



Attachment B

Project Information & Project Plans

Courthouse Construction Project San Joaquin County Courthouse

Superior Court of California, County of San Joaquin



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

PROJECT DESCRIPTION

The Project consists of the expansion and renovation of the San Joaquin County Superior Court building in Manteca, California (hereinafter “the Project”). The Project is comprised of a new approximately 7,200 square foot building addition, related modifications to the existing building, and site improvements. The Project will be administered through the Administrative Office of the Courts (AOC) and managed by the Office of Court Construction and Management (OCCM), Design and Construction Services.

The Contractor will be responsible to remove existing modular buildings on site, as well as to remove an existing abandoned irrigation canal and related appurtenances. New site work includes underground utilities, parking areas, security fencing including remote-controlled gates, paving and ramps for ADA accessibility, landscaping, and irrigation.

The new building addition consists of a one story, steel frame construction with complete tenant improvements, including all architectural finishes, casework, fixed furnishings, and complete mechanical, electrical, plumbing, fire protection, fire alarm, security, telephone/data, A/V, and CCTV systems. Coordination with, and connections to existing building utilities and building systems will be required. Fixed furnishing in the project include: new Judge’s bench, ramps, jury box, witness stand, clerical area within court room and all casework shown. Furnishing and installation of interior stand-alone furniture, furnishings, and fixtures (FF&E) will be performed under a separate contract and vendor, but concurrent with this Project.

Modifications to the existing building will be required at points of connection and for tie-in to existing building utilities and systems.

The AOC’s Estimate of the Value of Construction of this project is approximately \$2,500,000.

The Project Architect (Tetra Design) is under contract with the AOC and will be the Architect of Record. It is the intention of the AOC to solicit Proposals from prequalified Design Assist Contractors (hereinafter “Contractor”) on the basis of 50% complete Design Development documents. Prequalified Contractors will be required to attend a pre-proposal conference and job-walk, and will be required to submit a final Guaranteed Maximum Price (GMP) with their Proposals. The AOC anticipates soliciting proposals from prequalified Contractors in mid-April, 2011, with a Notice to Proceed to the selected Contractor in mid-May, 2011.

Immediately upon award of the contract with the successful Contractor, the Contractor will be required to commence Design Assist Services. Refer to Attachment A, Statement of Work for additional information regarding Design Assist Services and Construction Services.

PROJECT GOALS

This project will be consistent with the California Trial Court Facilities Standards, adopted by Judicial Council of California effective April 21, 2006, as amended. 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.

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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. Project design shall be in accordance with the most current version of the California Trial Court Facilities Standards.
2. **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.
3. **Accessibility**– The building shall incorporate Universal design concepts, to make the facility equally accessible to all users.
4. **Security** – The design will provide for efficient and safe court operations in a cost effective manner.
5. **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.
6. **Commissioning** – A building commissioning program shall be implemented to ensure that the building systems perform interactively in accord with the design intent.

PROJECT BUDGET

The overall construction budget is approximately \$2,500,000. The construction budget **does not** include fees for professional services, design assist fees 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, should the need arise.

PROJECT PLANS

Attached are plans for general reference to give the Proposers an overview of the Project scope of work. More complete documents will be issued with the Request for Proposals that follows.

Sheet A1.1	Phase 1 Site Plan (Existing)
Sheet 1	Site Plan (New)
Sheet 2	Floor Plan
Sheet 4	Exterior Elevations