



# Attachment B

## **Project Summary**

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### **New Porterville Courthouse**

Superior Court of California

County of Tulare



**ADMINISTRATIVE OFFICE  
OF THE COURTS**

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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 approximately 90,000 gross square feet. The 4 story building (3 stories plus 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 demolition of existing structures, site preparation, underground utilities landscape, hardscape, vehicular drives, surface parking, security barriers, fencing, and gates. The approximately 7.4 acre site is to be cleared of existing structures, buildings, underground utilities, and paving. Furnishing and installation of interior furniture, furnishings, and fixtures will be performed under a separate, but concurrent contract by others.

## **PROJECT GOALS**

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

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 Porterville. 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. Schedule and Cost:** The project design and construction will be completed within the approved schedule and within the authorized funds. Where possible project tasks should be concurrent.
- 5. Courthouse Life Span:** This facility should function effectively for several generations. The design shall support a logical and cost effective approach to accommodate change

over time in court operations. Seismic design shall incorporate innovative and cost effective measures to ensure building stability and longevity.

6. **Design Quality Assurance:** The entire project team shall utilize quality assurance procedures to ensure that the contract documents result in change orders issued to the construction contractor of less than 2% of the original contract amount.
7. **Sustainable Design/LEED “Silver”:** 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 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.
8. **Accessibility**– Design of building shall reflect Judicial Council’s mission to provide “access to justice” for all, including equal access and fairness with the highest quality of justice and service to the public. The building shall incorporate Universal design concepts, to make the facility equally accessible to all users.
9. **Security** – The design will provide for efficient and safe court operations in a cost effective manner. Security measures for the building and site shall meet the requirements of the AOC and the County’s Sheriff.
10. **Durability, Quality and Efficiency** – Materials and systems for the building and site 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.
11. **Commissioning** – A building commissioning program shall be implemented to ensure that the building systems perform interactively in accord with the design intent.

These goals have been developed early in the project and will be re-evaluated throughout the design and construction phases and at the completion of the project to determine whether the project goals have been achieved.

**Funding Sources** – Funding of this project was approved for the site acquisition phase in the 2007-08 State Budget Act and for Preliminary Plans (schematic Design and Design Development) phases in the 2008-09 State Budget Act. Upcoming state budget requests will be for the Working Drawings phase in fiscal year 2009-10 and the Construction phase in the fiscal year 2010-11.

**Project Budget** – The overall construction budget is approximately **\$61,532,000** (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.

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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.

**Preliminary Project Program<sup>1</sup>**  
**Functional Area Summary<sup>1</sup>**

<b>Court Sets/Judiciary</b>	48,322 CGSF
9 Courtrooms (including 1 Arraignment CR, 8 Criminal capable CRs); 9 Judges chambers; Courtroom holding; Jury deliberation rooms; Restrooms; and Support spaces.	
<b>Support Services</b>	245 CGSF
Court Interpreter waiting, carrels and lockers.	
<b>Criminal Division</b>	4,830 CGSF
Clerk's offices and work areas; Public walk-up windows and queuing; Active and semi-active files; Evidence storage; and Support spaces.	
<b>Civil Division</b>	3,657 CGSF
Clerk's offices and work areas; Public walk-up windows and queuing; Active and semi-active files; Evidence storage; and Support spaces.	
<b>Family Court Division</b>	7,676, CGSF
Clerk's offices and work areas; Public walk-up windows and queuing; Training, orientation, and mediation rooms; Active and semi-active files; and Support Spaces.	
<b>Shared Clerical Functions</b>	3,422 CGSF
Offices, Conference rooms, Video Conf, Open Work Areas	
<b>Justice Partners</b>	972 CGSF
District Attorney, Public Defender, Probation, Family Support Agencies and support spaces	
<b>Court and Building Operations</b>	20,751 CGSF
Public Lobby, Security Operations, Jury Assembly, Self Help, In Custody	

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Holding, In-Active Records, Utility Rooms, and custodial rooms; Public restrooms; and Staff restrooms, Support Areas

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Total Component Area: Gross Square Feet<sup>2</sup> 66,575 CGSF

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Total Building Area: Building Gross Square Feet<sup>3</sup> 89,875 BGSF  
Gross Area = Component Gross x 1.35

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Parking – secured, staff and judges Approx. 326 Spaces

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<sup>1</sup> Functional areas subject to change.

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

<sup>3</sup> 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.

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