ 78,160	\$ 79,087	\$ 79,087	\$ 78,164
Equipment Phase (Group 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Costs	\$ 119,914	\$ 121,627	\$ 94,451	\$ 95,378	\$ 95,378	\$ 94,455

Construction Detail - Must tie to total construction costs above.						
Contract	\$ 90,442	\$ 92,073	\$ 67,338	\$ 68,197	\$ 68,197	\$ 67,337
Contingency	\$ 4,522	\$ 4,604	\$ 3,440	\$ 3,484	\$ 3,484	\$ 3,440
A&E Costs	\$ 1,726	\$ 1,726	\$ 1,726	\$ 1,726	\$ 1,726	\$ 1,726
Group 2 Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Agency Retained	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 5,251	\$ 5,251	\$ 5,656	\$ 5,680	\$ 5,680	\$ 5,661
Total Construction	\$ 101,941	\$ 103,654	\$ 78,160	\$ 79,087	\$ 79,087	\$ 78,164

FUNDING DATA - Include all funding provided. For reversions and augmentations indicate EO number.						
Chapter / Item	Must tie to Total Project Cost, above					
	Phase	Amount	Transferred	Net	Comments	
10-09-0250-801-3138	A	\$ 5,673	\$ 2,207	\$ 3,466		
10-09-0250-801-3138	A	\$ (3,466)	\$ -	\$ (3,466)	Cont. Approp. Reverted	
10-09-0250-801-3138	P	\$ 5,259	\$ -	\$ 5,259		
10-09-0250-801-3138	P	\$ (5,259)	\$ -	\$ (5,259)	Cont. Approp. Reverted	
21-12-0250-301-3138 (10)	A	\$ 3,466	\$ -	\$ 3,466		
25-14-0250-301-3138 (6)	P	\$ 4,550	\$ -	\$ 4,550		
21-12-0250-301-3138 (10)	A	\$ (3,466)	\$ -	\$ (3,466)	Approp. Reverted	
25-14-0250-301-3138 (6)	P	\$ (4,550)	\$ -	\$ (4,550)	Approp. Reverted	
10-15-0250-490 (10)	A	\$ 3,466	\$ -	\$ 3,466	Reappropriate A (\$3,466 m)	
10-15-0250-491 (6)	P	\$ 4,550	\$ -	\$ 4,550	Reappropriate P (\$4,550 m)	
10-15-0250-301-3138 (1)	W	\$ 6,068	\$ -	\$ 6,068		
TBD-16-0250-490	W	\$ -	\$ -	\$ -	Reappropriate W (\$6,068 m)	
TBD-17-0250-301-0668	C	\$ 77,897	\$ -	\$ 77,897		
Total Funding		\$ 94,188	\$ 2,207	\$ 91,981		

SCHEDULE - Include all project dates (MM/DD/YYYY).						
Study Completion	11/16/2009	11/16/2009	11/16/2009	11/16/2009	11/16/2009	11/16/2009
Acquisition Completion	11/25/2011	10/12/2012	6/13/2014	2/2/2015	7/2/2015	10/9/2015
Start Preliminary Plans	10/31/2011	10/13/2012	7/1/2014	2/3/2015	7/3/2015	11/15/2015
Preliminary Plan Approval	7/12/2012	10/11/2013	6/30/2015	5/13/2016	10/13/2016	11/6/2016
Approval to Proceed to Bid	5/31/2013	4/14/2015	1/11/2017	5/10/2017	10/10/2017	11/13/2017
Contract Award Approval	9/23/2013	9/2/2015	6/2/2017	1/2/2018	6/2/2018	3/30/2018
Project Completion	5/20/2015	3/13/2007	4/1/2019	1/2/2020	9/19/2020	5/28/2020

COST INCREASE / DECREASE						
Preliminary Plans	\$ -	\$ (709)	\$ -	\$ -	\$ -	\$ -
Working Drawings	\$ -	\$ (973)	\$ -	\$ -	\$ -	\$ -
CCCI	\$ 5,475	\$ (219)	\$ 1,466	\$ -	\$ -	\$ 909
Construction	\$ (1,240)	\$ (19,207)	\$ -	\$ -	\$ -	\$ -
Escalation	\$ (2,604)	\$ (4,079)	\$ (607)	\$ -	\$ -	\$ (1,788)
Contingency	\$ 82	\$ (1,164)	\$ 44	\$ -	\$ -	\$ (45)
Other	\$ -	\$ (825)	\$ 24	\$ -	\$ -	\$ -
Total Increase	\$ 1,713	\$ (27,176)	\$ 927	\$ -	\$ -	\$ (923)

STATE OF CALIFORNIA
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)
FISCAL IMPACT WORKSHEET

Budget Year 2016-17

Proj ID:

0000092

Department Title: Judicial Branch
 Project Title: Mendocino County - New Ukiah Courthouse
 Program Category: CRI
 Program Subcategory:

BU/Entity: 0250
 Program ID: 0165
 COBCP #: 16-91-06
 Priority: 06
 MA/MI: MA

			Existing Authority	January 10 Action	April 1 Action	May 1 Action	May 14 Action	Special Action	Project Total
FUNDING									
bu-ref-fund-eny-year	ph	action							
0250-801-3138-09-09	A	CA	5,673						5,673
0250-801-3138-09-09	A	CA	-3,466						-3,466
0250-801-3138-10-10	P	CA	5,259						5,259
0250-301-3138-10-10	P	CA	-5,259						-5,259
0250-301-3138-12-12	A	BA	3,466						3,466
0250-301-3138-14-14	P	BA	4,550						4,550
0250-301-3138-15-15	W	BA	6,068						6,068
0250-301-3138-15-15	A	RA	-3,466						-3,466
0250-301-3138-15-15	A	RA	3,466						3,466
0250-301-3138-15-15	P	RA	-4,550						-4,550
0250-301-3138-15-15	P	RA	4,550						4,550
0250-301-3138-15-16	W	RA		-6,068					-6,068
0250-301-3138-15-16	W	RA		6,068					6,068
0250-301-0668-17-17	C	FF							0
									0
									0
									0
									0
TOTAL FUNDING			16,291	0	0	0	0	0	16,291
PROJECT COSTS									
Study									0
Acquisition			5,673						5,673
Performance Criteria									0
Preliminary Plans			4,550						4,550
Working Drawings			6,068						6,068
Total Construction or Design-Build Equipment (Group 2)			79,087	-923	0	0	0	0	78,164
TOTAL COSTS			95,378	-923	0	0	0	0	94,455
CONSTRUCTION OR DESIGN-BUILD DETAIL									
Contract			68,197	-860					67,337
Contingency			3,484	-44					3,440
A&E			1,726	0					1,726
Agency Retained									0
Other			5,680	-19					5,661
TOTAL CONSTRUCTION OR DESIGN-BUILD			79,087	-923	0	0	0	0	78,164
FUTURE FUNDING			79,087	-923	0	0	0	0	78,164

SCHEDULE		mm/dd/yyyy	PROJECT SPECIFIC CODES			
Study Completion		11/16/2009	Proj Mgmt:	D	Location:	State of California
Acquisition Approval		10/9/2015	Budg Pack:	Yes	County:	Mendocino
Start Preliminary Plans/Performance Criteria		11/15/2015	Proj Cat:	CRI	City:	Ukiah
Preliminary Plan/Performance Criteria Approval		11/6/2016	Req Legis:	No	Cong Dist:	1
Approval to Proceed to Bid		11/13/2017	Req Prov:	No	Sen Dist:	2
Contract Award Approval		3/30/2018	SO/LA Imp:	SO/LA	Assm Dist:	1
Project Completion		5/28/2020				

STATE OF CALIFORNIA
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)
FISCAL DETAIL WORKSHEET

Budget Year 2016-17

Proj ID:	0000092
BU/Entity:	0250
Program ID	0165
COBCP #:	16-91-06
Priority:	06
MAMI:	MA

Department Title: Judicial Branch
 Project Title: Mendocino County - New Ukiah Courthouse
 Program Category: CRI
 Program Subcategory:

Identify all items which fit into the categories listed below. Attach a detailed list if funding is included in this request. Provide descriptions and summary estimates for items for which you plan to request funding in the future. When possible, identify funding needs by fiscal year (BY+1 through BY+4).

PROJECT RELATED COSTS	COST	TOTAL
AGENCY RETAINED:		
TOTAL AGENCY RETAINED		0
GROUP 2 EQUIPMENT		
TOTAL GROUP2 EQUIPMENT		0
IMPACT ON SUPPORT BUDGET	COST	TOTAL
ONE-TIME COSTS		
Estimated for furniture, fixtures, equipment and security (court expense)	TBD	
Estimated Moving Costs (court expense)	TBD	
TOTAL SUPPORT ONE-TIME COSTS		0
ANNUAL ONGOING FUTURE COSTS		
Estimated Janitorial and Security Costs (Court)	TBD	
Estimated O&M (including Utilities) , less County Facilities Payment offset	772	
Estimated AV, IT, Other (court expense)	TBD	
TOTAL SUPPORT ANNUAL COSTS		772
ANNUAL ONGOING FUTURE SAVINGS		
TOTAL SUPPORT ANNUAL SAVINGS		0
ANNUAL ONGOING FUTURE REVENUE		
TOTAL SUPPORT ANNUAL REVENUE		0

STATE OF CALIFORNIA

Budget Year 2016-17

CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)

Proj ID: 0000092

SCOPE/ASSUMPTIONS WORKSHEET

Department Title:	Judicial Branch	BU/Entity:	0250
Project Title:	Mendocino County - New Ukiah Courthouse	Program ID	0165
Program Category:	CRI	COBCP #:	16-91-06
Program Subcategory:		Priority:	06
		MAM:	MA

Project Specific Proposals: For new projects provide proposed Scope language. For continuing projects provide the latest approved Scope language. Enter Scope language in cell A110.

Conceptual Proposals: Provide a brief discussion of proposal defining assumptions supporting the level of funding proposed by fiscal year in relation to outstanding need identified for that fiscal year. (Also include scope descriptions for BY+1 through BY+4 in cell A110).

New courthouse building to be occupied by the Superior Court of California, County of Mendocino. The proposed project will be located on a new site in Ukiah. The new courthouse is estimated to be approximately 90,206 building gross square feet (BGSF) in area with 8 courtrooms.