

JUDICIAL COUNCIL OF CALIFORNIA



OUTLINE SPECIFICATION

FOR

NEW JUDGESHIPS MODULAR BUILDING PROGRAM

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Prepared by

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DESCRIPTION OF PROJECT REQUIREMENTS

- 1.1 The Judicial Council of California is interested in leasing modular buildings for the Court's use. This is to be a turnkey modular building. Contractor will be responsible for all aspects of site preparation, delivery, set up, new service utility hook up and permitting. This includes code compliance, permitting and all fees.
- 1.2 Entire building, including all fixtures within, will be ADA and local code compliant. Provide and mount fire extinguishers as required by the Fire Marshal.
- 1.3 A typical floor plan and typical exterior elevation is included in this bid package as a guide for the bidding process. Drawings can be measured according to designated scale. Specific project requirements will be provided when a specific project begins the design and construction process. Buildings are to be customized for each future location.
- 1.4 Exterior:
 - a. Exterior finish to be synthetic stucco over fiber cement panel sheathing. Provide matching skirting with lockable access doors and adequate venting. Number of access doors and vents to be determined by manufacturer, dependent upon size of building and location of plumbing and network room.
 - b. Building to be insulated as follows:
 - i. Roof—R-38
 - ii. Exterior Walls — R19
 - iii. Floor — R19
 - c. Windows and doors: Provide institutional grade glazed window systems constructed of painted aluminum, including entrance doors with glass sidelights and transom lights as shown on typical elevations. Glazing shall be insulated units, fixed or operable. Use tempered glass where required by code.
 - d. Provide perimeter lighting on building exterior on each side of the building. Lights will be located over all perimeter doors and in the middle of the perimeter wall without a door. Exterior lighting shall be high cutoff fluorescent luminaires, 100W each and operated on single photoelectric cell equipped with override switch.
 - e. Provide ramps and stairs per elevations and plans to public and staff entries. Handrails shall be painted galvanized aluminum pipe rail. Provide skid proof, weatherproof platform decking. Provide skirting at edge of platforms.
 - f. Provide canopies over public and staff entries. Canopies shall be suspended from building and shall be of a weatherproof material with five-year lifetime.
 - g. Provide flashing, gutters and leaders of painted galvanized sheet metal.
 - h. HVAC units shall be roof mounted package units. Units shall not be located above courtroom or judge's chambers for sound and vibration control.
 - i. Provide seismic bracing and tie-downs to meet code requirements.
- 1.5 Interior:
 - b. Wall finishes: Provide 5/8" regular gypsum board on interior walls, with 5/8" water resistant gypsum board in wet areas and Type X gypsum board on partitions requiring fire rating. Provide MDF painted chair rail on perimeter of courtroom to define paint color separation. Provide 1" fabric covered acoustic wall panels on the public entry wall of the courtroom (back wall) above chair rail. Provide backing to support hung shelving in clerk's office. Provide FRP panels as required by code behind fixtures in toilet rooms.

- c. Floor finishes: Provide midgrade, minimum 26 oz. loop pile carpet in offices, jury deliberation/conference rooms, and well area of courtroom. Carpet shall be nylon, olefin or polyester. Provide VCT/Linoleum in public waiting areas, corridors, public seating area of courtroom, attorney conference room and toilet rooms. Provide sealed concrete or resilient flooring in utility, storage, and mechanical spaces.
- d. Doors: Provide prefinished aluminum doorframes with flush solid core doors. Courtroom public entry doors shall have sidelites. Provide hollow metal doors and frames at toilets, mechanical rooms, and emergency exits. Provide commercial grade latch sets, hinges, stops, plates, pulls etc. in Satin Chrome (US 26D or (BHMA 652). Use levers on all latch and locksets, except at service or utility areas. Master key all locks to the associated facilities. Provide doorstops or bumpers at knob level on all doors to protect walls.
- e. Ceiling Finishes: provide medium quality acoustical ceiling tiles in all rooms except for toilet rooms where hard lids with access panels will be provided. Mechanical areas will not require ceilings.
- f. Paint: Provide epoxy coatings in toilet rooms, and alkyd enamel semi-gloss paints on scheduled walls and ceilings. Use clear stain on interior wood trim and doors. Meet state volatile organic compound requirements.
- g. Casework: Provide judicial bench, clerk area, tiered jury box and railings for the courtroom. Construction will be shop-painted MDF. The judge's bench shall have a custom front wall, lined with ballistic resistant material UL Standard 752, Level III. The witness and clerk's area will have fronts to match. The worksurface of the judge and clerks must be height adjustable and may be made with modular furniture. The witness does not need a worksurface. Provide platforms and ramps at bench and jury box with painted aluminum handrails per ADA requirements. Platforms to be of construction method not requiring under-floor fire sprinklers.
- h. Furniture: Provide and install modular systems furniture including freestanding partition panels, worktops, upper storage cabinets, and power/data raceways. Wall mount worktops and upper units on adjustable standards. Provide fixed seating at jury box; jury seating shall have capability to swivel and tilt, and shall have foldable writing surface. Seating must accommodate all sizes of jurors. One seat will be movable and match other jury mount seats (removable for wheelchair). Provide public seating, either fixed, gang mounted, armless seats or bench seating.
- i. Window coverings: Provide window coverings for all areas except public waiting, with blackout capability within the courtroom.
- j. Signage: Provide signage for toilet rooms per UBC and CCR Title 24.
- k. Lighting: Interior lighting shall be fluorescent fixtures, with a minimal number of lamp types (4' fluorescent fixture and one type of compact fluorescent, single ended fixture) for ease of maintenance. Fixtures in court areas shall be recessed direct/indirect type. Provide multiple switching of courtroom fixtures for lighting flexibility. Provide lighted exit signs and emergency lighting as required by CBC.
- l. Telecommunications/data: Provide dedicated closet with plywood backboard, pathways, cabling, and grounding to support voice and data communications. Data and voice outlets shall be flush boxes (floor or casework mounted) at the following locations:
 - i. Courtroom: judge's bench, clerk's desk, witness box, counsel tables (2), lectern (2), court reporter's desk, bailiff's desk, attorney conference/witness waiting/in-custody holding room.
 - ii. Clerk's office: pigtails to be connected to modular systems furniture

- iii. Judge's chambers
- iv. Jury assembly/conference room
- v. Screening
- m. Audiovisual: Provide dedicated closet with plywood backboard, pathways, and cabling to support audiovisual requirements. Provide flush ceiling loudspeakers in courtroom. Provide AV receptance plate at the following courtroom locations: judge's bench, clerk's desk, witness box, counsel tables (2), lectern, court reporter's desk, bailiff's desk, attorney conference/witness waiting/in-custody holding room. Provide microphone connections at the following courtroom locations: judge's bench, clerk's desk, witness box, counsel tables (2), and lectern.
- n. Electrical outlets to be per UBC requirements. Provide flush floor boxes as required for magnetometer and x-ray machine.
- o. Interior climate control system ventilation ducts and outlets to be sized to meet building requirements. Thermostats to be mounted in large common areas and individual offices, with locking covers on same key. Restrooms to be ADA compliant and of standard quality:
 - i. ADA compliant sinks in all restrooms, with hot and cold water faucets
 - ii. Properly located and insulated sink pipes
 - iii. ADA compliant automatic door closers on restroom doors
 - iv. Exhaust ventilation to outside of the building
 - v. Toilet paper dispensers
 - vi. Sanitary seat dispensers
 - vii. Soap dispensers
 - viii. Hot water heater (size dependent on number of people).
 - ix. Floor mounted and overhead braced high-density solid polyethylene partitions with self-closing doors with latches and coat hooks.