

Attachment 12

Judicial Council Standard CMA Staffing Plan

The following represent the standard staffing expectations of the Judicial Council for a Construction Management firm. The information is broken out by phase of work and size of courthouse.

Performance Criteria Phase:

Part Time CMA services during the selection of a Design Build Entity (DBE) through the Request for Proposals (RFP) process. This may include part time PM/CM and Project Director. Actual staff resources to be agreed upon by both parties prior to execution of the Agreement.

Pre-GMP Phase:

Small Courthouses (1-3 Court Rooms)				Medium Courthouses (4-7 Court Rooms)					
#	Full Time	#	Part Time	As-Needed	#	Full Time	#	Part Time	As-Needed
		1	Project Director	Estimator	1	PM/CM	1	Project Director	Estimator
		1	PM/CM	Scheduler			1	ACM/ APM/ Project Engineer	Scheduler
		1	ACM/ APM/ Project Engineer						
Medium-Large Courthouses (8-14 Court Rooms)				Large Courthouses (15+ Court Rooms)					
#	Full Time	#	Part Time	As-Needed	#	Full Time	#	Part Time	As-Needed
1	PM/CM	1	Project Director	Estimator	1	PM/CM	1	Project Director	Estimator
1	ACM/ APM/ Project Engineer			Scheduler	1	ACM/ APM/ Project Engineer			Scheduler

Note: a project that falls toward the larger end of its scale may require an additional part or full time staff member; a project that falls toward the smaller end may need to reduce a full time role, depending on project scope and complexity

Post-GMP Phase:

Small Courthouses (1-3 Court Rooms)				Medium Courthouses (4-7 Court Rooms)					
#	Full Time	#	Part Time	As-Needed	#	Full Time	#	Part Time	As-Needed
1	PM/CM	1	Project Director	Estimator	1	PM/CM	1	Project Director	Estimator
		1	ACM/ APM/ Project Engineer	Scheduler	1	ACM/ APM/ Project Engineer			Scheduler
Medium-Large Courthouses (8-14 Court Rooms)				Large Courthouses (15+ Court Rooms)					
#	Full Time	#	Part Time	As-Needed	#	Full Time	#	Part Time	As-Needed
1	PM/CM	1	Project Director	Estimator	1	PM/CM	1	Project Director	Estimator
2	ACM/ APM/ Project Engineer	1	Document Control	Scheduler	2	ACM/ APM/ Project Engineer	1	Scheduler	
					1	Document Control			
<p><i>Note: a project that falls toward the larger end of its scale may require an additional part or full time staff member; a project that falls toward the smaller end may need to reduce a full time role, depending on project scope and complexity</i></p>									

END OF ATTACHMENT