

ATTACHMENT B

Project Summary and Design Concepts

**NEW COURT OF APPEAL
BUILDING IN SANTA ANA**



**ADMINISTRATIVE OFFICE OF
THE COURTS**

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

Project description

The Project is the planning, construction, and commissioning of a new building and site development for a three story court of appeal facility of up to 55,000 gross sq. ft.; including but not limited to all building structure, enclosure, interior improvements, mechanical, electrical, telecommunication, and security systems. Interior improvements include but are not limited to all furniture, fixtures, and equipment. 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 2 acre site is to be cleared, filled, compacted and roughly graded by others under terms of the executed property sale agreement between the AOC and the City of Santa Ana. The project also includes minor tenant improvements to the ground floor court parking area in the adjacent parking structure which to be constructed by City of Santa Ana.

Authorizing legislation and funding sources:

Under Government Code section 69204(a), the AOC has “full responsibility, jurisdiction, control, and authority as an owner would have over appellate court facilities, including, but not limited to, the acquisition and development of facilities.” The Court of Appeal, Fourth Appellate District, Division Three, has outgrown its leased space in two buildings. Site acquisition and preliminary plans phases are funded from state general funds – originally appropriated in fiscal year 2000-2001 re-appropriated and augmented in subsequent state budget acts, these funds are available for expenditure through June 2006. Working drawings and construction phases are funded through lease revenue bonds, original appropriation FY 2002-03 re-appropriated in FY 2004-05. The Judicial Council requested a reappropriation of the existing funding and an additional appropriation for construction in the FY 2006-07 state budget.

New Court of Appeal building Santa Ana
 Construction Manager at Risk RFQ/P
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Functional Area Summary

Courtroom and related spaces: Courtroom Suite, Settlement Conference	4,871 CGSF*
Court Administration Clerk's offices and work area, law library File/ exhibit storage information services information services	6,911 CGSF
Central Staff Attorney calendaring, support	2,476 CGSF
Judicial Chambers & Support Spaces Presiding Justice, (1) Associate Justice (8) Chambers Attorneys, judicial assistants Judicial conference rooms, support spaces	26,723 CGSF
Building Operations Lobbies, Reception, CHP Security Offices Mail/Receiving, Facility Support	4,330 CGSF
Total Component Area: Component Gross Square Feet*	45,311 CGSF
Total Building Area: Building Gross Square Feet	55,000 BGSF
Gross Area = Component Gross x 1.21	
Parking – secured, staff and justices**	100 Spaces

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

** 71 spaces are provided by the City of Santa Ana, at no cost, in an adjacent parking structure, the remainder is to be built with the site development under this contract.

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 Appellate Court Facilities Guidelines, adopted by Judicial Council of California effective July 1, 2002. This project is intended to be consistent with the State's "Excellence in Public Buildings" Initiative (EIPB). The purpose of the EIPB Initiative is to produce high performing public buildings and a positive architectural legacy that reflects the Judicial Council's commitment to providing equal access to justice.

Specific project goals are:

1. **Architecture** – The architecture and landscape architecture shall be dignified and inspiring. The whole development shall be recognized by the community as a prominent court building that enriches the civic center.
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 as well as the spaces between the court building and existing buildings;
3. **Function** – Space configurations shall accommodate change and not be strictly fitted to the current operations; and the ratio of total component gross area to total building gross area shall be 0.80 or better;
Daylight shall extend to all principal occupied spaces in a controlled manner;
The building shall: consume a minimum of 20% less energy than allowed by the Energy Code; take advantage of the climate to the benefit of the court occupants; participate in the "Savings by Design" incentives/rewards program;
4. **Performance** – The entire project team shall operate with dispatch, in an inclusive, cooperative manner, and strive for quality in everything we do;
An appropriate budget for construction will be established;
Quality assurance procedures shall be used to ensure that change orders, issued to the construction contractor, total 2% or less of the original contract amount; the project design and construction shall be completed within the approved schedule and within the authorized funds

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Project Construction Budget – The overall project Construction Budget is approximately \$17,600,000 (fixed number, including all escalation). The budget for building construction includes but is not limited to all building structure, enclosure, interior improvements, mechanical, electrical, telecommunication, and security systems. Interior improvements include but are not limited to all furniture, fixtures, and equipment. 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 budget amount must not be exceeded.

Costs Not Included in Construction Budget

Cost for necessary moveable furniture, telecommunication/computer/audio visual/and other equipment are not included in the Construction Budget.



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COMPLEX PLAN

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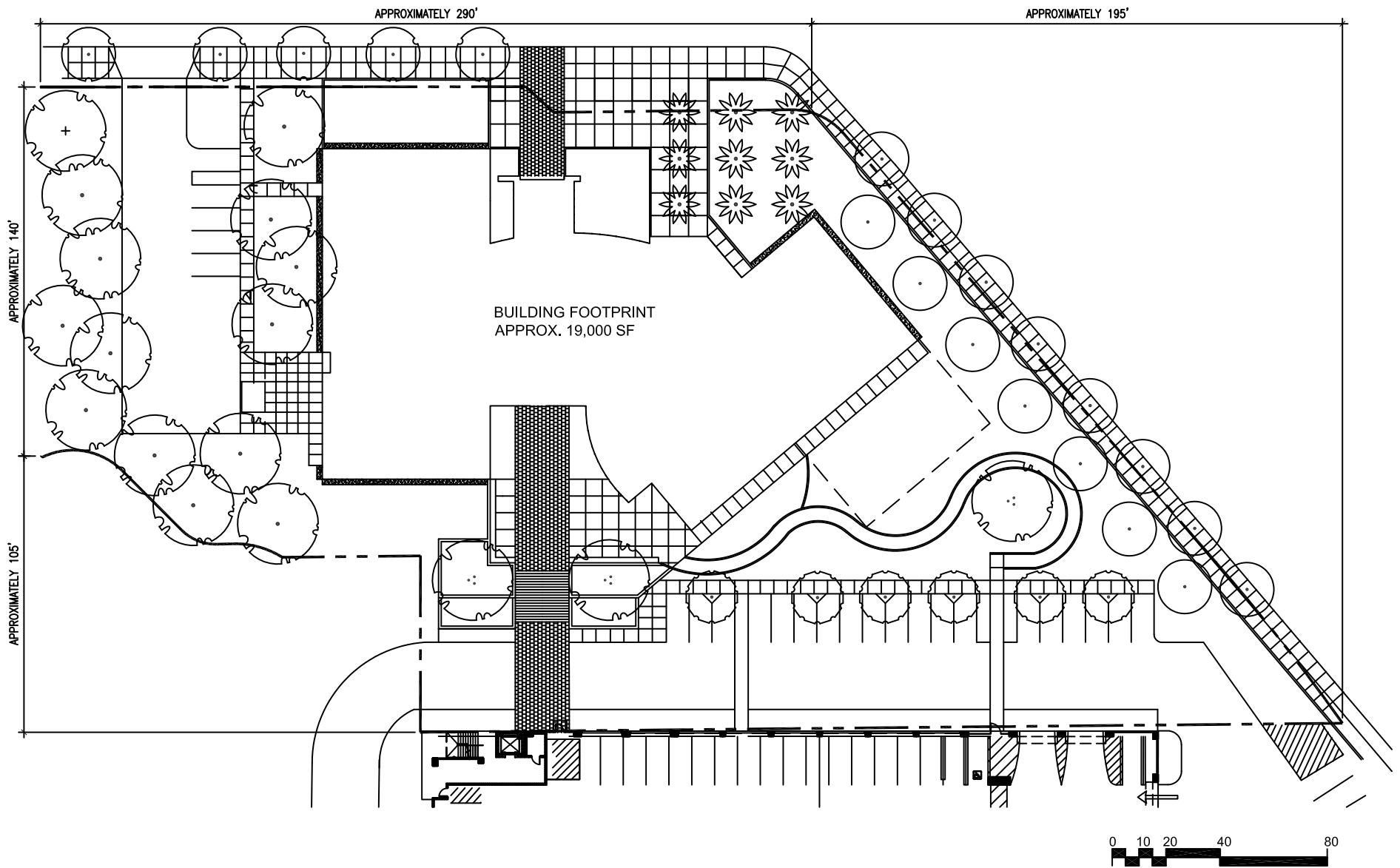
MICHAEL JOHNSON, ARCHITECT

**Court of Appeal Fourth Appellate District
Division Three**

SANTA ANA, CA

Schematic Design
N.T.S.
24 March 2006

A1.0





BUILDING DATA:

3 STORY BUILDING

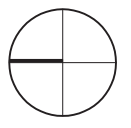
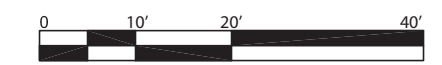
FIRST LEVEL: 19,501 SF
SECOND LEVEL: 16,857 SF
THIRD LEVEL: 17,753 SF

TOTAL GROSS SF: 54,111 SF

THE BUILDING IS A TYPE III 1 HOUR BUILDING BASED ON THE CRITERIA SET FORTH IN 2001 CALIFORNIA BUILDING CODE

NOTE: 60 SPECTATOR SEATS IN COURTROOM.

**PHASE ONE
 FIRST FLOOR PLAN**





BUILDING DATA:

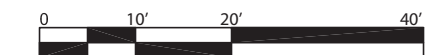
3 STORY BUILDING

FIRST LEVEL: 19,501 SF
SECOND LEVEL: 16,857 SF
 THIRD LEVEL: 17,753 SF

TOTAL GROSS SF: 54,111 SF

THE BUILDING IS A TYPE III 1 HOUR BUILDING BASED ON THE CRITERIA SET FORTH IN 2001 CALIFORNIA BUILDING CODE

PHASE ONE
 SECOND FLOOR PLAN





BUILDING DATA:

3 STORY BUILDING

FIRST LEVEL: 19,501 SF
 SECOND LEVEL: 16,857 SF
 THIRD LEVEL: 17,753 SF

TOTAL GROSS SF: 54,111 SF

THE BUILDING IS A TYPE III 1 HOUR BUILDING BASED ON THE CRITERIA SET FORTH IN 2001 CALIFORNIA BUILDING CODE

PHASE ONE
 THIRD FLOOR PLAN



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MICHAEL JOHNSON, ARCHITECT

**Court of Appeal Fourth Appellate District
 Division Three**

SANTA ANA, CA

Schematic Design

1" = 20'-0"

24 March 2006

A2.3