



Attachment B

Project Summary

New San Bernardino Courthouse

Superior Court of California

County of San Bernardino



**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 356,390 gross square feet. The 11 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, 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 approximately 7.1 acre site is to be cleared of site improvements and underground utilities shall be relocated by others under the terms of a property agreement between the AOC and the City of San Bernardino Economic Development Agency. (Utility easement for underground sanitary sewer is under consideration pending current study by City.) Furnishing and installation of interior furniture, furnishings, and fixtures will be performed under a separate, but concurrent contract by others.

Functional Area Summary ¹

Court Set	105,794 CGSF
36 Courtrooms (including 4 large courtrooms @ approx. 2,400 SF ea, 28 standard courtrooms @ approx. 1750 SF ea, 3 small courtrooms @ approx. 1,200 SF ea, and 2 small courtrooms = 1 courtroom @ approx. 900 SF); 36 Judges chambers; Courtroom holding; Jury deliberation rooms; and Support spaces.	
Court Executive Office	6,773 CGSF
Offices, work areas and support spaces.	
Court Operations	17,327 CGSF
(Accounts Payable and Fiscal, Compliance Unit, Purchasing, Indigent Defense, Personnel/Payroll & Children's Waiting) Offices, work areas and support spaces.	
Jury Assembly and Administration	10,289 CGSF
Assembly space, offices, work areas, and queuing.	
Criminal-Traffic Division Administration	14,531 CGSF
Clerk's offices and work areas; Public walk-up windows and queuing; Active and semi-active files; Evidence storage; and Support spaces.	
Family Law Division Administration	21,557 CGSF
Clerk's offices and work areas; Public walk-up windows and queuing; Training, orientation, and mediation rooms; Active and semi-active files; Self-help area; and Support Spaces.	

Juvenile Division Administration	3,090 CGSF
Clerk's offices and work areas; Public walk-up windows and queuing; Training, orientation, and mediation rooms; Active and semi-active files-and Support Spaces.	
Appeals and Appellate Division Administration	3,719 CGSF
Offices, work areas and support spaces	
Probate Division Administration	4,799 CGSF
Offices, work areas and support spaces	
Sheriff Central Holding and Operations	10,777 CGSF
Adult and juvenile holding cells and support spaces	
Public Entry and Public Spaces	28,017 CGSF
Public entry and weapons screening; Public lobby; Security office; Public waiting at courtrooms; and Vending machine area.	
Building Common Areas	5,181 CGSF
Conference rooms; Mail rooms; Break rooms; and Building storage.	
Building Support	32,607 CGSF
Mechanical, telephone, electrical and communications rooms; Maintenance offices; Custodial rooms; Public restrms; Staff rstrms	
Total Component Area: Gross Square Feet (CGSF)²	264,461 CGSF¹
Sub-Total Building Gross Square Feet (BGSF)³	
	<i>As Drawn:</i> 361,689 BGSF¹
	<i>Target:</i> 356,390 BGSF
Total Building Gross Square Feet (BGSF)³ <i>(includes 40 underground parking spaces)</i>	
	<i>As Drawn:</i> 375,689 BGSF¹
	<i>Target:</i> 370,390 BGSF

Not Included in CGSF:

Loading Dock, Mechanical Penthouse @ Roof, & Vehicular Sallyport

On-site Public Parking for 385 vehicles

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.

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. New courthouse shall be part of a larger downtown campus of City, County, State, and privately owned buildings.
- 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, to last equal to or longer than the historic courthouse. 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. 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 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, 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 \$283,102,696 (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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