

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: 16-91-07 PRIORITY: 07 PROJECT ID: 0000115

DEPARTMENT: JUDICIAL BRANCH

PROJECT TITLE: STANISLAUS - NEW MODESTO COURTHOUSE

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$ 15,252 MAJOR/MINOR: Major

PHASE(S) TO BE FUNDED: W PROJ CAT: CRI CCCI/EPI: 5262/6055

SUMMARY OF PROPOSAL:

The Judicial Council requests a re-appropriation from the Immediate and Critical Needs Account (Fund 3138) of \$15.252 million to complete the Working Drawings phase for the Stanislaus—New Modesto Courthouse. The project will provide a new 27-courtroom, approximately 308,964 building gross square feet (BGSF) courthouse in the City of Modesto.

This project will consolidate court operations from four facilities and will relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in Stanislaus County. In addition, this project provides five unfinished courtrooms for new judgeships. The cost to finish the courtrooms will be requested when the judgeships are funded. The total revised project cost based upon the current schedule and updated to the July 2015 California Construction Cost Index is estimated at \$266.565 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:**

Magnusson/Freeman/Sun Dec. 18, 2015  
PREPARED BY DATE

William J. Guerin Dec. 18, 2015  
REVIEWED BY DATE

Curt Soderlund Dec. 18, 2015  
CHIEF ADMINISTRATIVE OFFICER DATE

Martin Hoshino Dec. 18, 2015  
ADMINISTRATIVE DIRECTOR DATE

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**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

**BUDGET YEAR 2016-17**

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A. PURPOSE OF THE PROJECT:

A.1. Project Background.

The Superior Court of California, County of Stanislaus provides a complete range of court services to Stanislaus county residents from five court facilities in the City of Modesto: Modesto Main Courthouse, Hall of Records, Juvenile Courthouse (housing two courtrooms not affected by the construction of the new courthouse), Traffic Courthouse, and City Towers Civil Courthouse (leased facility). The proposed new Modesto Courthouse will furnish the following immediately-needed improvements and enhance the superior court's ability to serve the public:

- Consolidate four unsafe, overcrowded, and physically deficient court facilities;
- Create a modern, secure, courthouse that meets Judicial Council standards for all adult and civil case types;
- Create operational efficiencies through the consolidation of the Modesto Main Courthouse, Hall of Records, leased Traffic Courthouse, and the leased City Towers Civil Courthouse;
- Provide unfinished space for 5 new judgeships: 2 authorized by AB 159 and 3 from the last 50 recommended by the Judicial Council; and
- Provide functions not currently provided due to lack of support space, including: three separate and distinct zones of public, restricted, and secured circulation; a self-help center; appropriately-sized and secure public lobby; queuing for entrance screening and public service counters; courtroom waiting areas; properly sized and equipped jury assembly room, jury deliberation rooms, and family court mediation rooms; adequately-sized in-custody holding, attorney interview/witness waiting rooms, courtroom holding areas; and a children's waiting room.

The four court facilities to be replaced and consolidated have many deficiencies. The facilities suffer from many physical and functional problems, and numerous deficiencies under the Americans with Disabilities Act. Staff work areas are overcrowded; and the overall lack of space hinders the superior court's ability to provide a full range of services to its users. In addition, some of the facilities experience security problems typical of multi-tenant buildings.

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The five facilities are also spread throughout the county. The leased Traffic Courthouse is located five miles from downtown Modesto to the east, and the Juvenile Courthouse is located four miles northwest of downtown. The distance between facilities and services, along with the overall lack of consolidation, exacerbates the noted functional problems negatively impacting access to justice for all court users and overall court operations.

A.2. Facilities to be Replaced by this Project.

The superior court currently operates a total of 24 courtrooms out of five buildings in Stanislaus County. As shown in the table below, all existing facilities in the county, with the exception of the juvenile courthouse (housing two courtrooms), will be replaced by the proposed project for a total of 22 courtrooms being replaced at four facilities.

TABLE 1  
Facilities Affected by Construction of New Courthouse

Facility/Location	Number of Existing Courtrooms Affected by this Project	Matters Heard
Modesto Main Courthouse Modesto, CA	15	Criminal, Family Law, Child Support
Hall of Records Building Modesto, CA	2	Family Law, Juvenile Dependency
City Towers (Civil) Modesto, CA	4	Civil, Probate, Small Claims
Traffic Courthouse Modesto, CA	1	Traffic
Total	22	

A.3. Judicial Positions.

Current and projected Judicial Position Equivalents (JPEs)<sup>1</sup> determines the number of courtrooms needed for this project. The table below provides information used to determine the need for this project, which includes 22 existing JPEs, two new judgeships from Assembly Bill (AB) 159 (Ch. 722, Statutes of 2007)– that are authorized but unfunded, and three new judgeship

<sup>1</sup> 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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from the last group of 50 unauthorized and unfunded judgeships. The Stanislaus Superior Court is currently using pro-tem judges and research attorneys to address workload. These resources will be replaced by the new judgeships when they are funded, for a total need of 27 courtrooms, as presented in Table 2.

TABLE 2  
Current and Projected JPEs to be Assigned to New Courthouse

Location	Current JPEs	AB 159	Proposed Last 50	Total JPEs	Basis for Proposed Project
New Modesto Courthouse	22	2	3	27	27

Courtroom count for capital projects is based on the number of JPEs assigned to each project. The DOF has allowed the Judicial Council to base this number on current JPEs, new judgeships authorized but unfunded by Assembly Bill 159 (Stats. 2007, ch. 722), also referred to as the second set of 50, and new judgeships in the next group, referred to as the third group of 50.

On December 11, 2014, the Judicial Council approved the allocation of the next 250 (of 270 total) needed new judgeships, which results in potential changes to the allocation used in scoping several of the current capital projects. One of these new judgeships will be assigned to the Stanislaus Superior Court and located in the new Modesto Courthouse. The additional new judgeship allocation increases from four to five. The additional new judgeship is in the last group of 50. A scope change for the addition of the new courtroom was approved in December 2015 to bring the total courtroom count to 27 per Table 2; however, to contain costs, the Judicial Council will leave all 5 new-judgeship courtrooms and associated spaces unfinished. The cost to finish the additional courtrooms will be requested in concert with the operational funds for the new judgeship.

A.4. Funding Background.

In FY 2010-11, per Chapter 10, Statutes of 2009 (SB12, 2X), \$14.766 million was appropriated for Acquisition and \$11.959 million for Preliminary Plans. On June 30, 2012, \$6.860 million for Acquisition and \$11.959 million for Preliminary Plans reverted. The FY 2012-13 Budget Act re-appropriated \$6.860 million for Acquisition, of which \$1.0 million was requested for reversion in the FY 2013-14 Budget Act. In FY 2014-15, \$11.026 million was appropriated for Preliminary Plans. In the FY 2015-16 Budget Act, \$15.252 million was appropriated for Working Drawings.

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A.5. Continuation Phase Proposal.

This proposal requests a re-appropriation from the ICNA of \$15.252 million for the Working Drawings phase of the project. This project, initially approved by the SPWB on July 12, 2010, is currently in the Preliminary Plans phase. Site Acquisition completed in December 2014. Preliminary Plans will begin in September 2015 and will complete in November 2016. Working Drawings phase is targeted for completion in October 2017 and Construction will begin in June 2018 once bonds are sold.

A.6. Construction Cost Reduction Subcommittee.

This project underwent a pre-design review by the Courthouse Cost Reduction Subcommittee (CCRS) in May 2013. The CCRS directed the project team to make changes to some program elements of the building. These changes were reflected in the FY 2014-15 COBCP in an update to the BGSF and cost estimate. 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.

In addition, and in May 2015, the CCRS approved including an additional courtroom in the project scope to bring the total courtroom count to 27.

A.7. Summary of Budget Adjustments (in thousands):

The table below provides an overview of all project cost estimate adjustments included in this proposal, including escalation to the mid-point of construction.

Phase (\$ in thousands)	Current Estimate	Revised Estimate	Net Change
Acquisition	\$ 13,766	\$ 13,766	\$ -
Preliminary Plans	\$ 11,026	\$ 11,026	\$ -
Working Drawings	\$ 15,252	\$ 15,252	\$ -
Construction	\$ 225,822	\$ 226,521	\$ 699
Total Budget	\$ 265,866	\$ 266,565	\$ 699

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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:

- 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: "Branchwide 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 27-courtroom courthouse.

Advantages:

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- This option provides a new, modern, and secure courthouse replacing and consolidating operations from four different facilities.
- This option enhances the court's ability to serve the public, centralize court services, and enhance court services.
- This project is ranked in the Immediate 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 consolidate and move from the main Modesto Main Courthouse, which does not provide proper security, is overcrowded, and is in deteriorating physical condition. Delay of this project also eliminates the ability to consolidate existing court operations for enhanced public service and staff efficiency.
- 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 Option 1, Construct a new 27-courtroom courthouse. This option provides the best solution for meeting the court facility needs for the Modesto operations of the Superior Court of Stanislaus County and for the county residents.

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2. Detailed scope description.

The proposed project includes the design and construction of a New Modesto Courthouse for the Superior Court of California, County of Stanislaus. The proposed new building will be approximately 308,964 BGSF. The project replaces and consolidates 4 existing court facilities, will include 27 courtrooms and court support space for court administration, court clerk, court security operations and holding and building support space. Sally port, in-custody defendant holding, and 33 secure parking spaces may be located in the basement.

A city block in downtown Modesto has been selected for the site.

3. Basis for cost information.

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

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

The project will accomplish the following immediately-needed improvements to the superior court and enhance its ability to serve the public:

- Consolidate four unsafe, overcrowded, and physically deficient court facilities;
- Create a modern, secure, courthouse that meets Judicial Council standards for all adult case types;
- Create operational efficiencies through the consolidation of the Modesto Main Courthouse, Hall of Records, leased Traffic Courthouse, and the leased City Towers Civil Courthouse;
- Provide unfinished space for 5 new judgeships: 2 authorized by AB 159, and 3 from the last 50 recommended by the Judicial Council (funding to finish the courtrooms will be requested when the ongoing operational funding is requested); and
- Provide functions not currently provided due to lack of support space, including: three separate and distinct zones of public, restricted, and secured circulation; a self-help center; appropriately-sized and secure public lobby; queuing for entrance screening and public service counters; courtroom waiting

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areas; properly sized and equipped jury assembly room, jury deliberation rooms, and family court mediation rooms; adequately-sized in-custody holding, attorney interview/witness waiting rooms, courtroom holding areas; and a children's waiting room.

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 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 responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical

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limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval.

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 site acquisition phase, and will be reviewed again at the conclusion of the preliminary plans phase. The working drawings will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and Department of State Architect for fire/life/safety and accessibility.

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. The option to renovate and expand the existing facilities was studied and is described above. However, the acquired site is located in the existing urban core of Modesto and is an infill 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 acquired site for the new courthouse is an infill site with existing infrastructure. The construction of the new courthouse will have no impact on existing environmental and agricultural resources. 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.



2 Stanislaus - New Modesto Courthouse New Capital Outlay  
 3 Date Estimated: 7/31/2015  
 4 Prepared by: M. Sun  
 5 Location: Stanislaus  
 6 Project ID: 0000115 CCCI (Cost Estimate Basis): 5262 Feb-10  
 7 Site - Building ID: 50-H1 CCCI (Basis for Adjustment): 6055 Jul-15  
 8 AOC Project Manager: P. Freeman Construction Start: 6/1/2018  
 9 AOC Planner: C. Magnusson Construction End: 5/28/2021  
 10 Project Description:

11 New courthouse building to be occupied by the Superior Court of California, County of Stanislaus. The proposed project will be located on a new site in Modesto. The new courthouse with a basement is estimated to be approximately 308,964 building gross square feet (BGSF) in area with 27 courtrooms. Parking for the facility will be in existing parking structures near the court site with 100 spaces on site and 32 secure spaces in the basement for judicial officers. CM at Risk is the project delivery method expected for this project.

12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42
Cost Estimate			Unit Cost		Quantity		Cost		Remarks																					
<b>Construction Costs</b>																														
Off Site Improvements					1 LS		\$722,636																							
Site Development																														
	Site Preparation		\$8.41 /sf		126,646 sf		\$1,065,093																							
	Site Improvements include parking		\$10.84 /sf		126,646 sf		\$1,372,843																							
	Surface Loading Area, Vehiele Sally Port	N/A																												
	Below Grade Loading Service Area		\$249.96 /sf		3,668 sf		\$916,853																							
	Site Utilities (Mechanical and Electrical)		\$3.15 /sf		126,646 sf		\$398,935																							
	Site Security	N/A																												
	Other Site Construction	N/A																												
Parking																														
	Surface Parking	N/A																												
	Secure Surface Parking	N/A																												
Building Construction																														
	Superstructure and Shell		\$155.83 /sf		308,964 sf		\$48,145,860																							
	Interiors		\$90.40 /sf		308,964 sf		\$27,930,346																							
	Equipment and Vertical Transportation		\$57.95 /sf		308,964 sf		\$17,904,464																							
	Mechanical and Electrical		\$163.60 /sf		308,964 sf		\$50,546,510																							
	Reduction: Shell Five Courtroom Sets <sup>1</sup>						-\$5,279,915																							
	Insurance Savings <sup>1</sup>						-\$2,909,553																							
	Unallocated Reduction <sup>2</sup>						-\$2,909,553																							
	Unallocated Reduction <sup>3</sup>						-\$14,547,765																							
<b>Construction Cost Subtotal</b>							<b>\$123,356,754</b>																							
<b>Miscellaneous Construction Costs</b>																														
	Furniture, Fixtures & Equipment		\$43.00 /sf		308,964 sf		\$13,285,452																							
	Reduction: Shell Five Courtroom Sets (FF&E) <sup>4</sup>						-\$470,768																							
	Data, Communications & Security		\$17.00 /sf		308,964 sf		\$5,252,388																							
	Reduction: Shell Five Courtroom Sets (DC&S) <sup>4</sup>						-\$186,117																							
<b>Miscellaneous Construction Cost Subtotal</b>							<b>\$17,880,955</b>																							
<b>Estimated Total Current Construction Costs</b>							<b>\$141,237,708</b>																							
Adjust CCCI		from	5262	to	6055		\$21,284,968																							
Market Conditions		53	months	@	0.00%		\$0																							
Escalation to Start of Construction		35	months	@	0.42%		\$23,890,833																							
Escalation to Midpoint		18	months	@	0.42%		\$14,076,861																							
Contingency (Including Escalations)					5.00%		\$10,164,508																							
Redirect Insurance Budget to "Other Project Costs" <sup>5</sup>							-\$4,345,327																							
<b>Estimated Total Construction Cost</b>							<b>\$206,309,553</b>																							

60 Footnotes:

- 61 1) Insurance savings: per Dec. 2011 Judicial Council direction, reduce construction hard costs budget by 2% of FY 11-12 Construction Cost Budget.
- 62 2) Unallocated Reduction: per Dec. 2011 Judicial Council direction, reduce construction hard costs budget by 2% of FY 11-12 Construction Cost budget.
- 63 3) Unallocated Reduction: per April 2012 Judicial Council direction, reduce construction hard costs budget by 10% of FY 11-12 Construction cost budget.
- 64 4) Insurance budget, estimated at 2.25 percent for Owner Controlled Insurance Program "OCIP" moved to "Other Project Costs", estimated cost based upon Construction Cost Subtotal, FF&E, Data, Comm. & Security, CCCI, and escalation.
- 5) Per Dec. 2014 Judicial Council approval and May 2015 CCRS direction, increase cost and square footage for one new judgeship. Building construction square feet adjustment from 301,464 to 308,964 for a net increase of 7,500. This courtroom set and four additional courtroom sets will be left unfinished, therefore a budget reduction is reflected for shelling five courtroom sets.



Stanislaus - New Modesto Courthouse

New Capital Outlay

Date Estimated: 7/31/2015

Prepared by: M. Sun

Location: Stanislaus

CCCI (Cost Estimate Basis): 5262

Feb-10

Project ID: 0000115

CCCI (Basis for Adjustment): 6055

Jul-15

Site - Building ID: 50-H1

Construction Start: 6/1/2018

AOC Project Manager: P. Freeman

Construction End: 5/28/2021

Estimated Project Cost by Phase (\$ 000's)	Study (S)	Acquisition (A)	Preliminary Plans (P)	Working Drawings (W)	Construction (C)	Totals
<b>Construction Costs</b>						
Construction Costs (see prior page for detail)					\$141,238	\$141,238
Adjust CCCI					\$21,285	\$21,285
Market Conditions					\$0	\$0
Escalation to Start of Construction					\$23,891	\$23,891
Escalation to Midpoint					\$14,077	\$14,077
Contingency					\$10,165	\$10,165
Redirect Insurance Budget to "Other Project Costs"					-\$4,345	-\$4,345
<b>Construction Costs Subtotal</b>	\$0	\$0	\$0	\$0	\$206,310	\$206,310
<b>Architectural and Engineering</b>						
A&E Design Services		\$785	\$6,870	\$8,047	\$3,926	\$19,628
Construction Inspection					\$0	\$0
Bid Advertising, Printing and Mailing				\$491		\$491
<b>A&amp;E Fees Subtotal</b>	\$0	\$785	\$6,870	\$8,537	\$3,926	\$20,118
<b>Site Acquisition</b>						
Purchase Price		\$6,860				\$6,860
<b>Site Acquisition Subtotal</b>	\$0	\$6,860	\$0	\$0	\$0	\$6,860
<b>Other Project Costs</b>						
Special Consultants		\$327	\$491	\$613	\$818	\$2,249
Geotechnical Services & Land Surveying		\$409	\$300	\$245	\$654	\$1,608
Program and Project Management		\$1,636	\$1,636	\$2,453	\$1,401	\$7,126
Materials Testing Laboratory		\$409			\$1,790	\$2,199
Inspection Services					\$1,716	\$1,716
Commissioning			\$491	\$491	\$491	\$1,473
Construction Management/DIR		\$0	\$613	\$920	\$3,271	\$4,804
CEQA/Due Diligence/Mitigation/Documentation/Invest		\$720	\$406	\$65	\$0	\$1,191
Property / Title / Escrow Appraisals		\$294				\$294
Site Acquisition Relocation Benefits		\$2,000				\$2,000
Legal Services		\$327				\$327
Peer Review			\$100	\$409		\$509
Constructibility / Value Review				\$0		\$0
Minimum Code Review				\$442		\$442
Moving and Relocation Expenses						\$0
Plan Checking			\$120	\$1,077	\$213	\$1,410
Post-Occupancy Evaluation					\$360	\$360
Utility Connections Fees/OCIP/Other		\$0			\$5,572	\$5,572
<b>Other Project Costs Subtotal</b>	\$0	\$6,122	\$4,156	\$6,716	\$16,285	\$33,279
<b>A&amp;E Fees plus Other Project Costs Subtotal</b>	\$0	\$13,766	\$11,026	\$15,252	\$20,211	\$60,255
<b>Total Estimated Project Costs</b>	\$0	\$13,766	\$11,026	\$15,252	\$226,521	\$266,565
Less Funds Transferred		-\$7,906				-\$7,906
Less Funds Available not Transferred		-\$5,860	-\$11,026			-\$16,886
Carryover						
<b>Balance of Funds Required</b>		\$0	\$0	\$15,252	\$226,521	\$241,773

Footnotes:

1) OCIP Budget added to "Other Project Costs" (\$4,345m).



Capital Outlay Cost, Funding, and Schedule Summary

Stanislaus - New Modesto Courthouse Date Estimated: 7/31/2015  
 Location: Stanislaus Prepared by: M. Sun  
 Project ID: 0000115 Estimate CCCI: 5262 Feb-10  
 Site - Building ID: 50-H1 Projected CCCI: 6055 Jul-15  
 AOC Project Manager: P. Freeman Construction Start: 6/1/2018  
Construction End: 5/28/2021

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

Requested Action:	A. P CCCI 5262 4/23/2010	A CCCI 5680 7/1/2012	P CCCI 5804 7/1/2014	W CCCI 5959 7/1/2015	Scope Change CCCI 6055 12/11/2015	W - Reapprop. CCCI 6055 7/1/2016
<b>COSTS</b> -Display new totals for each category.						
Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Acquisition	\$ 14,766	\$ 14,766	\$ 13,766	\$ 13,766	\$ 13,766	\$ 13,766
Preliminary Plans	\$ 11,959	\$ 11,959	\$ 11,026	\$ 11,026	\$ 11,026	\$ 11,026
Working Drawings	\$ 16,009	\$ 16,009	\$ 15,252	\$ 15,252	\$ 15,252	\$ 15,252
Total Construction	\$ 235,542	\$ 234,430	\$ 222,439	\$ 225,822	\$ 226,521	\$ 226,521
Equipment Phase (Group 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Project Costs</b>	<b>\$ 278,276</b>	<b>\$ 277,164</b>	<b>\$ 262,483</b>	<b>\$ 265,866</b>	<b>\$ 266,565</b>	<b>\$ 266,565</b>

<b>Construction Detail</b> - Must tie to total construction costs above.						
Contract	\$ 209,214	\$ 208,156	\$ 192,531	\$ 195,684	\$ 196,145	\$ 196,145
Contingency	\$ 10,461	\$ 10,408	\$ 9,837	\$ 9,998	\$ 10,165	\$ 10,165
A&E Costs	\$ 3,926	\$ 3,926	\$ 3,926	\$ 3,926	\$ 3,926	\$ 3,926
Group 2 Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Agency Retained	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 11,941	\$ 11,940	\$ 16,145	\$ 16,214	\$ 16,285	\$ 16,285
<b>Total Construction</b>	<b>\$ 235,542</b>	<b>\$ 234,430</b>	<b>\$ 222,439</b>	<b>\$ 225,822</b>	<b>\$ 226,521</b>	<b>\$ 226,521</b>

<b>FUNDING DATA</b> - 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	\$ 14,766	\$ 7,906	\$ 6,860		
10-09-0250-801-3138	A	\$ (6,860)		\$ (6,860)	Cont. Approp. Reverted	
21-12-0250-301-3138 (22)	A	\$ 6,860	\$ -	\$ 6,860		
21-12-0250-301-3138 (22)	A	\$ (1,000)		\$ (1,000)	Estimated Savings (Approp. Reverted)	
10-09-0250-801-3138	P	\$ 11,959		\$ 11,959		
10-09-0250-801-3138	P	\$ (11,959)		\$ (11,959)	Cont. Approp. Reverted	
25-14-0250-301-3037 (1)	P	\$ 3,083	\$ -	\$ 3,083		
25-14-0250-301-3138 (12)	P	\$ 7,943	\$ -	\$ 7,943		
TBD-15-0250-301-3138	W	\$ 15,252	\$ -	\$ 15,252		
TBD-16-0250-301-0668	C	\$ 226,521	\$ -	\$ 226,521		
<b>Total Funding</b>		<b>\$ 266,565</b>	<b>\$ 7,906</b>	<b>\$ 258,659</b>		

<b>SCHEDULE</b> - Include all project dates (MM/DD/YYYY).							
Study Completion	7/12/2010	7/12/2010	7/12/2010	7/12/2010	7/12/2010	7/12/2010	7/12/2010
Acquisition Completion	8/27/2012	8/10/2012	12/13/2013	9/13/2014	12/12/2014	12/12/2014	12/12/2014
Start Preliminary Plans	7/31/2012	8/11/2012	7/1/2014	11/3/2014	12/6/2014	12/6/2014	12/6/2014
Preliminary Plan Approval	4/11/2013	5/15/2013	6/12/2015	11/9/2015	11/11/2016	11/11/2016	11/11/2016
Approval to Proceed to Bid	3/3/2014	11/16/2014	6/3/2016	11/4/2016	10/13/2017	10/13/2017	10/13/2017
Contract Award Approval	6/24/2014	2/1/2015	1/6/2017	7/3/2017	6/1/2018	6/1/2018	6/1/2018
Project Completion	5/16/2016	1/4/2017	5/10/2019	2/21/2020	5/28/2021	5/28/2021	5/28/2021

<b>COST INCREASE / DECREASE</b>						
Acquisition	\$ -	\$ (1,000)	\$ -	\$ -	\$ -	\$ -
Preliminary Plans	\$ -	\$ (933)	\$ -	\$ -	\$ -	\$ -
Working Drawings	\$ -	\$ (757)	\$ -	\$ -	\$ -	\$ -
CCCI	\$ 12,531	\$ 2,219	\$ 4,218	\$ 2,317	\$ -	\$ -
Escalation	\$ (7,770)	\$ 206	\$ (1,065)	\$ 176	\$ -	\$ -
Construction	\$ (5,820)	\$ (14,547)	\$ -	\$ (2,033)	\$ -	\$ -
Contingency	\$ (53)	\$ (57)	\$ 161	\$ 167	\$ -	\$ -
Other	\$ -	\$ 702	\$ 69	\$ 71	\$ -	\$ -
<b>Total Increase</b>		<b>\$ (1,112)</b>	<b>\$ (14,681)</b>	<b>\$ 3,383</b>	<b>\$ 699</b>	<b>\$ -</b>

STATE OF CALIFORNIA			Budget Year 2016-17						
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)			Proj ID: 0000115						
FISCAL IMPACT WORKSHEET			BU/Entity: 0250						
Department Title:		Judicial Branch	Program ID: 0165						
Project Title:		Stanislaus County - New Modesto Courthouse	COBCP #: 16-91-07						
Program Category:		CRI	Priority: 07						
Program Subcategory:			M/M/I: MA						
			Existing Authority	January 10 Action	April 1 Action	May 1 Action	May 14 Action	Special Action	Project Total
<b>FUNDING</b>									
bu-ref-fund-eny-year	ph	action							
0250-801-3138-09-09	A	CA	14,766						14,766
0250-801-3138-09-09	A	CA	-6,860						-6,860
0250-301-3138-12-12	A	BA	6,860						6,860
0250-301-3138-13-13	A	BA	-1,000						-1,000
0250-801-3138-09-10	P	CA	11,959						11,959
0250-801-3138-09-10	P	CA	-11,959						-11,959
0250-301-3037-14-14	P	BA	3,083						3,083
0250-301-3138-14-14	P	BA	7,943						7,943
0250-301-3138-15-15	W	BA	15,252						15,252
0250-301-3138-15-16	W	RA		-15,252					-15,252
0250-301-3138-15-16	W	RA		15,252					15,252
0250-301-0668-17-17	C	FF							0
									0
									0
<b>TOTAL FUNDING</b>			40,044	0	0	0	0	0	40,044
<b>PROJECT COSTS</b>									
Study									0
Acquisition			13,766						13,766
Performance Criteria									0
Preliminary Plans			11,026						11,026
Working Drawings			15,252						15,252
Total Construction or Design-Build Equipment (Group 2)			225,822	3,499	0	0	0	0	229,321
<b>TOTAL COSTS</b>			265,866	3,499	0	0	0	0	269,365
<b>CONSTRUCTION OR DESIGN-BUILD DETAIL</b>									
Contract			195,684	3,261					198,945
Contingency			9,998	167					10,165
A&E			3,926	0					3,926
Agency Retained									0
Other			16,214	71					16,285
<b>TOTAL CONSTRUCTION OR DESIGN-BUILD</b>			225,822	3,499	0	0	0	0	229,321
<b>FUTURE FUNDING</b>			225,822	3,499	0	0	0	0	229,321
<b>SCHEDULE</b>									
Study Completion	mm/dd/yyyy		7/12/2010						
Acquisition Approval	mm/dd/yyyy		12/12/2014						
Start Preliminary Plans/Performance Criteria	mm/dd/yyyy		12/6/2014						
Preliminary Plan/Performance Criteria Approval	mm/dd/yyyy		11/11/2016						
Approval to Proceed to Bid	mm/dd/yyyy		10/13/2017						
Contract Award Approval	mm/dd/yyyy		6/1/2018						
Project Completion	mm/dd/yyyy		5/28/2021						
<b>PROJECT SPECIFIC CODES</b>									
Proj Mgmt:	D	Location:	State of California						
Budg Pack:	Yes	County:	Stanislaus						
Proj Cat:	CRI	City:	Modesto						
Req Legis:	No	Cong Dist:	19						
Req Prov:	No	Sen Dist:	14						
SO/LA Imp:	SO/LA	Assm Dist:	26						

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

**Budget Year 2016-17**

Proj ID: 0000115

Department Title: Judicial Branch  
 Project Title: Stanislaus County - New Modesto Courthouse  
 Program Category: CRI  
 Program Subcategory:

BU/Entity:	0250
Program ID	0165
COBCP #:	16-91-07
Priority:	07
MAMl:	MA

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).

<b>PROJECT RELATED COSTS</b>	<b>COST</b>	<b>TOTAL</b>
AGENCY RETAINED:		
<b>TOTAL AGENCY RETAINED</b>		<b>0</b>
GROUP 2 EQUIPMENT		
<b>TOTAL GROUP2 EQUIPMENT</b>		<b>0</b>
<b>IMPACT ON SUPPORT BUDGET</b>	<b>COST</b>	<b>TOTAL</b>
<b>ONE-TIME COSTS</b>		
Estimated for furniture, fixtures, equipment and security (court expense)	TBD	
Estimated Moving Costs (court expense)	TBD	
<b>TOTAL SUPPORT ONE-TIME COSTS</b>		<b>0</b>
<b>ANNUAL ONGOING FUTURE COSTS</b>		
Estimated Janitorial and Security Costs (Court)	TBD	
Estimated O&M (including Utilities) , less County Facilities Payment offset	794	
Estimated AV, IT, Other (court expense)	TBD	
<b>TOTAL SUPPORT ANNUAL COSTS</b>		<b>794</b>
<b>ANNUAL ONGOING FUTURE SAVINGS</b>		
<b>TOTAL SUPPORT ANNUAL SAVINGS</b>		<b>0</b>
<b>ANNUAL ONGOING FUTURE REVENUE</b>		
<b>TOTAL SUPPORT ANNUAL REVENUE</b>		<b>0</b>

STATE OF CALIFORNIA

Budget Year 2016-17

CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)

Proj ID: 0000115

SCOPE/ASSUMPTIONS WORKSHEET

Department Title: Judicial Branch

BU/Entity: 0250

Project Title: Stanislaus County - New Modesto Courthouse

Program ID: 0165

Program Category: CRI

COBCP #: 16-91-07

Program Subcategory:

Priority: 07

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 Stanislaus. The proposed project will be located in Modesto. The new courthouse is estimated to be approximately 308,964 building gross square feet (BGSF) in area with 27 courtrooms.