



Attachment B

Project Information & Project Plans

New Judgeship Project Solano County Courthouse

Superior Court of California, County of Solano



**ADMINISTRATIVE OFFICE
OF THE COURTS**

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

PROJECT DESCRIPTION

The background for this Project is that there has been an appointment of two new judges to the Superior Court, County of Solano and the Court needs to expand the number of courtrooms to accommodate the new judges. The new construction involves creating two new courtrooms within existing interior space currently occupied by the Criminal Court Clerks and to relocate the Criminal Court Clerks to new space.

The Project is for the renovation of the Solano County Superior Courts in two County-owned buildings in Fairfield, California (hereafter “the Project”). The Project comprises related interior tenant improvement work in two separate buildings; Hall of Justice and Law and Justice Center. The work is to be completed as a single project using phased construction; Phase A must be completed before starting Phase B. The Project will be administered through the Administrative Office of the Courts (AOC) and managed by the Office of Court Construction and Management (OCCM), Design and Construction Branch.

- PHASE ‘A’ – Renovations to Hall of Justice for Criminal Court Clerk’s Office

This space for the relocated Criminal Court Clerk’s Office (from its current location/space in the Law & Justice Center) is on the first floor of the existing Hall of Justice. The existing space of approximately 11,500 gross square feet is comprised a concrete and masonry structure (walls) with wood framing for some interior partitions and ceiling joists for floor above. A previous selective demolition project has removed most, if not all, of the existing partitions and ceilings in order to expose the structure and existing mechanical/plumbing/electrical/tele-data systems that will require modification under the new work; some minor demolition will be required. Abatement of identified materials were also removed and mitigated as part of the selective demolition. There are some existing offices that will be saved and wall/floor finishes refurbished for new functions. The Project will address ADA access issues located at the main entry to the space from the Lobby of the Hall of Justice. A new lift will be required and the existing toilet rooms will require a minimum level of ADA upgrades. The existing mechanical/electrical/fire sprinkler/fire alarm/security and telephone/data systems appear to have the capacity to be modified to accommodate the new layout.

The new construction will consist of non-structural metal stud demising walls, ceilings, floor coverings, casework, modifications to existing mechanical, electrical, plumbing, fire alarm, fire sprinkler and security systems, limited CCTV, telephone/data infrastructure and miscellaneous finishes as required for a complete and functional building.

- PHASE ‘B’ – Renovations to Law and Justice Center for two new Court sets

The space for the two new Courtrooms is within existing space on the second floor of the Law and Justice Center. It is currently being used by the Criminal Court Clerks and is generally open office space with a few hard wall private offices and a public counter accessible off the public corridor. The existing space was originally designed to be adapted for ‘future’ Courtroom expansion with the floor plate being similar to the existing adjacent Courtrooms. The floor area available to construct the two new Courtrooms is bounded by

the exterior and interior perimeters of adjacent Courtrooms. The new-programmed Court area fits within those boundaries. The original construction has space accommodations for a new elevator from the Basement Tunnel from the Jail over to the new Courts and a block-out for new stairs. The new Courtroom will require a new detention cell area to house inmates awaiting trial. The existing drawings appear to show an accommodation for the plumbing for the detention cells, however this will have to be investigated to determine plumbing availability. The new construction will create two new Court sets, including jury boxes, jury deliberation suites, judge's chambers, holding cells and interview rooms that are similar to the existing Courtroom layout, finishes and furnishings, as reasonably possible within the Project budget. There are accommodations within the layout for storage, Court staff work areas, interpreter spaces and reporter workspaces.

The new construction will consist of non-structural metal stud demising walls, ceilings, floor coverings, casework and interior architectural woodwork, modifications to existing mechanical, electrical, plumbing, fire alarm, fire sprinkler and security systems, limited CCTV, telephone/data infrastructure, some minor interior demolition of walls/ceilings/finishes/equipment and miscellaneous new finishes as required for a complete and functional building.

Furnishing and installation of interior stand-alone furniture, furnishings, and fixtures (FF&E) and the telephone/data systems upgrades will be performed under a separate contract and vendor, but concurrent with this Project.

PROJECT DESIGN

The Project has been designed to a 50% Design Development level by the AOC Designer (Architect). The Project Manual (Outline Specifications) and 50% Design Development drawings will be made available for the Proposal Phase and are to be used to develop the Design Assist services required of the Design Assist Contractor. These documents will be the basis for the price proposal (Guaranteed Maximum Price).

The Project design will be further developed as follows: a Pre-construction Phase (i.e. including refinement of the 50% Design Development documents to a 100% level and preparation of Construction documents for obtaining building permits) and a Construction Phase. The Construction Phase will be divided into two (2) phased work efforts: Phase A for Hall of Justice and Phase B for Law and Justice Center.

Refer to Attachment A – Standard Agreement, Exhibit A- Statement of Work, Section .4. – Basic Services for further information regarding the scope of the Design Assist services required by the Design Assist Contractor.

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. Project design shall be in accordance with the most current version of the California Trial Court Facilities Standards.
2. **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.
3. **Accessibility**– The building shall incorporate Universal design concepts, to make the facility equally accessible to all users.
4. **Security** – The design will provide for efficient and safe court operations in a cost effective manner.
5. **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.
6. **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 \$3,500,000 (escalated to reflect costs at mid-point of construction). The construction budget **does not** include fees for professional services, design assist fees 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, should the need arise.

PROJECT PLANS

Attached are plans for general reference to give the Proposers an overview of the Project scope of work. More complete documents will be issued with the Request for Proposals that follows.

Site Plan (pdf)
Hall of Justice-Floor Plan (pdf)
Law & Justice Center-Floor Plan (pdf)