



# Attachment B

## **Project Summary**

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### **New Hollister Courthouse**

Superior Court of California

County of San Benito



**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 41,500 gross square feet. The 2 story building 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, loading dock equipment, building maintenance equipment and window treatments. The site development includes but is not limited to site preparation, underground utilities, landscape, hardscape, vehicular drives, surface parking, security elements, perimeter fencing, and gates. The approximate 3 acre site is cleared of site improvements.

Furnishing and installation of interior furniture, furnishings, and fixtures will be performed under a separate, but concurrent contract by others.

## Functional Area Summary

<b>Courtrooms and Related Spaces</b>	11,862 NSF
3 Courtrooms, 3 judicial chambers; Courtroom holding; Jury deliberation rooms; and Support spaces.	
<b>Court Administration</b>	1,789 NSF
Offices, work areas and support spaces, Human Resources/Fiscal Support .	
<b>Civil Clerk's Office</b>	2,356 NSF
Public Counter, Staff work areas, document review, file area	
<b>Criminal /Traffic Clerk's Offices</b>	2,955 NSF
Staff work area, public counter, document review, file area	
<b>Information Technology</b>	522 NSF
Staff work area, support spaces	
<b>Jury Service</b>	2,836 NSF
Staff work area, jury processing, jury assembly	
<b>Family Court/Mediation/ Facilitators</b>	1,507 NSF
Staff work areas, mediation rooms, reception, file area	
<b>In-custody Holding Area</b>	2,160 NSF
Central holding, control area, support	

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<b>Building Support</b>	4,821 NSF
Bldg lobby, information desk, children waiting, interpreter workroom, security, break room, self-help, training, building support	
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<b>Total Component Area: Gross Square Feet (NSF)<sup>2</sup></b>	<b>30,808 NSF<sup>1</sup></b>
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<b>Total Building Gross Square Feet (BGSF)<sup>3</sup></b>	
	<i>As Drawn:</i> <b>41,500 GSF<sup>2</sup></b>
	<i>Target:</i> <b>41,500 GSF</b>

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**On-site Public Parking for 100 vehicles**

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<sup>1</sup> Component gross square feet (NSF) is the amount of area required by a department or component for its individual functions including internal circulation.

<sup>2</sup> Building gross square feet (GSF) 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 are:

- 1. Design** – The Courthouse will provide for more secure and efficient delivery of justice and public services. It will give a fresh new identity and focus for the civic center complex of City and 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 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 3% 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 be designed to consume 15% less energy or better, than a conventional code minimum facility by the use of energy efficient materials, equipment, and systems. Building orientation and depth shall optimize the use of 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 access 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** – Initial funding for acquisition for this project was authorized in the 2007 Budget Act. Funds were appropriation for Preliminary Plans and Working Drawing phases in Budget Year 08-09, from the State Court Facilities Construction Fund; re-appropriation was requested in budget year 09-10 and the Preliminary Plans phase is funded. After completion of the Working Drawing phase in , OCCM will request funding for construction in 2010.

**Project Budget** – The overall construction budget is approximately \$30,064,000 (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. 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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