



# Attachment B

## **Project Summary**

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### **New Mid-County Courthouse-Riverside**

Superior Court of California

County of Riverside



**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 60,725 gross square feet. The 2 story building with a partially exposed below grade lower level includes, but is not limited to all building structure, exterior enclosure, interior improvements, fixed furnishings and case work, mechanical, electrical, telecommunication, audio visual, and security systems, vertical transportation, holding and detention elements, building maintenance equipment and window treatments. The onsite development includes but is not limited to site preparation, underground utilities, landscape, hardscape, vehicular drives, surface parking, security elements, perimeter fencing, and gates. The approximately 4.86 acre site is to be cleared of site improvements and underground offsite utilities shall be relocated by others under the terms of a property agreement between the AOC and the City of Banning Economic Development Agency. Furnishing and installation of interior furniture, furnishings, and fixtures will be performed under a separate, but concurrent contract by others.

## Functional Area Summary <sup>1</sup>

<b>Court Set/Judiciary</b>	22,094 CGSF
6 Courtrooms (including 2 large courtrooms @ approx. 2,100 SF ea, 4 trial courtrooms @ approx. 1600 SF ea.); 6 Judges chambers; Courtroom holding; Jury deliberation rooms; Support spaces.	
<b>Court Administration</b>	786 CGSF
Offices, work areas and support spaces.	
<b>Support Services</b>	800 CGSF
Court Reporters; Interpreter Waiting	
<b>Clerk's Office</b>	4,885 CGSF
Clerk's offices and work areas; Public walk-up windows and queuing; Files; Evidence storage; Support spaces.	
<b>Justice Partners</b>	250 CGSF
Shared Attorney Convenience Room	
<b>Court Building Operations</b>	17,010 CGSF
Public Area (Entry Vestibule, Lobby) @ 1,825 CGSF; Court Security Screening @ 625 CGSF; Jury Assembly and Training Area @ 6307 CGSF; Child Waiting @ 508 CGSF; File Viewing & Self Help @ 551 CGSF; Court Support (Break room, Lactation room) @ 820 CGSF; In Custody Central Holding @ 2,693 CGSF; Security Operations @ 1,041 CGSF; Inactive Records @ 440 CGSF; Support for Building Operations (Loading, Storage, Computer/IT, Maintenance) @ 2,200 CGSF	

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<b>Total Component Area: Gross Square Feet (CGSF)</b> <sup>2</sup>	<b>48,825 CGSF</b> <sup>1</sup>
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<b>Sub-Total Building Gross Square Feet (BGSF)</b> <sup>3</sup>	<b>61,865 BGSF</b> <sup>1</sup>
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<b>Total Building Gross Square Feet (BGSF)</b> <sup>3</sup> <i>(includes 8 underground parking spaces)</i>	<b>65,365 BGSF</b> <sup>1</sup>
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**Not Included in CGSF:**

Mechanical Penthouse @ Roof, Vehicular Sallyport, Entry portico and other outdoor covered spaces (will be determined in design)  
On-site Public Parking for 270-300 vehicles  
Mechanical Penthouse @ Roof, Vehicular Sallyport, Entry portico and other outdoor covered spaces (will be determined in design)

<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.

**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 this project, as determined by the Advisory Group, 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 by blending in or melding with the historic courthouse and planned County buildings.
- 2. 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.
- 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. The design shall accommodate change over time in court operations. Seismic design shall incorporate innovative and cost effective measures to ensure building stability and longevity.

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” 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 10% less energy or better than a code minimum facility by the use of energy efficient materials, equipment, and systems consistent with the project budget, including use of/connection to the County’s existing geothermal system or future co-generation system. Building orientation on the site should be chosen to optimize interior day lighting.
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’s 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.

These goals have been developed early in the project process and will be reevaluated throughout the design and construction phases and at the completion of the project to determine whether the project goals were 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 2009-2010 and the Construction phase in the fiscal year 2010 -2011.

**Project Budget** – The overall construction budget is approximately \$47,439,000 (escalated to reflect costs at mid-point of construction). The construction budget does not include fees for

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Project Summary and Design Concepts  
05/27/09

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.

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