



Attachment B

Project Summary

New Mammoth Lakes Courthouse

Superior Court of California, County of Mono



**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 20,000 gross square feet. The 2 story building 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 site preparation, underground utilities landscape, hardscape, vehicular drives, surface parking, security barriers, fencing, and gates. Furnishing and installation of interior furniture, furnishings, and fixtures will be performed under a separate, but concurrent contract by others.

It is anticipated that the project shall be phased as follows: a Preconstruction Phase (i.e. including, without limitation, the Design Development and Working Drawings phases) and a Construction Phase. Notwithstanding the preceding, at the discretion of the AOC, the Construction Phase may be divided into two (2) phases: Phase One which would include utilities and other site development work; and Phase Two which would include construction of the new building.

Project Goals

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

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 city of Mammoth Lakes. 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. Sustainable Design:** The Project shall be designed so that whole-building energy consumption is at least 15 percent less than permissible for a code-compliant court building.

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Project Summary and Design Concepts

5. **Accessibility**– The building shall incorporate Universal design concepts, to make the facility equally accessible to all users.
6. **Security** – The design will provide for efficient and safe court operations in a cost effective manner.
7. **Durability, Quality and Efficiency** – Materials and building elements 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.
8. **Commissioning** – A building commissioning program shall be implemented to ensure that the building systems perform interactively in accord with the design intent.

Project Budget

The overall construction budget is approximately \$15,440,000 (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.