CMAA NorCal Programs:
Statewide Capital Improvement Programs
March 25th, 2021
UPCOMING EVENTS

Wed 3/31 @ 11:30a-1p: Education Series Webinar - Mass Timber

Tues 4/06 @ 11:30a-1p: Educational Series Webinar - Commissioning

Fri 4/09: 2021 Project Achievement Awards Applications Due

Thurs 4/29 11:30am -1:30pm: Programs Virtual Meeting - Healthcare Capital Improvement Programs

Wed 5/12 11:30am – 1:30pm: Joint Owners & Education Program - Maximizing the Utilization of the Construction Manager

Thurs 5/20 9:00am – 10:00am: Celebrating Women in Construction Coffee Chat
Thurs 5/20 4:00pm – 5:30pm: 2021 Project Achievement Awards Ceremony

Fri 6/04: (SOLD OUT) Past Presidents Inaugural Golf Tournament, Morgan Creek Roseville CA
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Teri Cruz
Sixth Dimension
Vice President
CMAA Northern California Chapter – Programs Chair Bay Area

Advancing Professional Construction and Program Management Worldwide
GUEST SPEAKERS

Pella McCormick
Director, Facilities Services
Judicial Council of California (JCC)

Shelley Whitaker
Capital Outlay Program Manager
Dept. General Services (DGS RESD–PMDB)

Dean Borg
Director, Facility Planning, Construction and Management Division
California Department of Corrections and Rehabilitation (CDCR)
Selene Lenox
Gilbane Building Company
Vice President
Moderator
Facilities Services Capital Program

Judicial Council of California
Facilities Program Overview

• Facility Operations – 43 staff
  • 460 Facilities throughout California
  • $100 million annually in special repairs

• Capital Program – 30 staff
  • 6 projects in construction  $955.1 Million
  • 4 project nearing construction  $640.2 Million
  • FY 2021-22 Gov Budget 4 projects  $74.8 Million
  • Five-Year Plan  $2.1 Billion 14 projects
Newest 2017
Oldest 1854
Biggest 1,020,000 SF
Smallest 2,100 SF
Innovations and Tools

• Program Management Approach
• Cost Model
• Parametric Model
• Judicial Program Information and Controls
• 2020 Trial Court Design Standards
• Courthouse of Future
Capital Program

Completed Projects
• 29 projects have been completed since 2007
• 324 courtrooms

Current Projects
• 10 projects ongoing
• 140 courtrooms

Five Year Plan
• 14 projects
• 147 courtrooms
Sonora Courthouse
Shasta Courthouse
El Centro Courthouse
Coming Soon

- Sonoma – Santa Rosa Criminal Courthouse 15 courtrooms
- Riverside – Indio Family and Juvenile Courthouse 5 courtrooms
- Riverside – Menifee Justice Center 9 courtrooms
- Stanislaus – Modesto Courthouse 27 courtrooms
2019 Capital Program Reassessment

- Reassessed all trial court projects
- Criteria included physical condition, seismic, fire life and safety, access to court services, overcrowding and cost
- Facilities plan for each of 58 courts
- Basis of the five-year plan
Five Year Infrastructure Plan

2021-22
• Los Angeles Master Plan
• Nevada – Nevada City Courthouse Study 6 courtrooms
• Lake – Lakeport Courthouse 4 courtrooms
• Mendocino – Ukiah Courthouse 7 courtrooms

2022-23
• Butte County Juvenile Hall Addition 1 courtroom
• Monterey – Fort Ord 7 courtroom
• San Bernardino – Juvenile Dependency Addition 2 courtrooms
2023-24
• Solano County - New Solano Hall of Justice (Fairfield) 12 courtrooms
• Fresno County - New Fresno Courthouse 36 courtrooms
• Kern County - New Ridgecrest Courthouse 2 courtrooms

2024-25
• Plumas County - New Quincy Courthouse 3 courtrooms
• Los Angeles County - New Santa Clarita Courthouse 24 courtrooms
• San Luis Obispo County - New San Luis Obispo 12 courtrooms

2025-26
• San Joaquin County - New Tracy Courthouse 2 courtrooms
• Los Angeles County - New West Los Angeles 32 courtrooms
• Kern County - New Mojave Courthouse 3 courtrooms
Lakeport Courthouse

- Built in 1968
- FCI= 25.63% - Poor
- 4 Courtrooms
Ukiah Courthouse

- Built in 1920
- FCI= 26.66% Poor
- 7 Courtrooms
Capital Program Studies 2021

• Nevada – Nevada City Courtroom
  • 6 courtrooms

• Los Angeles Master Plan
  • 43 courthouses
  • 17 proposed projects
Best Value Design-Build

• Best value
  • Qualifications
  • Responsiveness
  • Fees

• GMP at the completion of Design Development
Questions?

Pella McCormick, Acting Director  
Pella.Mccormick@jud.ca.gov  
916-643-7024

Jagan Singh, Principal Manager  
Jagandeep.Singh@jud.ca.gov  
415-865-7755
Overview

- Project Management Development Branch (PMDB) is a large multidisciplinary full service real estate development corporation providing seamless professional and technical services for client agencies.

- Over 250 professional staff

- 40 plus classifications including architects, civil, mechanical, and structural engineers, environmental planners, landscape architects, real estate officers, space planners, estimators and project directors

- Over $20 Million in external A&E contracts

- Approximately 30 retainer contracts = $3 Million each for $90 Million
Major Responsibilities

- Real Estate Leasing and Planning
- Real Estate Property Services
- Major and minor capital outlay projects
- Engineering and Estimating Services
- Architectural and architectural design services
- Environmental Services
- Energy
Real Estate Leasing/Planning

- Real Estate Leasing and Planning Section (RELPS)- Over 1,800 active leases and 20 million square feet of leased space throughout the State of California
- Market information, economic analysis and recommendations to support clients’ leased facility needs
- Bidding, negotiation, preparation, and execution of leases
- Management and enforcement of existing leases
- Programming, space planning and interior design, modular systems furniture design and project management for State agency tenants in leased and build-to-suit facilities
- Research and development of policies on facilities planning options such as hoteling, teleworking, and other alternative office design strategies
Real Property Services Section

- The Real Property Services Section (RPSS) provides real estate services related to the acquisition, use, and sale of state owned real estate.
- RPSS is charged with the responsibility of being the State’s real estate expert with core competencies including:
  - Land Acquisition and Acquisition Review
  - Transaction Review
  - Appraisals & appraisal review
  - Due Diligence
  - Property rights transactions
  - Relocation Assistance
  - State Owned Leasing and Development

Caltrans DISTRICT 3
Capital Outlay Projects

- Manage delivery of major and minor capital outlay projects for more than 100 state agencies including CHP, DMV, CalVet, EDD, CALFIRE, Fish & Game, DDS, DWR, Caltrans.

- Major Capital Outlay Improvements
- Project and Construction Management
- Project Estimating and Budgeting
- Project Scheduling
- Initial Planning and Studies
- Analysis of Alternative Delivery Methods

- Contract Management
- Alternative Project Delivery – Capital Outlay
- Build-to-Suit Capital Projects
- Capital Outlay Budget Change Proposals
- Overall Capital Outlay Project Coordination
- Support Capital Improvements
Architectural Services

- **Architecture & Engineering Section (AES)** provides the in-house planning, architecture, engineering, and interior design resources and services for the Department of General Services, State agencies, and other governmental clients. AES integrates design excellence, energy efficiency, and sustainability with the unique programmatic needs of State clients to provide functional and cost-effective facilities.

- **Comprised of Architectural Units:**
  - **Unit A and B:** Architecture Units A, (AUA), and B, (AUB), represent all agencies in the State of California as full service team of architects and architectural designers who assist our clients in the development of a Project Scope; Programming, and Planning for new and major renovation building projects. Our professionals prepare various types of Studies as well as developing Schematic, Preliminary and Construction Documents and Specifications. During these efforts we work integrally with the associated Project Managers, Engineers and Estimators and regulatory agencies to provide a complete project package that our clients can use to achieve their respective program needs.

  - **Unit C:** provides professional design/build services including architectural and engineering services, project programming, space planning, modular systems furnishings, construction estimating, bidding, construction administration and construction services.
Sustainability

- Develop and manage statewide energy programs
- Environmental services
- BPM Special Repairs
- Energy Programs
  - Statewide Energy Retrofit Program
    - Budget neutral
    - No upfront capital
    - Comprehensive
    - Variety of loan funding sources
    - Energy Efficient State Property Revolving Fund
    - GS $Mart
    - Utility On-Bill Financing
  - Distributed Generation Program
  - Zero Net Energy (ZNE) Program
  - Electric Vehicle Charging Program
  - Monitoring-Based Commissioning Program
- Bateson Building Renovation
  - Project type - Progressive DB, $159m
  - Current Status - Release of PDB RFQ late April

- Resources Building Renovation
  - Project type - Progressive DB (PDB), $380m
  - Current Status - CM RFQ early May 2021   PDB RFQ mid summer 2021

- Jessie Unruh Building Renovation
  - Project type - Progressive DB, $97m
  - Current Status - CM RFQ late summer 2021 - PDB RFQ mid summer 2021

- California Department of Food & Ag Turlock North Valley Laboratory Replacement Building
  - Project type - Traditional 2 step DB Procurement, $71m
Department of Justice Northern Region: Consolidated Forensic Science Laboratory Campus
- Project Type - Traditional 2 step DB Procurement, $380m
- Current status: RFQ’s for Criteria Architect and CM projected for late summer

Department of Water Resources - Joint Operations Center
- Project Type - P3, $283m
- Release of RFQ to Developers currently expected early summer 2021.

Department of Water Resources - Rio Vista Estuarine office building and Marina
- Project Type - P3, $93m
- Release of RFQ to Developers currently expected early summer 2021.

Project contracting opportunities may be found at the following links:
- https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/Current-Bid-Opportunities-List
Infrastructure Priorities

• Complete Existing Projects
  – Health Care Facility Improvement Program (24 Sites)
  – Ironwood State Prison Chilled Water HVAC System
  – Correctional Training Facility Cell Door Retrofit

• Roof Replacements and Deferred Maintenance
  – Roof Replacements: 9 Prisons; Approximately $285 Million
  – Deferred Maintenance: $50 Million Requested for 2021-22 Budget Act

• Prison Closure
  – Deuel Vocational Institution: Closing September 30, 2021
  – 2nd Prison Closure: To Be Announced By January 2022
Major Projects

• Fire Alarm Replacements and Fire Suppression Repair
  – Mule Creek State Prison (Ione, CA)
  – R.J. Donovan Correctional Facility (San Diego, CA)
  ❖ Design-Build Project Delivery
  ❖ Statement of Qualifications Request in Spring 2021

• California Institution for Men (Chino, CA)
  – Mental Health Crisis Facility (60,000 Sq.Ft. OSHPD Building)
    ❖ Construction Contract Bid in Fall 2021
  – HVAC Replacement: Facility A (8 Housing Units)
    ❖ Construction Contract Bid in Fall 2021

• Deferred Maintenance (Next 18 Months)
  – Water Treatment and Storage (4 Locations)
  – Lethal Electrified Fence Electronics Replacements (7 Locations)
  – Kitchen Fire Suppression Replacements (5 Locations)
QUESTIONS & ANSWERS