

Attachment B

Project Summary

New Antioch Area Courthouse

Also known as: New East Contra Costa
County Courthouse

Superior Court of California, County of Contra Costa



**ADMINISTRATIVE OFFICE
OF THE COURTS**

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

Project Description

The project is the design, construction, and commissioning of a new building and site development for a trial court facility comprised of up to 73,500 gross square feet. The 2.5 story building (2 stories plus 1/2 level below grade basement) includes but is not limited to all building structure, enclosure, interior improvements, mechanical, electrical, telecommunication, audio visual, and security systems. The site development includes but is not limited to site preparation, underground utilities landscape, hardscape, vehicular drives, surface parking, security barriers, fencing, and gates. The approximately 4.3 acre site is to be cleared of buildings, underground utility mains, and paving by others under terms of a property exchange agreement between the AOC and the City of Pittsburg Redevelopment Agency. Furnishing and installation of interior furniture, furnishings, and fixtures will be performed under a separate, but concurrent contract by others.

It is anticipated that the project shall be phased as follows: Phase One includes construction of the new building, parking and other site development; Phase Two includes demolition of existing Pittsburg-Delta Courthouse* and accessory shed after occupancy of new building; and Phase Three: Construction of or partial completion of the northern parking lot after City of Pittsburg's future construction of the extension of Victory Street along the northern boundary of the site. The attached drawings reflect the current phase of the project which is 75% Schematic Design of Phase One.

** Removal of existing Pittsburg-Delta Courthouse is not included in the scope of work of the architect. Contractor to provide full services for removal of courthouse building.*

Functional Area Summary¹

Court Set	23,832 CGSF
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7 Courtrooms (including 1 Arraignment CR, 1 Traffic CR, 1 Family Law CR, and 4 Criminal capable CRs); 7 Judges chambers; Courtroom holding; Jury deliberation rooms; Law library; and Support spaces.

Court Administration	6,992 CGSF
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Clerk's offices and work areas; Public walk-up windows and queuing; Active and semi-active files; Evidence storage; and Support spaces.

Family Law Administration	4,625 CGSF
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Clerk's offices and work areas; Public walk-up windows and queuing; Training, orientation, and mediation rooms; Active and semi-active files; Self-help area; and Support Spaces.

Jury Assembly	4,089 CGSF
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Waiting and queuing areas

Central Holding	3,301 CGSF
Adult and juvenile holding cells and support spaces	
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Public Entry and Public Spaces	5,335 CGSF
Public entry and lobby; Security office; Public waiting at courtrooms; Vending machine area; and Justice partners spaces;	
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Building Common Areas	2,651 CGSF
Conference rooms; Mail room; Break room; Copy rooms; Maintenance office; Maintenance Office; and Building storage.	
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Building Services	4,890 CGSF
Mechanical, telephone, electrical rooms, and custodial rooms; Public restrooms; and Staff restrooms.	
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Total Component Area: Gross Square Feet ²	55,714 CGSF
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Total Building Area: Building Gross Square Feet ³	73,500 BGSF
Gross Area = Component Gross x 1.32	
Parking – secured, staff and judges	Approx. 200 Spaces

¹ Functional areas subject to change.

² Component gross square feet (CGSF) are the amount of area required by a department or component for its individual functions including internal circulation.

³ Building gross square feet (BGSF) is the amount of area for the entire enclosed building including general horizontal and vertical circulation; space required for mechanical, electrical, and structural systems.

PROJECT GOALS

This project will be consistent with the California Trial Court Facilities Standards, adopted by Judicial Council of California effective April 21, 2006. These standards reflect the Judicial Council's commitment to providing equal access to justice and the construction of high performing public buildings with a positive architectural legacy.

The following goals have been established for the project:

- 1. Architecture** – The architecture shall be dignified, timeless and constructed with high quality, durable materials and systems. The entire project shall be recognized by the community as a prominent public building that enriches the government center in the City of Pittsburg. Project design shall be in accordance with the most current version of the California Trial Court Facilities Standards.
- 2. Site Design** – A secure environment shall be created by simple means and shall have clear divisions between private and public areas; plantings and site construction shall improve the immediate area and create spaces that can be enjoyed by the public. Landscaping materials shall be chosen for its durability, climate compatibility, and attractive appearance.
- 3. Function** – Space configurations shall accommodate change over time in court operations and potential for future expansion. Floor plans shall be effectively designed to maximize usable space while providing efficient circulation, waiting, and queuing areas for the public. Easy maintenance of materials and systems shall have high importance.
- 4. Sustainable Design/LEED “Silver” Certification:** The Project shall be designed for sustainability and to the standards of the United State Green Building Council's (USGBC) LEED™ “Silver” rating. The project will receive certification by the USGBC as well as participate in the “Savings by Design” incentives/rewards program sponsored by the local utility company. The building shall consume 15% less energy or better than a code minimum facility by the use of energy efficient materials, equipment and systems consistent with the project budget. Building orientation on the site should be chosen to optimize interior day lighting while addressing site influences.
- 5. Accessibility**– The building shall incorporate Universal design concepts, to make the facility equally accessible to all users.
- 6. Security** – The design will provide for efficient and safe court operations in a cost effective manner.
- 7. Durability, Quality and Efficiency** – Materials and building elements should be chosen with regard to the amount of traffic, use and visibility of each space. Materials should be

durable, operationally and energy efficient, easily maintained and environmentally friendly.

8. **Commissioning** – A building commissioning program shall be implemented to ensure that the building systems perform interactively in accord with the design intent.

Funding Sources – This project was approved for the site Acquisition and Preliminary Plans (Schematic Design and Design Development) phases for a four courtroom building in the fiscal year 2005-06 State Budget. The State Budget in fiscal year 2006-07 included supplemental funding for the Acquisition and Preliminary Plans phases for a seven-courtroom building. Upcoming State Budget requests will be for the Working Drawings phase in fiscal year 2007-2008 and the Construction phase in the fiscal year 2008 -2009.

Project Budget – The overall construction budget is approximately \$42,546,631 (escalated to reflect costs at mid-point of construction). The construction budget does not include fees for professional services or other owner “soft” costs”. The budget amount must not be exceeded. OCCM is responsible for maintaining individual line items in the budget and for budget modification throughout the project. See Cost Responsibility Matrix (Attachment I) and Construction Phase Scope Detail (Attachment C) for the scope of work anticipated in the construction contract.

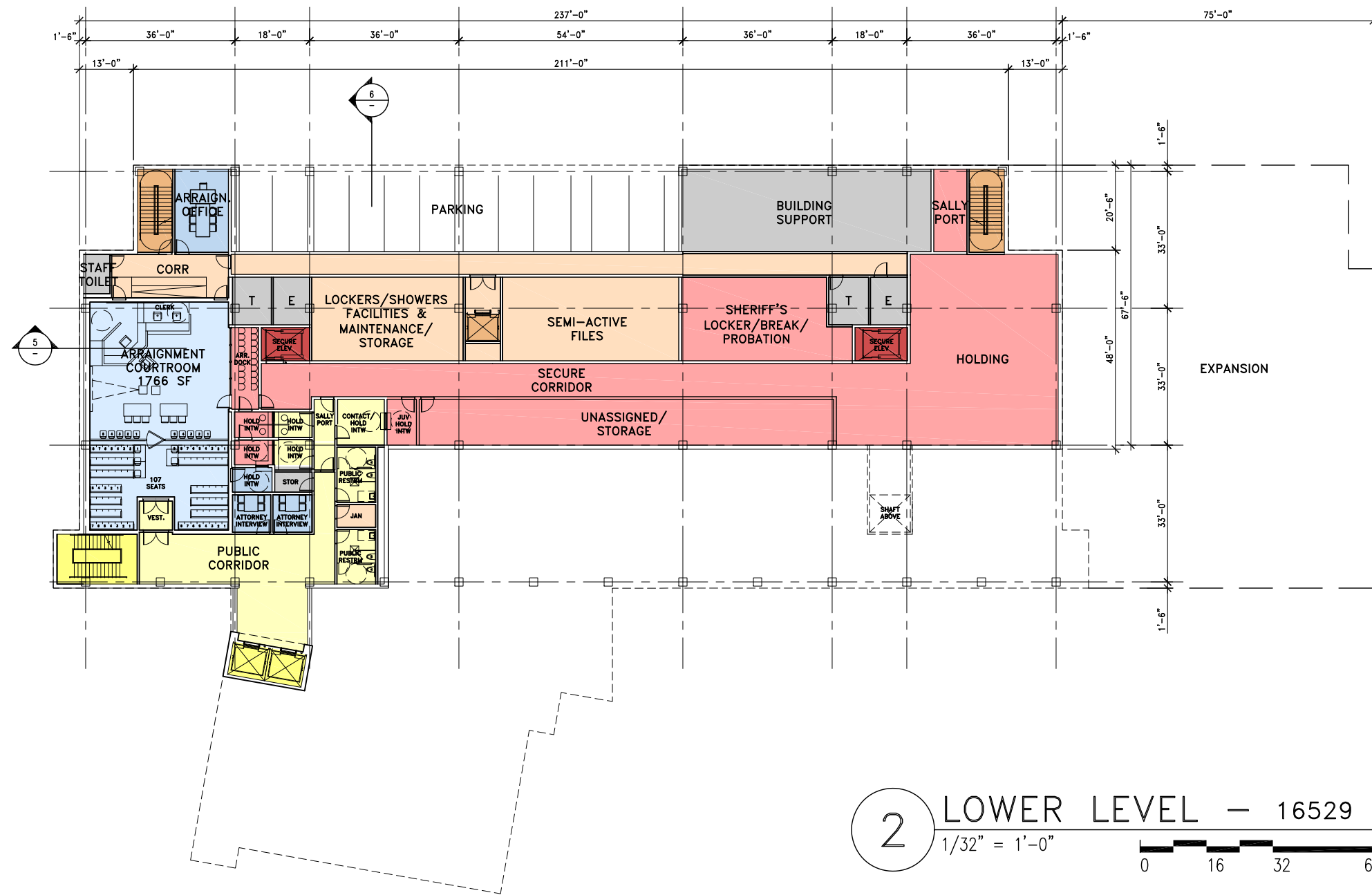


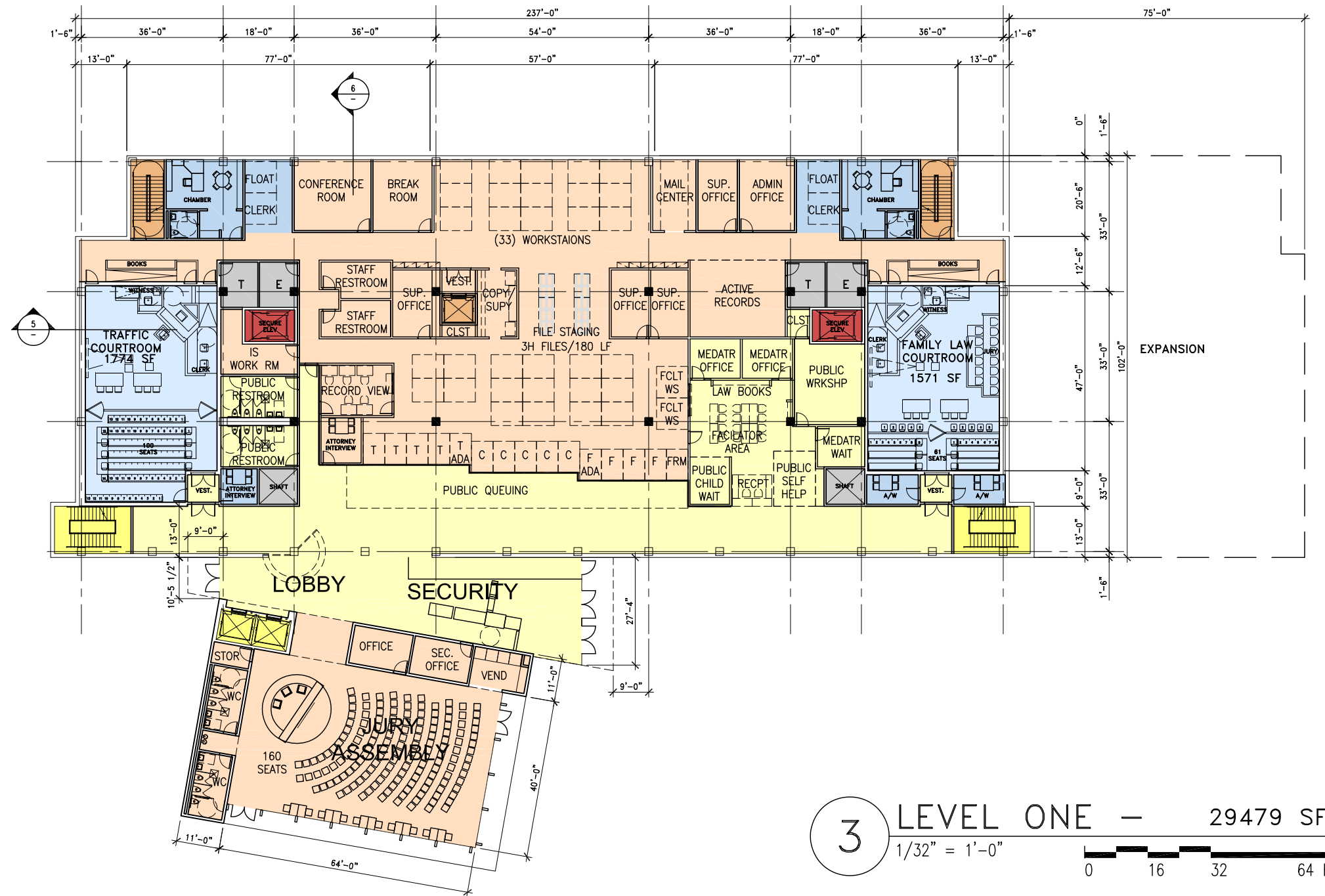
EAST CONTRA COSTA COURTHOUSE
PROGRESS

PERSPECTIVE RENDERING

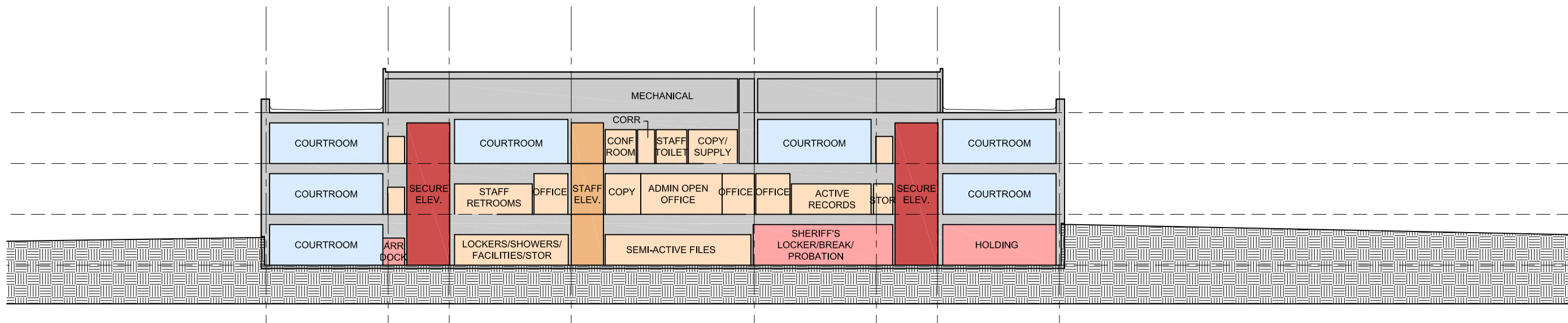
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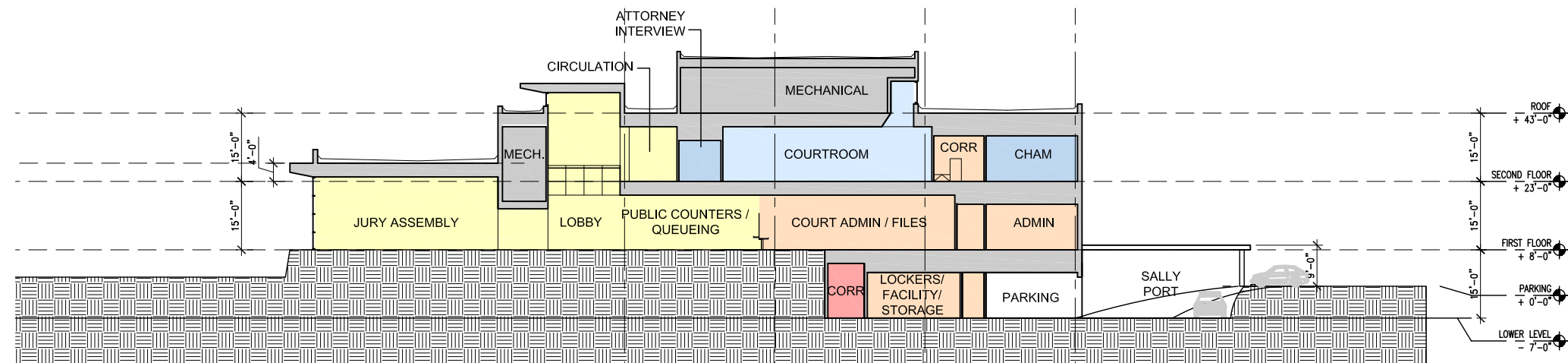








5 BUILDING SECTION
 1/32" = 1'-0"
 0 16 32 64 FT



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 1/32" = 1'-0"
 0 16 32 64 FT