



Attachment B

Project Summary

New Stockton Courthouse

Superior Court of California

County of San Joaquin



**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 approximately 325,000 gross square feet. The CEQA/Environmental Impact Report process is in progress and selection of the site is not final. Test fits of the project on the two possible sites, the Hunter Square and the Washington Street sites, are included in Attachment J, Conceptual Design Documents. The approximately 12 story building with a basement includes but is not limited to all building structure, exterior enclosure, mechanical, electrical, telecommunication, audio visual, and security systems, vertical transportation, holding and detention elements, loading dock equipment, building maintenance equipment, interior improvements, case work, fixtures, furnishings, and equipment, and window treatments. The site development includes but is not limited to site preparation, demolition of existing structures, underground utilities, landscape, hardscape, vehicular drives, security elements, perimeter fencing, and gates. The site is to be cleared of site improvements and existing underground utilities. Furnishing and installation of interior furniture, furnishings, and fixtures will be performed under a separate, but concurrent contract.

PROJECT GOALS

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

The specific goals for the project are:

- 1. Design** – The Courthouse will function equally well as a setting for the delivery of justice, as a public services center, as a community landmark and as a statement of the community's heritage.
- 2. Schedule and Cost** – The project design and construction will be completed the within the approved schedule and within the authorized funds. Where possible, project tasks should be concurrent.
- 3. Courthouse Life Span** – This facility should function effectively for several generations. The design shall support a logical and cost effective approach to incremental construction without undue disruption of court operations. The design shall accommodate change over time in court operations.
- 4. Design Quality Assurance** – Periodic peer review shall be sought throughout the phases of the project for enhanced 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.
- 5. 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” or better rating. The project will receive certification by the USGBC as well as participate in the incentives/rewards program sponsored by the local utility company. The building shall consume 20% less energy or better than a code minimum facility by the use of energy efficient materials, equipment, and systems consistent with the project budget.

6. **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 accessible to all users without treating persons with disabilities differently.
7. **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 County Sheriff.
8. **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 or area. Materials should be durable, operationally and energy efficient, easily cleaned/maintained, and environmentally friendly.
9. **Commissioning** – A total building commissioning program shall be implemented to ensure that the building systems perform interactively in accord with the design intent.

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 2009-2010 and the Construction phase in the fiscal year 2010-2011.

Project Budget – The overall construction budget is approximately **\$193,262,000** (escalated to reflect costs at mid-point of construction), not including FF&E, construction contingencies, 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.

Preliminary Project Program¹

SUMMARY OF SPACE REQUIREMENTS	Net Area	Dept. Area	Gross Area
PRIMARY PROGRAM			
Public Areas: Entry & Security Screening	4,474	5,369	7,248
Court Sets (30 courtrooms)	83,000	99,600	134,460
Collaborative Court Staff	2,866	3,726	5,030
Judicial Chambers & Courtroom Support	13,640	17,732	23,938
Criminal Division	8,432	11,383	15,367
Civil Division	6,390	8,627	11,646
Family Court & Dependency Division			
Family Court Operations	5,994	8,092	10,924
Family Court Mediation Unit	2,914	3,788	5,114
Self Help Service Center	2,696	3,505	4,731
Children's Waiting Room	460	598	807
Court Administration	10,367	13,271	17,916
Court Operations	4,682	6,087	8,217
Jury Services	9,091	10,909	14,727
Staff Support	1,424	1,709	2,307
Related Justice Agency Space	860	1,032	1,393
Court Security Operation	2,368	3,078	4,156
In-Custody Holding – Central	5,580	8,370	11,300
Building Operations	2,670	3,204	4,325
Sub Total	167,908	210,079	283,607
SUPPORT PROGRAM			
Judge and Staff Parking			17,325
Loading			4,060
Sally Port and Sheriff Parking			6,750
Building Systems			20,000
Sub-Total			48,135
Grand Total without Grand Jury			331,742
Grand Jury (optional, TBD)	1,270	1,651	2,229
Grand Total with Grand Jury			333,971
Building Gross Area			283,607
Gross Area per Courtroom (30 Courtrooms)			9,454
Original Program from Feasibility Study			282,735
Net Change		0.31%	872
Total Number of Staff			373

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.