



# PROGRESS REPORT

## San Joaquin Courthouse Courtroom Build Out

Number of Courtrooms: 1  
Gross Bldg Sqft: 1,907  
Current Authorized Amount: \$6,025,000

County: San Joaquin  
Delivery Method: Design-Bid-Build  
Reporting Month: 04/2023

<b>Owner</b> Judicial Council of California
<b>Program Manager</b> Vanir Construction Management, Inc.
<b>Judicial Council Project Manager</b> Alisha Dutta
<b>Architect</b> Salas O'Brien
<b>CMA</b> Not Applicable
<b>General Contractor</b> To Be Determined

### PROJECT DESCRIPTION

The Superior Court requests to build out one shelled courtroom in the existing Superior Courthouse for one new judgeship and support staff, which will improve service to the public. Based on the Court Facility Facility Plans developed as part of the 2019 reassessment and current conditions, this superior court jurisdiction does not have an adequate facility to accommodate a new judgeship and support staff. Building out the shelled space on the fifth floor of the existing courthouse will provide the needed space for the court's authorized new judgeship and will increase the total number of courtrooms in the building from 28 to 29.

### PHASE SUMMARY

This project is in the Preliminary Plans phase, which was approved by the Department of Finance on July 1, 2022. The architectural services was awarded to Salas O'Brien in October 2022. The contract was executed and the work began. The project is currently in the Design Development Phase and seeking approval into Working Drawings.





# MONTHLY PROGRESS REPORT

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### SCHEDULE

This project is currently behind schedule as the procurement for the Preliminary Plans phase took longer than anticipated. The 100% Design Development set will be submitted to DOF in July 2023.

a	b	c	d	e	f	g=d-b	h=e-c	
	Approved		Actual / Forecast			Variance		Status
Phase	Start Date	Finish Date	Start Date	Finish Date	% Comp	Start Date	Finish Date	
Preliminary Plan	7/1/22	12/31/22	7/1/22	7/31/23	86%	0	212	✗
Working Drawings	1/1/23	5/31/23	8/1/23	9/25/24	0%	212	483	✗
Bid / Award	6/1/23	7/31/23	9/26/24	12/21/24	0%	483	509	✗
Construction	8/1/23	5/31/24	12/21/24	9/21/25	0%	508	478	✗
Occupancy						0	0	✓

### PRELIMINARY PLAN MILESTONES

Title	Milestone Date
Funding Authorized - Begin Schematic Design (SD)	7/2/22
100% Design Development Complete & Approved	5/21/23
SPWB (CCRS) approved Preliminary Plans (PP)	7/31/23



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### SCOPE

This project consists of building out one shelled courtroom (5B) in the existing Stockton Courthouse to accommodate the new judgeship. The new courtroom will be constructed to replicate the existing courtrooms on the floor at approximately 1,907 square feet of existing space.

No. of Courtrooms: 1 BGSE/Courtroom: 1,907				
	Approved Gross (A)	Current Gross (B)	Gross KPI	Current Net (E)
Preliminary Plan - Programing	1,907	1,907	✓	1,907
Preliminary Plan - Schematic Design	1,907	1,907	✓	1,907
Preliminary Plan - Design Development	1,907	1,907	✓	1,907
Working Drawings	1,907	1,907	✓	1,907

### BUDGET

Department of Finance approved to proceed with the Preliminary Plans phase in July 2022. The project is currently on budget.

a	b	c	d	e=c-d	f	
Phase	Original Authorized Amount	Current Authorized Amount	Current Estimate	Variance	Expended	Status
Preliminary Plan	\$245,000	\$245,000	\$245,000	\$0	\$0	✓
Working Drawings	\$663,000	\$663,000	\$663,000	\$0	\$0	✓
Construction	\$5,117,000	\$5,117,000	\$5,117,000	\$0	\$0	✓
<b>Total</b>	<b>\$6,025,000</b>	<b>\$6,025,000</b>	<b>\$6,025,000</b>	<b>\$0</b>	<b>\$0</b>	<b>✓</b>
<b>Total (Rounded)</b>	<b>\$6,025,000</b>	<b>\$6,025,000</b>	<b>\$6,025,000</b>	<b>\$0</b>	<b>\$0</b>	

## **Project Background**

### **Authorized and Funded New Judgeships**

The 2022 Budget Act (FY 2022–23) included funding (salaries) for 23 additional superior court judgeships and for increased security needs placed on counties. These 23 new judgeships were previously authorized by AB 159 in 2007.

### **Capital Outlay for New Judgeship Courtroom Buildouts**

The 2022 Budget Act provided the Judicial Council with \$29.6 million General Fund for the build out of shelled courtrooms and support space for five new judgeships and associated support staff in existing superior court facilities. This capital outlay funding is being allocated among four superior courts: Kings, Sacramento, San Joaquin, and Sutter. Existing facilities to be improved are the Kings County, Sacramento Juvenile, San Joaquin Stockton, and Sutter County courthouses.

### **Current Project for the San Joaquin Superior Court**

The Superior Court of San Joaquin County has been authorized for one of the 23 new judgeships. This project is for the build out of shelled space for one new courtroom in the existing Stockton Courthouse. Of the total available \$29.6 million described above, \$6.025 million is allocated for this project.

## **Facilities Standards Conformance**

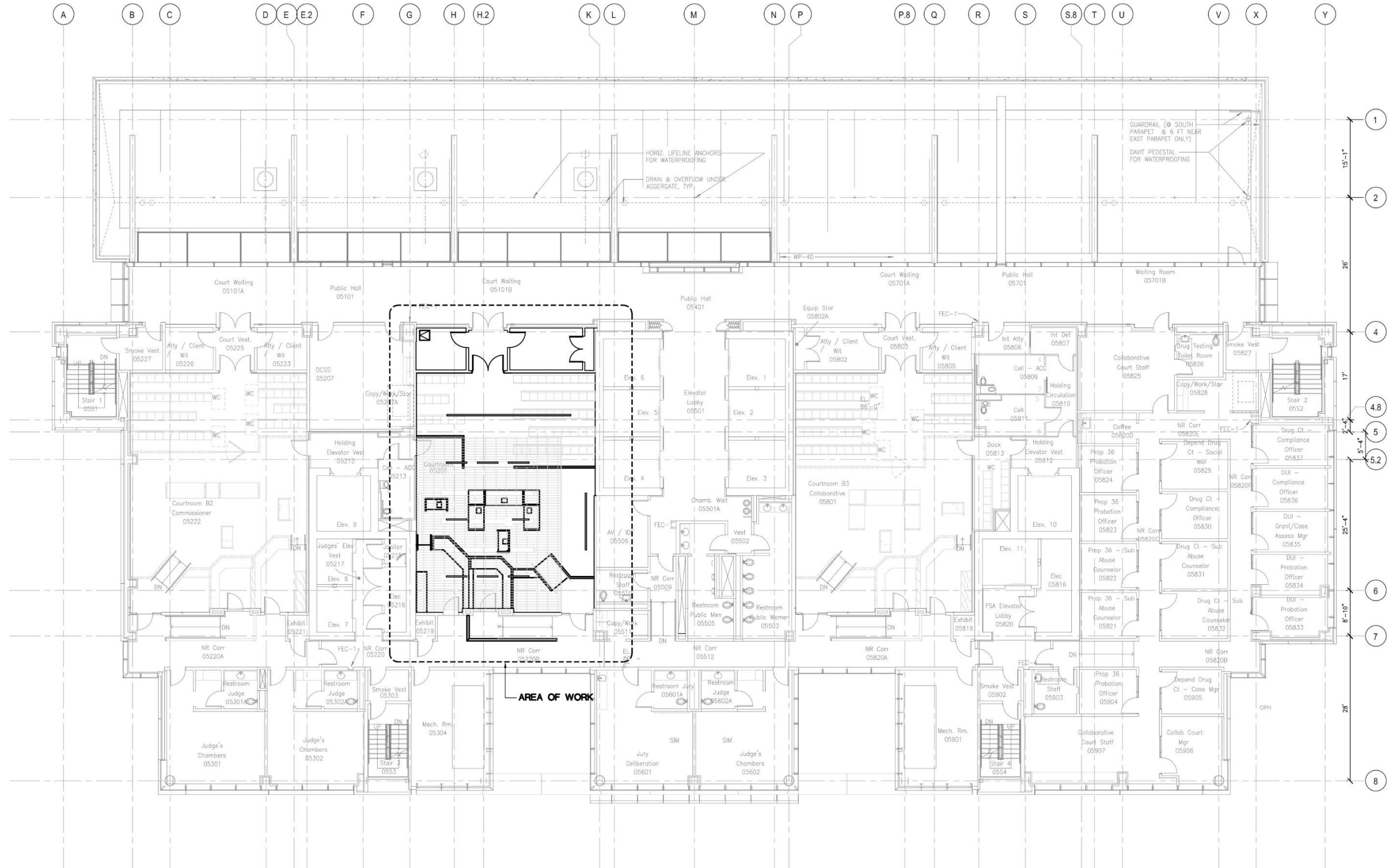
### **General Conformance**

Chapter One of the *2020 California Trial Court Facilities Standards* states: *This document is intended primarily for new court building projects. However, many of the design criteria and performance standards may be applicable to substantial court renovation projects or building system upgrades in existing court buildings, buildings shared with other related justice agencies, leased facilities, and tenant improvements.* This important distinction—that application is *primarily for new court building projects* and *may be applicable to substantial court renovation projects or building system upgrades*—allows the design of other types of projects, such as this project, to incorporate the Standards to the extent feasible within project scope. **This project makes only small-scale improvements to build out shelled space within an existing building and is not categorized as a *new court building project* (replacing the existing courthouse) nor as a *substantial* renovation project nor does it upgrade building systems.**

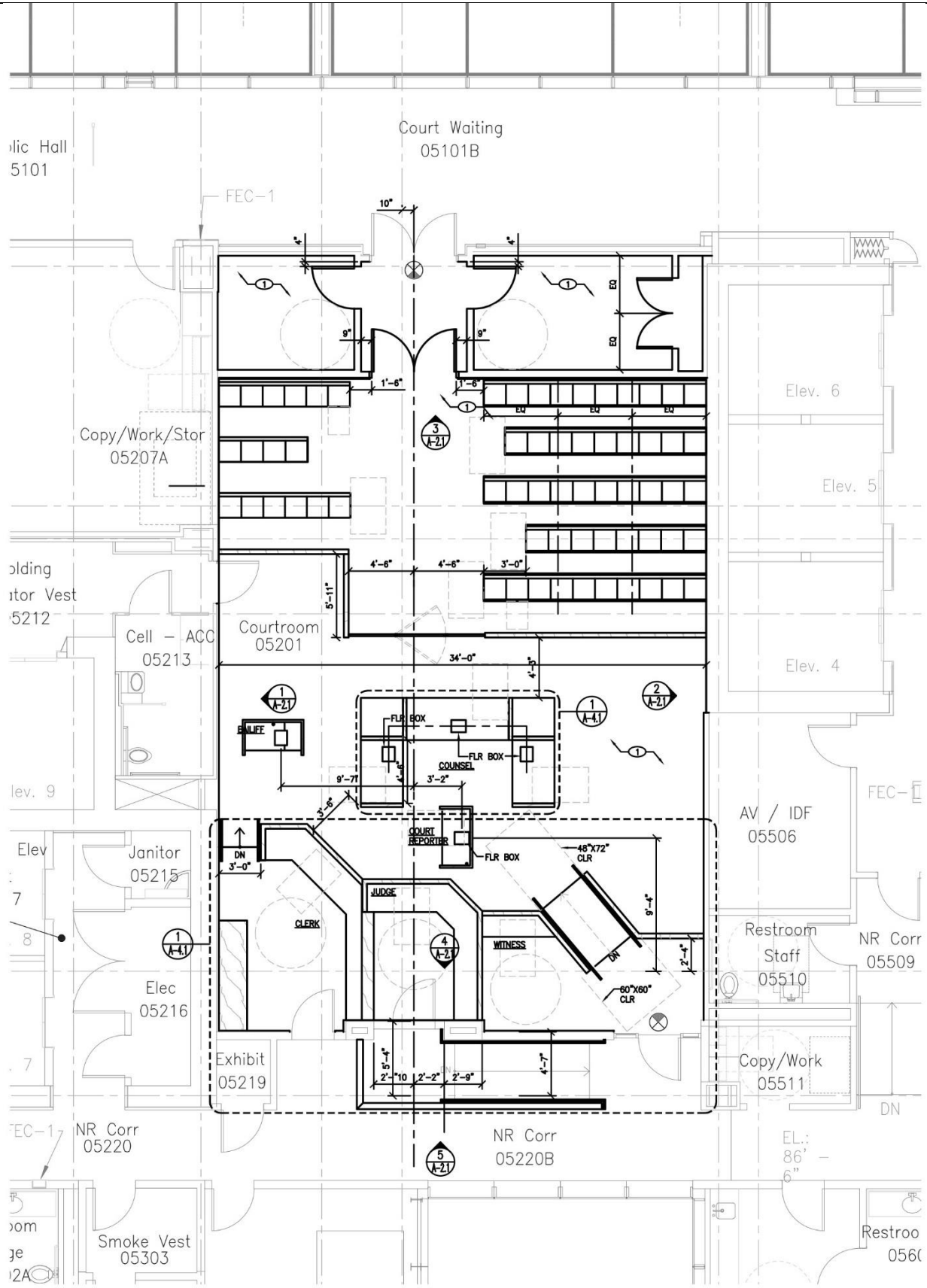
### **Courtroom**

As noted above, this project is not categorized as a *new court building project* and therefore not subject to the 2020 Facilities Standards' requirement to adopt an approved template from Standards Chapter 22. The replication in the new courtroom—of layout and footprint of the existing courtrooms on the same floor—provides equivalent functionality capable of accommodating every kind of court proceeding but jury trials. Its multipurpose design (less the jury box) is sized and configured to support proceedings in different case types and maximizes the court's capacity to accommodate its overall courtroom workload and to adjust its processes and calendar design.

# OVERALL FLOORPLAN

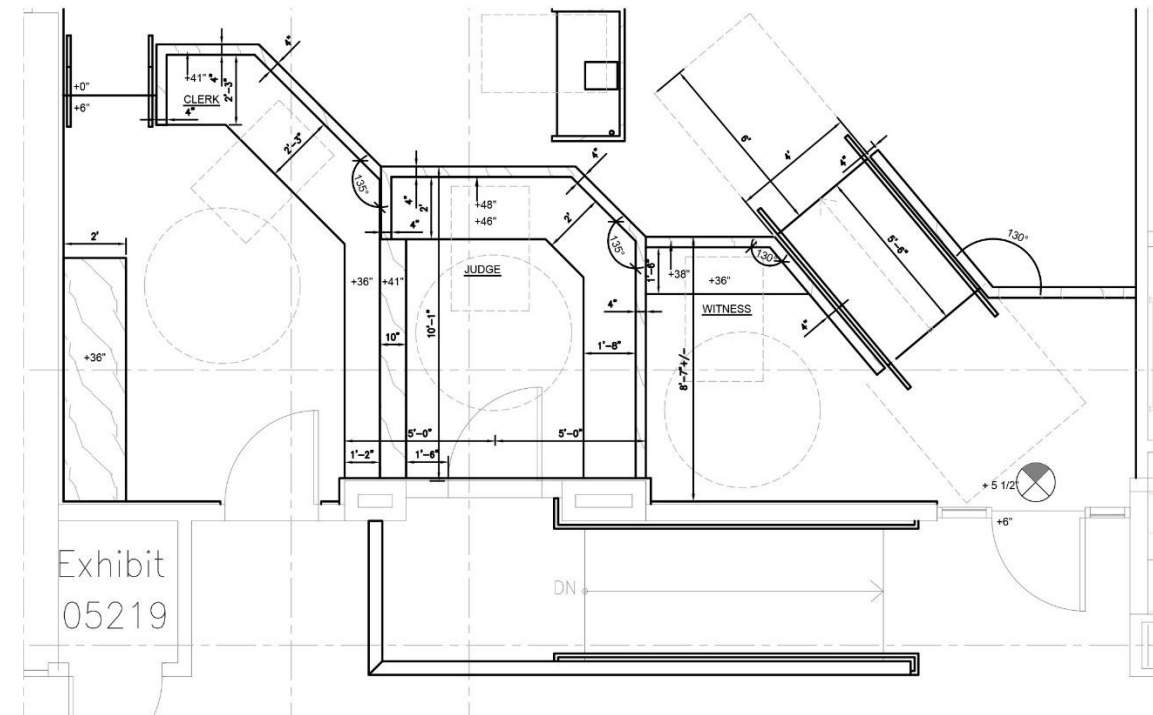
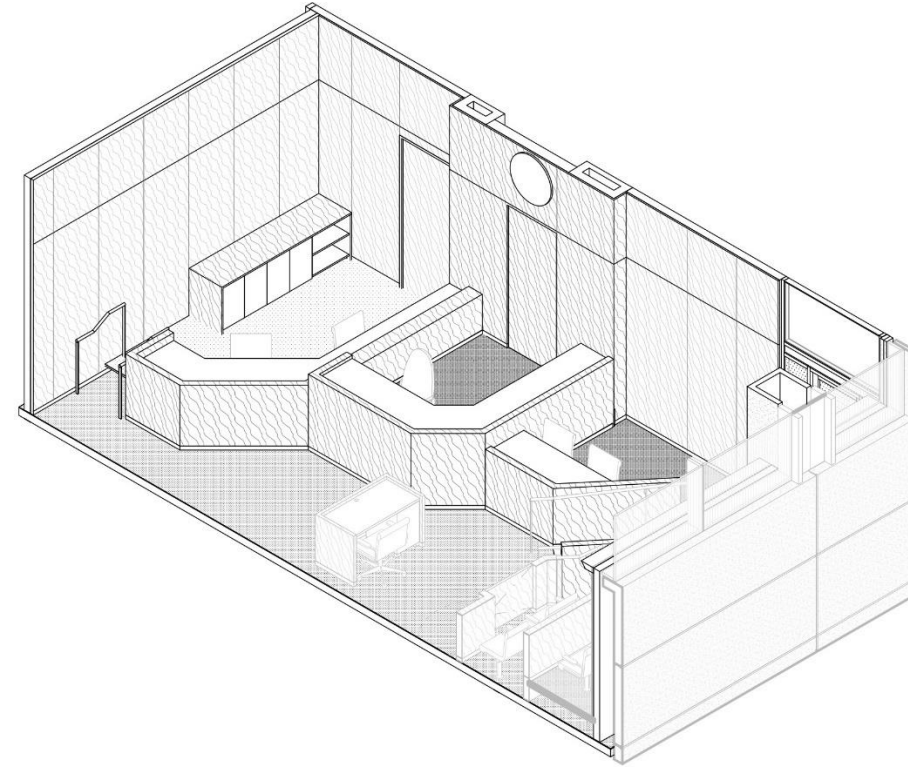


# ENLARGED FLOORPLAN

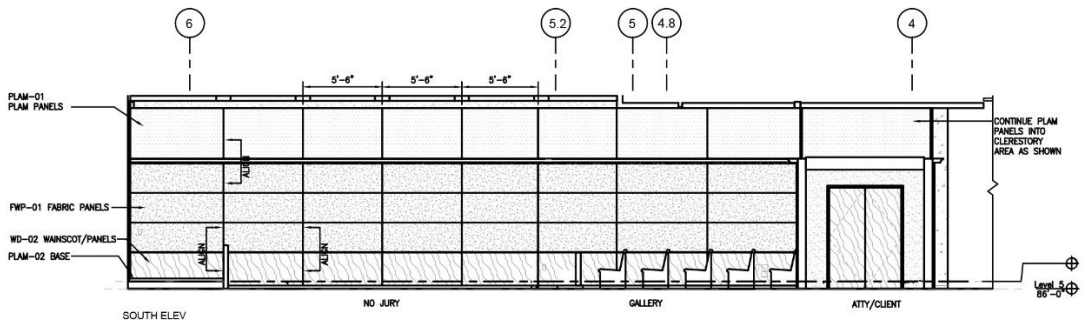
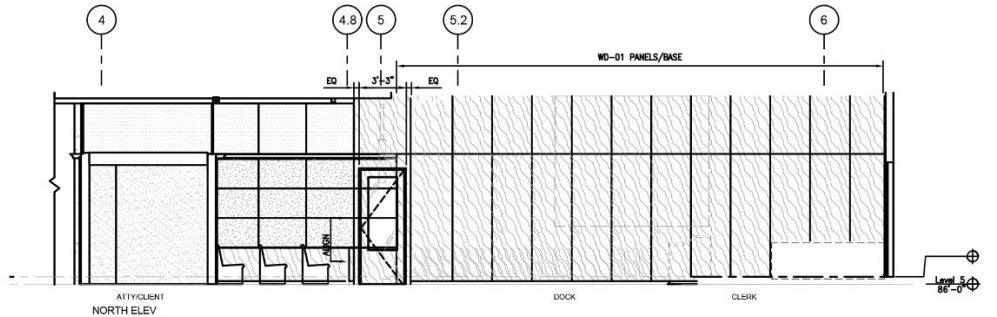
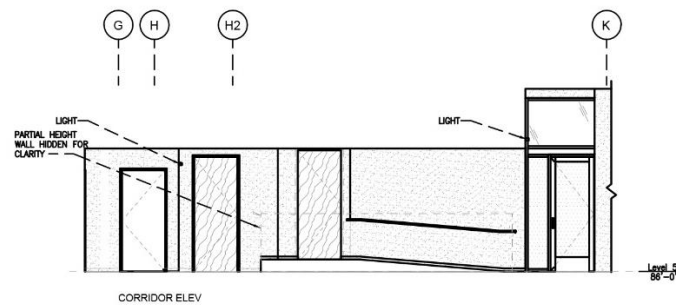
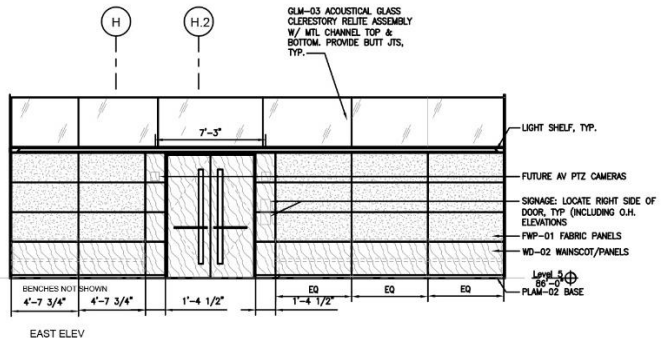
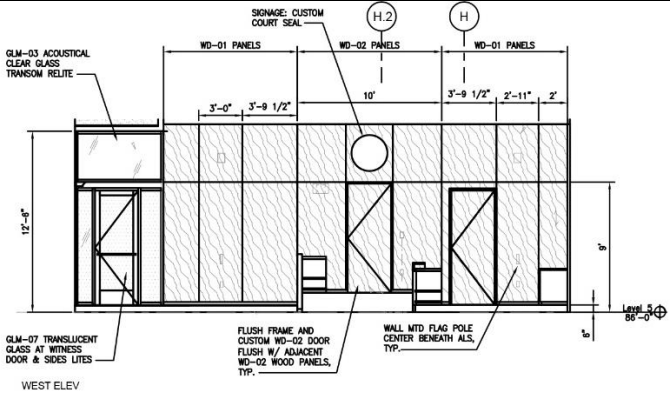




# ENLARGED FLOORPLAN AND AXONOMETRIC



# ELEVATIONS





# RENDERING





# RENDERING

