



March 21, 2024

BCC Agenda Date/Item: \_\_\_\_\_

Board of County Commissioners  
 Clackamas County

Approval of a Change Order with Clackamas Progress Partners, LLC for Change Order 017 for the Replacement County Courthouse. Change Order value is \$24,353.85, leaving a balance of \$169,574.55 in credits. Funding through credits from previous Change Orders, which includes budgeted County General Funds.

Previous Board Action/Review	Change Order #	Date	Value	Funding Source*
	CHO003	May 30, 2023	\$771,773	Credited to County
	CHO007	Oct 5, 2023	-\$35,134.20	DHS Funds
	CHO008	Nov 22, 2023	-\$72,858.45	Credits
	CHO012	Dec 14, 2023	-\$134,360.10	Credits
	CHO013	Dec 14, 2023	TBD	TBD
	CHO014	Jan 4, 2024	-\$272,200.25	Credits
	CHO015	Jan 4, 2024	-\$329,928.40	Credits
<b>Performance Clackamas</b>	1. Ensure Safe, Health and Secure Communities			
<b>Counsel Review</b>	Yes	<b>Procurement Review</b>	No	
<b>Contact Person</b>	Nancy Bush	<b>Contact Phone</b>	503-655-8581	

\*See detail in Table Below

**EXECUTIVE SUMMARY:** Change Order 017 totals \$24,353.85 and includes:

- Added District Attorney recording systems.
- Additional courtroom amplifiers for zoning functionality.
- Add backing in walls for artwork locations (no charge).
- Additional courthouse lockdown levels for added security function.
- Remove and replace various storage double doors with single doors.
- Removal of power and data in unwanted locations.

These changes will be paid for by County credits leaving a balance of \$169,574.55. See table below.

**RECOMMENDATION:** Staff recommends BCC approve Change Order No. 017.

Respectfully submitted,

Nancy Bush  
 Clackamas County Operating Officer

For Filing Use Only

# SUMMARY OF COURTHOUSE CHANGE ORDERS

Change Order #	Based On	Date Issued	Credits	Security Funds Expended	DHS Funds Expended	General Funds Expended
PAA001	County Notice Address	05/09/23	-	-	-	-
PAA002	Key Individuals	06/27/03	-	-	-	-
CHO 001	CCP 001	05/17/23	-	-	-	-
CHO 002	DRCR 4, 5, 8, 9, 10, 13	05/17/23	-	-	-	-
CHO 003	DRCR 002 and 003	05/31/23	\$771,773.00 (Credit)	-	-	-
CHO 004	DRCR 15-17, 20-23	06/22/23	-	-	-	-
CHO 005	DRCR 12, 25-28, 30-34, 37	09/05/23	-	-	-	-
CHO 006	DRCR 29.1, 36.1, 39, 41-43, 46.1	09/29/23	-	-	-	-
CHO 007	CCP 006	10/09/23	-	-	-\$35,134.20	-
CHO 008	CCP 2, 3, 8, 9, 11 DRCR 18.1, 19.1	11/22/23	-\$72,858.45	-	-	-
CHO 009	REN002 – Sewer Pumping	12/15/23	-\$41,599.00	-	-	-
CHO 010	DRCR 38.1, 45.1, 47-51, 53-59, 60.1	12/02/23	-	-	-	-
CHO 011	DRCR 61-69, 71, 72.1, 73-75, 77	12/05/23	-	-	-	-
CHO 012	REN001 – Unknown Utilities	12/15/23	-\$134,360.10	-	-	-
CHO 013	REN003 – Hiefield Court Works	12/15/23	-	-	-	\$288,184.06
CHO 014	CCP 004, 002	1/08/24	-	-\$272,200.35	-	-
CHO 015	CCP 005, 007.1, 013, 015, 016	1/08/24	-\$329,027.05	-	-	-
CHO 016	DRCR 40.1, 78-86, 88-90	1/10/24	-	-	-	-
CHO 017	CCP 10, 14.1, 17.1, 18, 19, DRCR 44.4		-\$24,353.85	-	-	-
				-\$272,200.35	-\$35,134.20	-\$288,184.06
		<b>TOTAL BALANCE</b>	<b>\$169,574.55 (Credits)</b>			



CLACKAMAS COUNTY  
2051 KAEN ROAD  
OREGON CITY, OR 97045  
(503) 655-8893

**CHANGE ORDER NO. [017]**

**DATE ISSUED:** March 21, 2024.

**PROJECT:** Clackamas County Circuit Courthouse Project.

**PROJECT COMPANY:** Clackamas Progress Partners, LLC.

**THIS CHANGE ORDER IS ISSUED PURSUANT TO:** Section [7.12] of the Project Agreement.

**TITLE:** CCP 10, 14.1, 17.1, 18, 19, DRCR 44.4.

This Change Order, including all exhibits and attachments referenced herein (collectively, the "Change Order") is entered into and effective as of the last date of execution by a party hereto, by and between the CLACKAMAS COUNTY, OREGON AND CLACKAMAS PROGRESS PARTNERS, LLC, acting by order of and through its Board of County Commissioners and supplements and amends the DESIGN, CONSTRUCTION, FINANCE, OPERATION, AND MAINTENANCE AGREEMENT OF THE CLACKAMAS COUNTRY CIRCUIT COURTHOUSE together with all exhibits thereto dated August 30, 2022 (as amended prior to the date hereof, collectively, the "Project Agreement"). All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Project Agreement.

**KEY TERMS:**

- A. This Change Order contains the entire understanding of the parties with respect to the subject matter of this Change Order and supersedes all prior agreements, understandings, statements, representations, and negotiations whether written or oral, between the parties with respect to the subject matter of this Change Order.
- B. This Change Order shall be binding upon and inure to the benefit of Project Company and the County.
- C. The Project Agreement remains in full force and effect, except to the extent this Change Order expressly amends the terms of the Project Agreement.
- D. This Change Order shall not be construed in favor of either party, regardless of who was more responsible for its preparation.
- E. The amount of the payment bond and letters of credit are fixed amounts and shall not be changed.
- F. This Change Order may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same written instrument.
- G. Estimated impacts, if any, to the operation, maintenance, repair and replacement, liabilities or obligations arising out of or related to the changes effectuated by this Change Order, are itemized below, provided however, any costs related to operation, maintenance, repair and replacement changes shall be borne by the County through an adjustment of the Service Fee payable following the Occupancy Readiness Date in Accordance with Article 16.
- H. For Change Orders issued prior to Occupancy Readiness, O&M and Renewal pricing, as shown in the backup documents within this Change Order, are not indexed or escalated for inflation nor LABI/MRMI and will be escalated annually, starting the month prior to Occupancy Readiness, in accordance with Article 16.
- I. The above said indexation/escalation will be made to the applicable Monthly Availability Payment with the following conditions:

- a. Change Order O&M costs: for O&M Changes during D&C, these will be effective at Occupancy Readiness. For O&M Changes after Occupancy Readiness, the effective adjustments to the Monthly Availability Payment will be effective the month following completion acknowledgement by County for the subject scope of work.
  - b. Change Order Renewal costs: will be added to and billed on a monthly basis in the years indicated in the payment schedule attached.
- J. The Parties agree that this Change Order is a final and equitable adjustment of the Contract time and Contract amount caused by the facts and circumstances surrounding this Change Order. Except as otherwise specified in this Change Order, the parties agree that this Change Order fully covers any and all costs arising from or related to the proposed extension of time, adjustment to any contract deadline, adjustment to any design and construction costs, or other time or cost-related issues caused by this Change Order.
- K. All work described within this Change Order shall be performed in accordance with the Project Agreement including, but not limited to, the Quality Management Systems (QMS).

NOW, THEREFORE, as it relates to this Change Order, but subject any reservations made by Project Company within this Change Order, the following are the changes made relating to compensation and extensions in time, if any:

**METHOD OF PAYMENT:**

- Paid Directly by County
- Financed by Project Company
- No Additional Cost Impact
- Reduction in Project Agreement Amount

**PROJECT AGREEMENT AMOUNT:**

<b>Original Project Agreement Value</b>	\$619,996,000.00
<b>Previous Value of Project Agreement Change Orders</b>	\$401,590.20
<b>Value of this Project Agreement Change Order</b>	\$24,353.85
<b>Total Value of Project Agreement Change Orders</b>	\$425,944.05
<b>Total Revised Project Agreement Value</b>	\$620,421,944.05

**DESIGN-BUILD (DB) CONTRACT AMOUNT:**

<b>Original DB Contract Value</b>	\$229,972,140.00
<b>Previous Value of DB Contract Change Orders</b>	\$331,024.00
<b>Value of this DB Contract Change Order</b>	\$17,045.00
<b>Total Value of DB Contract Change Orders</b>	\$348,069.00
<b>Total Revised DB Contract Value</b>	\$230,320,209.00

**FACILITIES MANAGEMENT SERVICES AGREEMENT (FMSA) AMOUNT:**

<b>Original FMSA Value</b>	\$112,190,230.45
<b>Previous Value of FMSA Change Orders</b>	\$0.00
<b>Value of this FMSA Change Order</b>	\$0.00
<b>Total Value of FMSA Change Orders</b>	\$0.00
<b>Total Revised FMSA Value</b>	\$112,190,230.45

The County has elected to self-perform the operation, maintenance, repair and replacement

contained within the Project Company's cost and time analysis for County Change Proposal CCP019, therefore:

- The parties agree that there are no costs related to operation, maintenance, repair and replacement changes as a result of this Change Order.
- The parties agree that there are additional costs and associated annual escalation accompanying this Change order outlined within Attachment B.

**EXTENSION OF CONTRACT DEADLINES:**

<b>Calendar Days Added to Occupancy Readiness Date</b>	0
<b>Calendar Days Added to Final Completion Date</b>	0
<b>Calendar Days Added to Longstop Date</b>	0

**EXHIBITS AND ATTACHMENTS:**

1. Exhibit 1 – CCP 10 – Power and TO reduction;
2. Exhibit 2 – Project Company Time and Cost Analysis for CCP 10;
3. Exhibit 3 – CCP 14.1 – DA Recording Systems;
4. Exhibit 4 – Project Company Time and Cost Analysis for CCP 14.1;
5. Exhibit 5 – CCP 17.1 – Art Locations;
6. Exhibit 6 – Project Company Time and Cost Analysis for CCP 17.1;
7. Exhibit 7 – CCP 18 – Courtroom Amplifiers;
8. Exhibit 8 – Project Company Time and Cost Analysis for CCP 18;
9. Exhibit 9 – CCP 19 – Courthouse Lockdown Levels;
10. Exhibit 10 – Project Company Time and Cost Analysis for CCP 19;
11. Exhibit 11 – DRCR 44.4 – Interior Doors; and
12. Exhibit 12 – Project Agreement Attachment 06 – Design and Construction Standards; and
13. Exhibit 13 – Project Agreement Attachment 06A – Program Summary and Room Data Sheets.

**APPROVED AS TO FORM**



03/11/2024

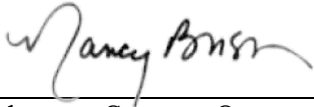
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County Counsel  
Andrew Naylor

**AUTHORIZED SIGNATURES**

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Clackamas County, Oregon  
Name: Tootie Smith, Chair



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Clackamas County, Oregon  
Name: Nancy Bush

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Date

3/12/2024

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Date

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Clackamas Progress Partners, LLC  
Name: Andrea McLean

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Date

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Clackamas Progress Partners, LLC  
Name: Lee Clayton

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Date

## **EXHIBIT 1**

CCP 10 – Power and TO Reduction



CLACKAMAS COUNTY  
2051 KAEN ROAD  
OREGON CITY, OR 97045  
(503) 655-8893

## COUNTY CHANGE PROPOSAL NO. [010]

**DATE ISSUED:** October 24, 2023

**PROJECT:** Clackamas County Circuit Courthouse Project

**PROJECT COMPANY:** Clackamas Progress Partners, LLC

**THIS CHANGE PROPOSAL IS ISSUED PURSUANT TO:** Section [7.12] of the Project Agreement.

**DESCRIPTION OF PROPOSED CHANGE:** Power, Telecom, Emergency Power, Standby Power, Lighting Sensor and Control, Duress RDS Reconciliation.

The County is requesting the following changes to language within Appendix 6 - Design and Construction Standards of the Project Agreement:

Add the following to Section 15.2 – Design Criteria:

(d) Power/Data: Appendix 06A - Room Data Sheets, rows Electrical – Power: Receptacle, IT/AV/Telecom – Telephone and IT/AV/Telecom – Data Outlet shall perform as the basis of design for location of power and data requirements. Final quantity and locations to be submitted to and approved by the County through the Design Review Process. Refer Attachment A for scope reduction.

(e) E-power & Standby power: Appendix 06A - Room Data Sheets, rows Electrical – Power: Emergency and Electrical – Power: Standby shall perform as the basis of design for location of emergency and standby power requirements, Final quantity and locations to be submitted to and approved by the County through the Design Review Process.

(f) Lighting Sensors and Controls: Appendix 06A - Room Data Sheets, rows Electrical – Power: Sensors and Electrical – Lighting: Lighting Control shall perform as the basis of design for lighting/occupancy sensors and lighting control with final function, zoning and locations to be submitted to and approved by the County through the Design Review Process.

Add the following to Section 18.1 – General Requirements

(g) Power/Data: Appendix 06A - Room Data Sheets, rows Electrical – Power: Receptacle, IT/AV/Telecom – Telephone and IT/AV/Telecom – Data Outlet shall perform as the basis of design for location of power and data requirements. Final quantity and locations to be submitted to and approved by the County through the Design Review Process. Refer Attachment A for scope reduction.

Remove Section 21.1(f) and (g)

~~(f) Duress alarms shall be provided as indicated in Section 3 (Room Data Sheets) of Attachment 6A of the Design and Construction Standards, including in the following offices, rooms and areas:~~

~~(i) Trial Court Administrator’s office (OF4);~~

~~(ii) OJD Manager 2 (OF3);~~

~~(iii) Family Law Facilitator +2 Staff (2 person) (OF2);~~

~~(iv) Information Technology Specialist 3 (OF2);~~

~~(v) OJD Supervisor 3, Civil Case Unit (OF2);~~

~~(vi) OJD Supervisor 3, Accounting / Collections / Indigent Defense (OF2);~~



- ~~(vii) OJD Supervisor 2, Criminal and Traffic (OF2);~~
- ~~(viii) OJD Supervisor 2, Calendaring / Juvenile / Jury (OF2);~~
- ~~(ix) OJD Supervisor 1, Records (OF2);~~
- ~~(x) Program Coordinator 3, Treatment Court (OF1);~~
- ~~(xi) all public facing windows;~~
- ~~(xii) all Courtrooms;~~
- ~~(xiii) all Judges' Chambers;~~
- ~~(xiv) the District Attorney's Office; and~~
- ~~(g) any other room where the New Courthouse staff may come in contact with the general public.~~

Replace with:

(f) Duress: Appendix 06A - Room Data Sheets, row Electronic Security: Duress Alarm, shall perform as the basis of design for location of duress alarm requirements. Final quantity and locations to be submitted to and approved by the County through the Design Review Process.

Modify Section 15.4.3.2 (a) as follows:

In general, convenience outlets shall be provided for maximum flexibility and ease of usage and be conveniently placed for the function of the space. ~~Outlets shall be located following the standard of no less than one per wall. In large areas, outlets shall be spaced a maximum of twelve (12) feet on center unless in conflict with structural or architectural design elements and be conveniently placed for the function of the space.~~

Modify Section 15.4.3.2 (d) as follows:

Corridor outlets shall be provided no more than fifty (50) feet apart. **Non secure corridors with length less than ten (10) feet, may access an outlet from an adjacent room.** Unless specifically required, outlets shall be duplex, 20A, 120V, side-wired grounding type.

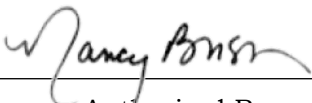
**KEY TERMS:**

1. The Project Company is hereby requested to provide a proposal, with anticipated costs, to implement the changes to the Design-Build Contract Amount as well as any changes to the Facilities Services Contract Amount, along with any impacts to the Scheduled Occupancy Readiness Date, for the proposed change. Authorization to begin implementing the change is contingent upon the parties executing a formal change order in accordance with Section 7.12 of the Project Agreement.

**EXHIBITS AND ATTACHMENTS:**

1. Attachment A: Power and Data Scope Reduction.

**AUTHORIZED SIGNATURE**



County Authorized Representative

10/24/23

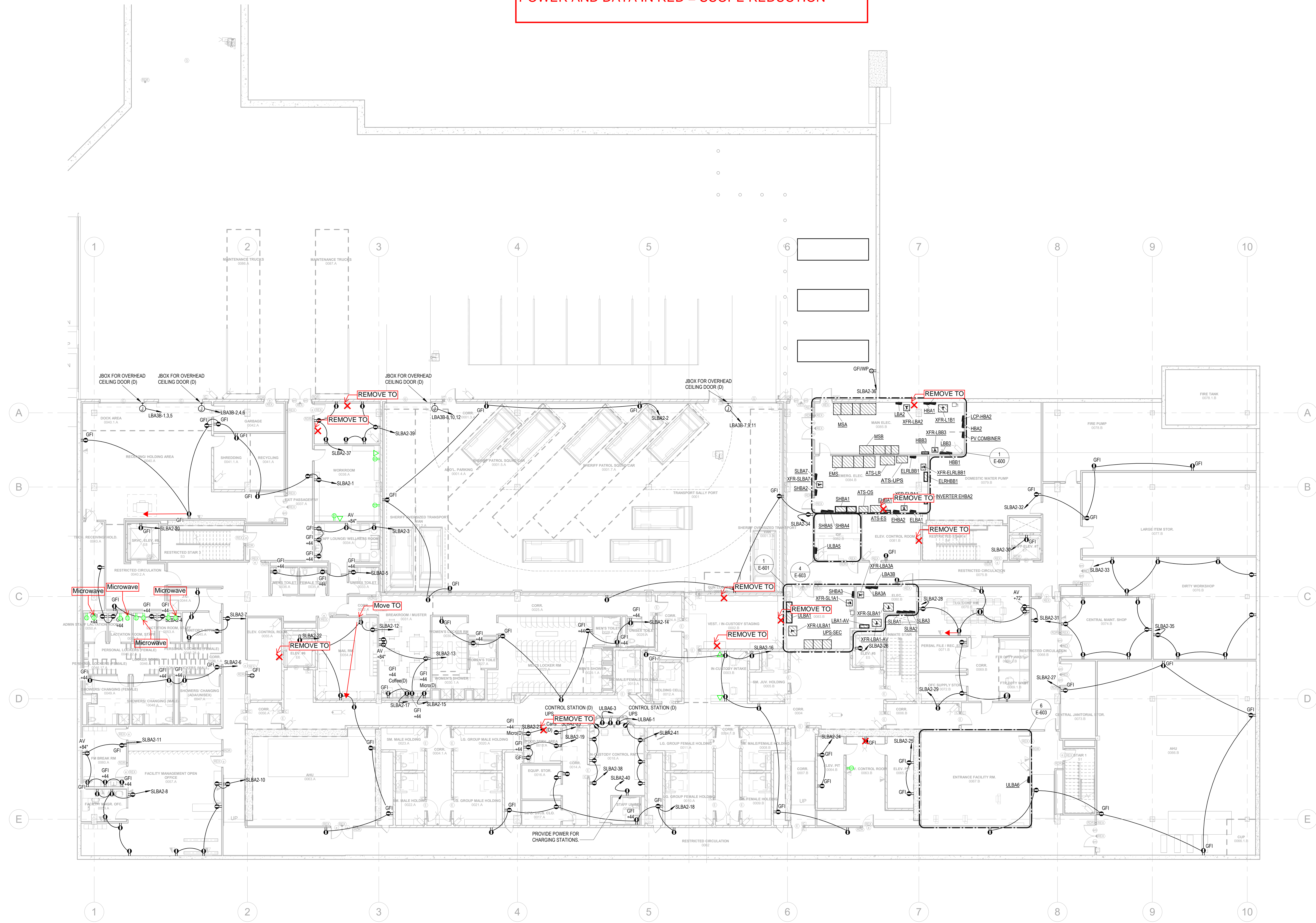
Date

# **ATTACHMENT A**

Power and Data Scope Reduction

GENERAL NOTES  
 A. TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.

**LEGEND:**  
 POWER AND DATA IN RED = SCOPE REDUCTION



1 BASEMENT - POWER  
 3/22' = 1/8"

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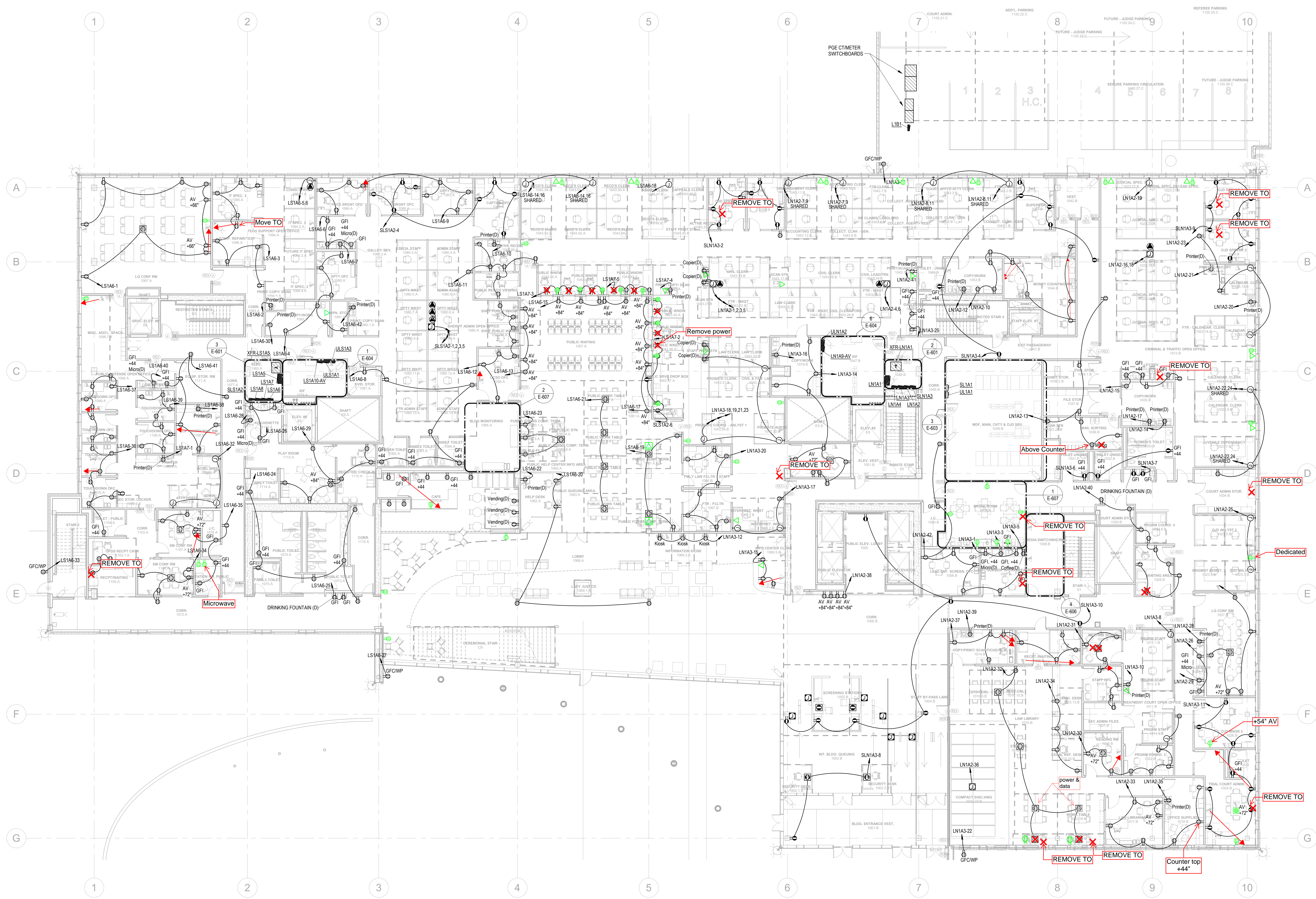
**CLACKAMAS COUNTY COURTHOUSE**  
 1000 COURTHOUSE RD, OREGON CITY, 97045

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 REVISIONS

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 LOWER LEVEL -  
 POWER

GENERAL NOTES  
A. TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.

**LEGEND:**  
POWER AND DATA IN RED = SCOPE REDUCTION



1 LEVEL 1 - POWER  
3/22" = 1'-0"

CLACKAMAS COUNTY APPROVAL STAMP



CLACKAMAS COUNTY COURTHOUSE  
1000 COURTHOUSE RD, OREGON CITY, 97045

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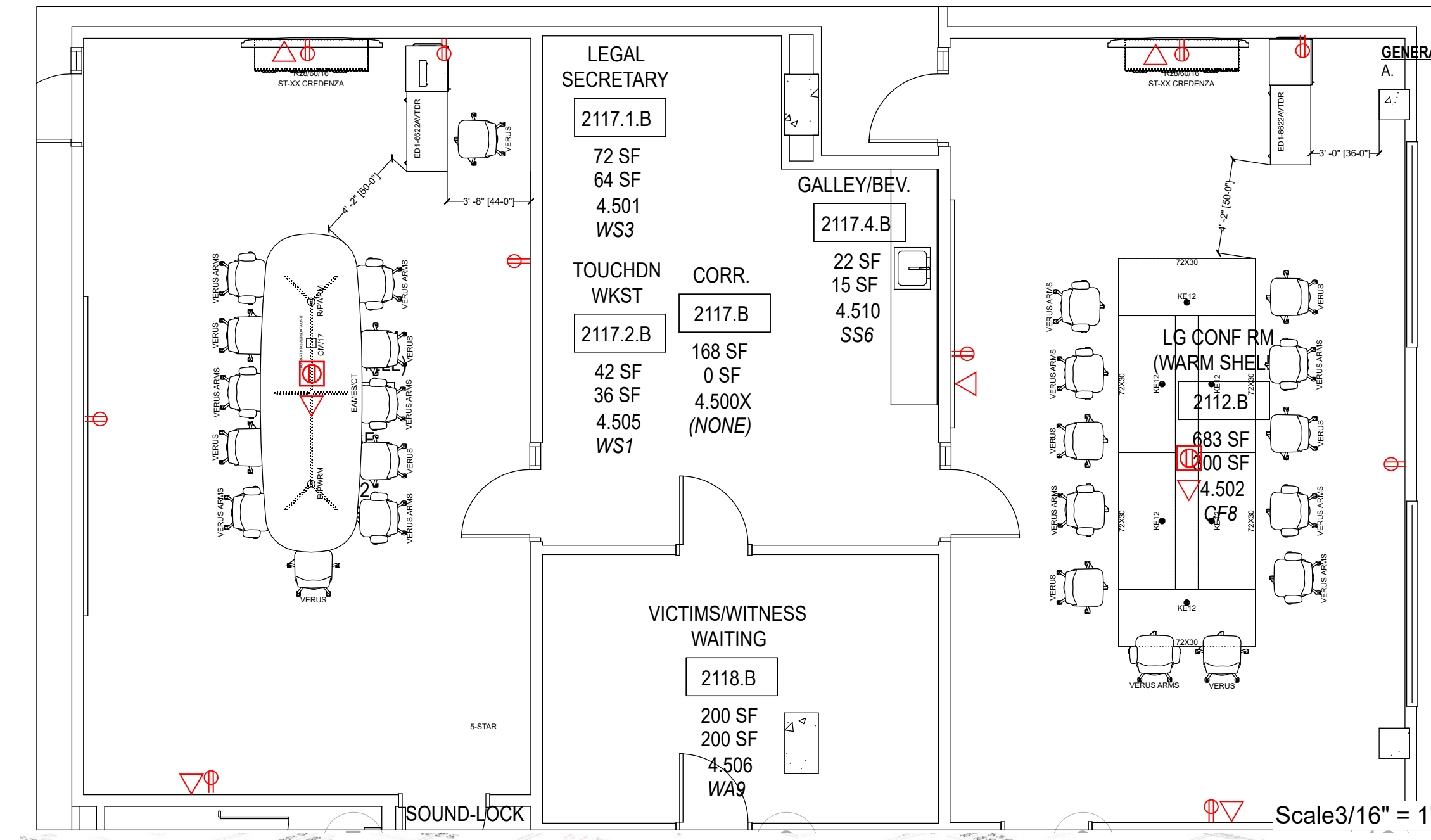
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LEVEL 1 - POWER

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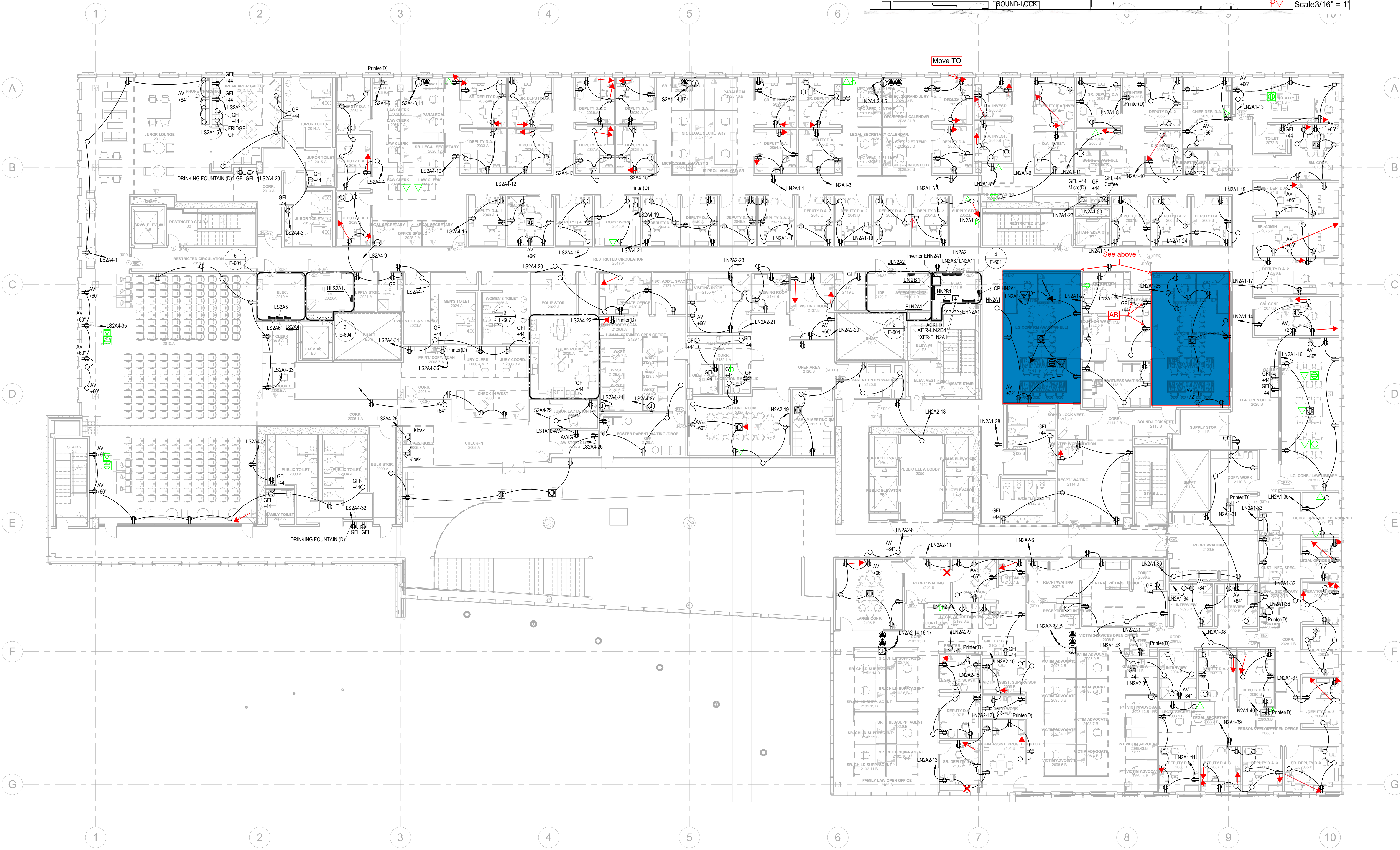
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**LEGEND:**  
POWER AND DATA IN RED = SCOPE REDUCTION



GENERAL NOTES  
TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY. REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.



1 LEVEL 2 - POWER  
3/32" = 1/8"

CLACKAMAS COUNTY APPROVAL STAMP

CLACKAMAS COUNTY  
PROGRESS PARTNERS

**CPP**

CLACKAMAS COUNTY COURTHOUSE  
1000 COURTHOUSE RD, OREGON CITY, 97045

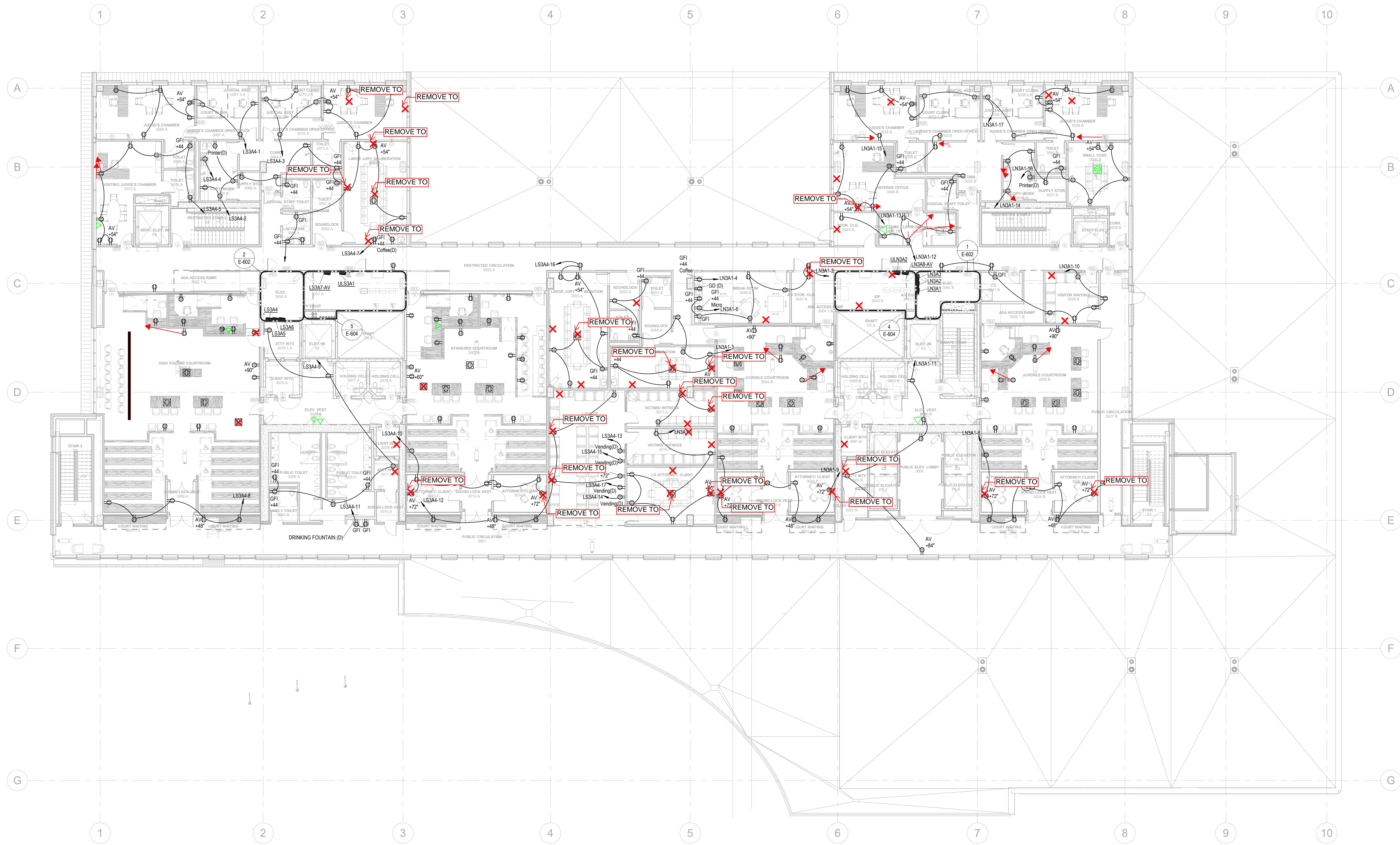
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LEVEL 2 - POWER

E-202

GENERAL NOTES  
A. TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.

**LEGEND:**  
POWER AND DATA IN RED = SCOPE REDUCTION



1 LEVEL 3 - POWER  
3/22" = 1'-0"

CLACKAMAS COUNTY APPROVAL STAMP



CLACKAMAS COUNTY COURTHOUSE  
1000 COURTHOUSE RD, OREGON CITY, 97045

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FEBRUARY 21, 2023  
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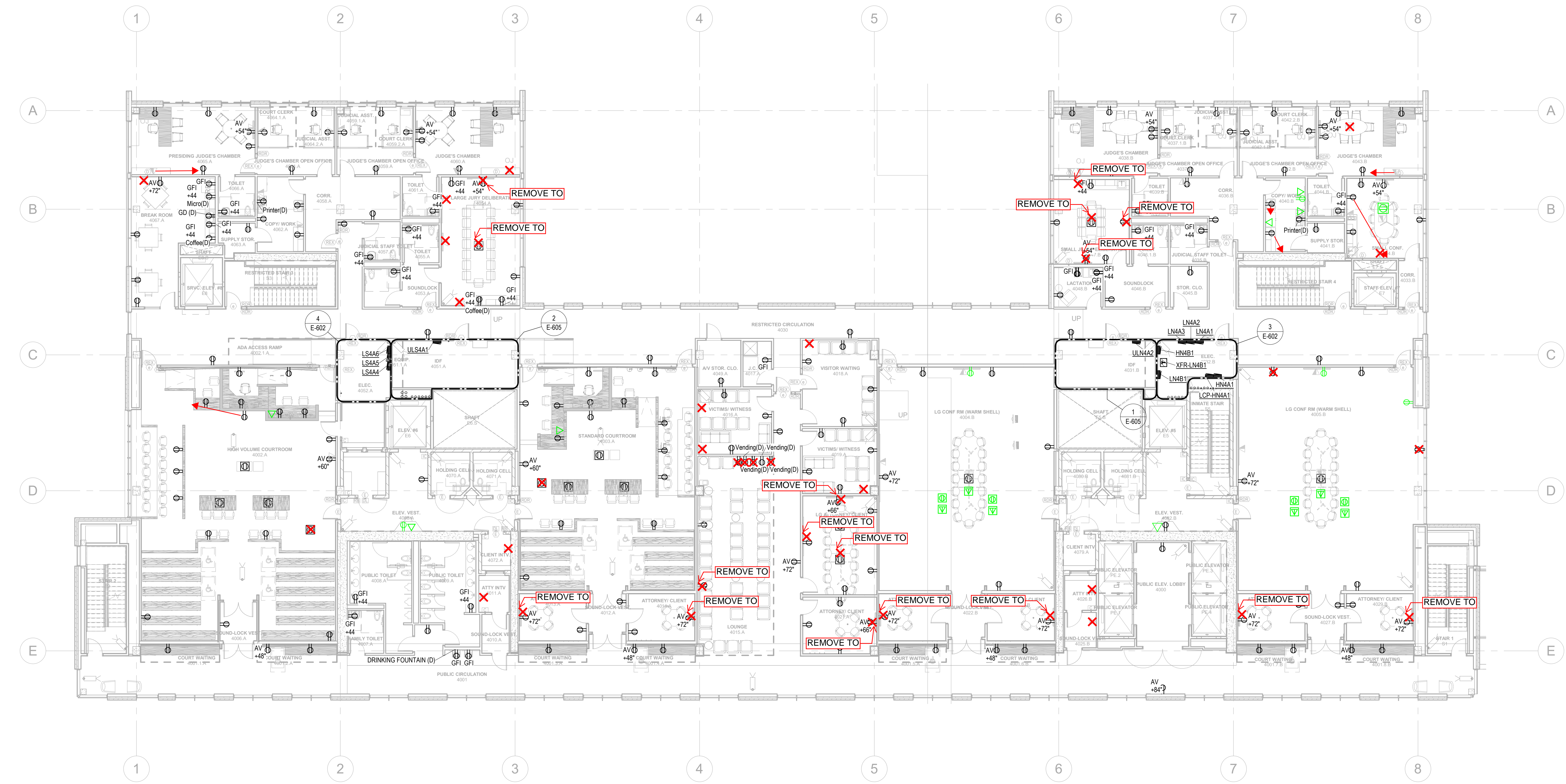
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LEVEL 3 - POWER

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GENERAL NOTES  
A. TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.

**LEGEND:**  
POWER AND DATA IN RED = SCOPE REDUCTION



1 LEVEL 4 - POWER  
3/22 = 1'-0"

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1000 COURTHOUSE RD, OREGON CITY, 97045

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REVISIONS

180866  
LEVEL 4 - POWER

E-204

GENERAL NOTES  
A. TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.

**LEGEND:**  
POWER AND DATA IN RED = SCOPE REDUCTION



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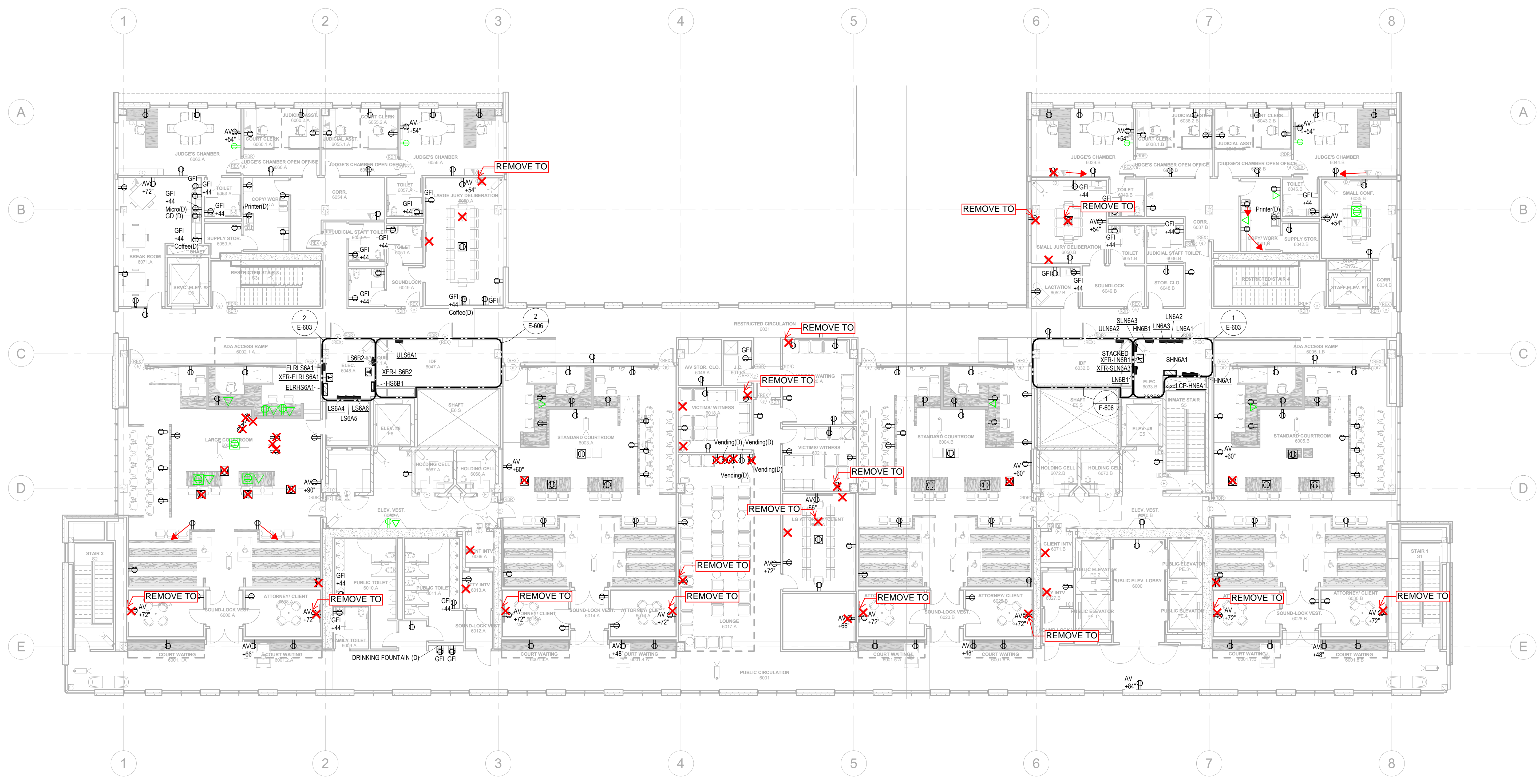
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LEVEL 5 - POWER

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GENERAL NOTES  
 A. TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.

**LEGEND:**  
 POWER AND DATA IN RED = SCOPE REDUCTION



1 LEVEL 6 - POWER  
 3/32" = 1'-0"

CLACKAMAS COUNTY APPROVAL STAMP



CLACKAMAS COUNTY COURTHOUSE  
 1000 COURTHOUSE RD., OREGON CITY, 97045

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## **EXHIBIT 2**

Project Company Time and Cost Analysis for CCP 10

February 27, 2024

Office of the County Administrator  
Attn: Nancy Bush, Clackamas Courthouse Project Manager  
Public Services Building  
2051 Kaen Road  
Oregon City, OR, 97045  
[nbush@clackamas.us](mailto:nbush@clackamas.us)

**Subject: Clackamas County Circuit Courthouse, Project Company Response to County Change Proposal 010 (dated 10/24/23) – Power and Data Reduction**

Dear Ms. Bush,

Pursuant to Section 7.12 of the Project Agreement (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT COUNTY'S DIRECTION], Project Company provides this **REVISED RESPONSE** to County CCP #010. The information provided herein has been supplied by the Design-Builder and Facilities Manager to the Project Company, and is hereby submitted to the County on a back-to-back basis. The design and construction costs resulting from any such Design and Construction Requirement Change made at the County's direction under this Section shall be paid directly by the County during the Design-Build Period, unless otherwise financed by the Project Company pursuant to subsection 6.6(B) (Project Company Financing). Any related operation, maintenance, repair and replacement costs shall be borne by the County through an adjustment to the Service Fee. Any such Design and Construction Requirement Change and any related change in the terms and conditions of this Project Agreement shall be reflected in a Change Order. The Project Company's obligation to perform the work related to a Design and Construction Requirement Change is subject to the conditions set forth in Section 7.11 (Design and Construction Requirement Changes, Repairs and Replacements Required Due to Relief Events Occurring Prior to the Occupancy Readiness Date).

Cost and schedule impacts are evaluated pursuant to Article 16, Section 16.11 of the Project Agreement (Negotiated Lump Sum Pricing of Additional Work) enclosed within Appendix A, with additional detail provided in Appendix B. The proposal value is a credit of \$(80,589.00) and the scheduled time has been calculated as a 0 calendar day(s) extension to the Occupancy Readiness Date.

Project Company has verified the proposed changes with the Design and Construction Standards pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation). These verifications are memorialized within the enclosed Appendix B.

Best regards,

A handwritten signature in blue ink, appearing to read 'Karl E. Schaefer', with a long horizontal flourish extending to the right.

**Karl E. Schaefer**, CCM, DBIA, LEED  
Clackamas Progress Partners, LLC  
Project Company Representative

cc: Stephen Hadanich, WTP Associate Vice President  
Vikas Gurram, WTP Senior Advisor  
Jon Kindrachuk, PCL Project Director  
Cathy France, PCL Document Control

Enclosure: Appendix A: Cost Summary  
Appendix B: Design Builder CCP 010.2 response package dated 2/26/24

**APPENDIX A**

**CCP 010.2 - Power and Data Reduction**

**Construction Phase Cost Impact Summary**

	Total
<b>Developer</b>	\$ -
<b>Design Builder</b>	\$ (80,589.00)
<b>Subtotal</b>	<b>\$ (80,589.00)</b>
<b><u>DBFOM Permitted Markup</u></b>	
(a) for Developer, 15% of the cost of that portion of the Extra Work to be performed by Developer with its own forces	\$ -
(b) for Developer, 5% of the cost of that portion of the Extra Work to be performed by Contractors directly under contract to Developer	\$ -
<b>Subtotal</b>	<b>\$ -</b>
<b>Design Build Phase Compensation Amount</b>	<b>\$ (80,589.00)</b>

**Operations Phase Cost Impact Summary**

	Total
<b>Developer</b>	\$ -
<b>Facilities Manager</b>	\$ -
<b>Subtotal</b>	<b>\$ -</b>
<b><u>DBFOM Permitted Markup</u></b>	
(a) for Developer, 15% of the cost of that portion of the Extra Work to be performed by Developer with its own forces	\$ -
(b) for Developer, 5% of the cost of that portion of the Extra Work to be performed by Contractors directly under contract to Developer	\$ -
<b>Subtotal</b>	<b>\$ -</b>
<b>Facilities Management Phase Compensation Amount</b>	<b>\$ -</b>

<b>Total Cost Impact</b>	<b>\$ (80,589.00)</b>
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## APPENDIX B



▶ TOGETHER WE BUILD SUCCESS

February 26, 2024

**Karl E. Schaefer**, CCM, DBIA, LEED  
Project Executive  
Fengate PCL Progress Partners  
TD North Tower  
77 King Street West, Suite 3410  
Toronto, ON M5K 1H1  
karl.schaefer@fengate.com

**Subject: Clackamas County Circuit Courthouse**

**Reference: CCP [#010.2] - Section 7.12 (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT COUNTY DIRECTION) – [Power and Data Reduction]**

**File: Project No. 5701126: 1J.5**

Dear Mr. Schaefer,

Pursuant to Section 7.12 of the Design Build Agreement (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT THE COUNTY DIRECTION), Design-Builder provides Project Company CCP [#010] enclosed as Attachment A. Design Builder is to provide notice of, and reasonable opportunity to review and comment upon, any Design and Construction Requirement Changes proposed to be made at the County's direction. The notice shall contain sufficient information for the Project Company to determine that the Design and Construction Requirement Change:

The design and construction costs resulting from any such Design and Construction Requirement Change made at the County's direction under this Section shall be paid directly by the County during the Design-Build Period, unless otherwise financed by the Project Company pursuant to subsection 6.6(B) (Project Company Financing). Any related operation, maintenance, repair and replacement costs shall be borne by the County through an adjustment to the Service Fee. Any such Design and Construction Requirement Change and any related change in the terms and conditions of this Project Agreement shall be reflected in a Change Order. The Project Company's obligation to perform the work related to a Design and Construction Requirement Change is subject to the conditions set forth in Section 7.11 (Design and Construction Requirement Changes, Repairs and Replacements Required Due to Relief Events Occurring Prior to the Occupancy Readiness Date).

Cost and schedule impacts are evaluated pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work) enclosed as Exhibit 1. The proposal value of the cost is [-\$80,589.00] and the scheduled time has been calculated as a [0] calendar day(s) extension to the Occupancy Readiness Date.

Design Builder has verified the proposed changes with the Design and Construction Standards pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation). These verifications are memorialized within the enclosed Exhibit 2.



Please advise if Project Company should require anything additional, as it relates to the subject matter contained herein.

If you have any further questions relating to this matter, promptly contact Contractor at [GAYourechuk@pcl.com](mailto:GAYourechuk@pcl.com).

Kind Regards,

**PCL Construction Services, Inc.**

A handwritten signature in black ink that reads "Greg Yourechuk". The signature is written in a cursive, flowing style.

Greg Yourechuk  
Authorized Representative

GY/cgf

cc: Matt Glassman, Design Manager  
Jennifer Canning, Quality Assurance Manager  
Jon Kindrachuk, Design Build Project Manager  
W.T. Sermeus, Lead Project Manager

See Enclosed Documents:

Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

Exhibit 2 – Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation)



**Attachment A – County Change Proposal #010**

<b>Date:</b>	<b>November 14, 2023</b>
<b>Pursuant to:</b>	Article 7, Section 7.12 of the DBFOM Agreement, Project Company shall give the County written notice of, and reasonable opportunity to review and comment upon, any Design and Construction Requirement Changes proposed to be made at the County's Direction.
<b>Changes:</b>	Power and Data Reduction

Enclosed is Change response, as it pertains to Article 7, Section 7.12 of the Project Agreement and Design and Construction Standards. Capitalized terms used and not otherwise defined in this proposal shall have the meanings given to such terms in the DBFOM Agreement.

The Contractor is pleased to provide the following information in accordance with Article 7, Section 7.12 of the DBFOM Agreement:

1. a detailed description of the Requirement Change proposed of the D&C Work:

a) Identify and label the proposed DBFOM language:

See CCP#010 – Power and Data Reduction dated October 24, 2023

b) Identify specific DBFOM language to which a Requirement Change is requested:

See CCP#010 – Power and Data Reduction dated October 24, 2023

c) Identify specific changes to the DBFOM language to which a Requirement Change is requested:

See CCP#010 – Power and Data Reduction dated October 24, 2023

d) Identify how the change sought constitutes good practice, maintains safety and performance

- a. Project Company has communicated and reviewed this change with the DLR Group and has confirmed that this deviation will have no impact on the projects ability to meet the LEED Gold standard that is required per the Project Agreement.
- b. Does not diminish the capacity of the Project to be operated so as to meet the Contract Standards
- c. Does not impair the quality, integrity, durability and reliability of the Project;



- d. Is reasonably necessary or is advantageous for the Project Company to fulfill its obligations under this Project Agreement; and
  - e. Is feasible.
2. a detailed description of the impact of the Requirement Change proposed on the D&C Work

See Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

3. a detailed description of the impact of the Requirement Change proposed the O&M Work;
- Facilities Manager (Honeywell) has provided an evaluation of the proposed change Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation), enclosed as Exhibit 2.
4. if the Requirement Change is issued before the Operational Readiness Date, a detailed description of any proposed adjustments to the Project Schedule, including to any Contract Deadline, required as a result of any delay that would be caused by the implementation of the Change proposed:

Any work or tasks associated with, or arising from the Change request shall be considered a condition to achieving a Contract Deadline. No change in schedule

5. where adjustments to Contract Deadlines are proposed:
- (i) a time impact analysis that identifies Critical Path impacts (with activity numbers, durations, predecessor and successor activities, resources, costs and reasons why Float is not available), illustrates the effect of schedule changes or disruptions on the Contract Deadlines and complies with the requirements of (Time Impact Analysis for Proposed Extensions of Time) of the Design and Construction Standards

N/A

- (ii) an assessment of the feasibility of accelerating the Work to meet the original deadline or to reduce the total delay period; and

N/A

- (iii) if acceleration is feasible, an estimate of the cost to accelerate;

N/A

6. an estimate of any compensation amount claimed;

See Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement

(Negotiated Lump Sum Pricing of Additional Work)

7. an estimate of the cost savings, if any, resulting from the Requirement Change proposed;

N/A

8. the effect (if any) of the Requirement Change request on Developers ability to perform the O&M Work stated by Contract Year;

N/A

9. where relief from obligations under the Contract Documents is sought, the effect of the Change proposed on Project Company's ability to perform any of its obligations under the Contract Documents that if not performed would result in the accrual of Noncompliance, the assessment of Deductions or the occurrence of a Developer Default, in each case including details of the relevant obligations, the effect on each such obligation, the likely duration of that effect and the specific relief sought;

N/A

10. a description of any additional consents or approvals required, including amendments, if any, of any Governmental Approvals required to implement the contemplated Requirement Change request;

N/A

11. a detailed description of the steps Project Company will take to implement the Change Request, including measures that Project Company will take to mitigate the costs, delay and other consequences of the Requirement Change request;

N/A

12. any other relevant information related to the Requirement Change request;

N/A



### **Exhibit 1**

Attachment A – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

The proposal value of the cost is **[-\$80,589.00]** and the scheduled time has been calculated as a **[0]** calendar day(s) extension to the Occupancy Readiness Date.



# CRX Detail Report - CCP-010

PCL Construction Services, Inc.

Project #: 5701126

Project Name: Clackamas County Circuit Court

Location: 2125 Kaen Road

Oregon City, OR

CRX description: Power & Data Reduction

Header Summary		Summary		Subtrade		Quote \$	
Type	CCP	Labor	2,297.81	DLR Group Architecture & Engineering Inc., an			0.00
CRX status	Quoted	Material	0.00	MacDonald-Miller Facility Solutions LLC			0.00
Schedule days quoted	0	Equipment	0.00	OEG, Inc. DBA: Pride Electric, Friberg Electric,			-80,080.00
Quoted date	11/13/2023	Subtrade	-80,080.00				
Initiated date	10/24/2023	Direct Cost & SDI	-3,151.48				
Comments		Fee	344.67				
		Total Quote:	\$-80,589.00				

Cost Code	Description	Quantity	UoM	Labor Hours		Labor		Material		Equipment		Subtrade		Total	
				Prod	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total
	<b>DIRECT FORCES WORK</b>														
010100	DB Project Manager	0.00	MO	---	1.000	152.04	152	---	---	---	---	---	---	---	152.04
010100	Lead Project Manager	0.00	MO	---	1.000	139.39	139	---	---	---	---	---	---	---	139.39
010100	Project Managers	0.00	MO	2.000	2.000	122.56	245	---	---	---	---	---	---	---	245.12
010505	Design Manager	0.00	MO	---	6.000	132.18	793	---	---	---	---	---	---	---	793.08
010200	General Superintendent	0.00	MO	---	.500	163.98	82	---	---	---	---	---	---	---	81.99
010200	Superintendents	0.00	MO	---	2.000	153.57	307	---	---	---	---	---	---	---	307.14
010400	Project Engineers	0.00	MO	---	4.000	85.29	341	---	---	---	---	---	---	---	341.16
010510	Estimator	0.00	MO	---	---	146.41	---	---	---	---	---	---	---	---	---
010560	Accountant	0.00	MO	---	2.000	82.88	166	---	---	---	---	---	---	---	165.76
010540	Scheduler	0.00	MO	---	---	86.39	---	---	---	---	---	---	---	---	---
010530	HSE Manager	0.00	MO	---	---	78.52	---	---	---	---	---	---	---	---	---
010550	Admin Assistant	0.00	MO	---	1.000	72.13	72	---	---	---	---	---	---	---	72.13
<b>TOTAL</b>	<b>DIRECT FORCES WORK</b>				19.5		2,297.81		---						2,297.81
	<b>MARKUP ON DIRECT FORCES</b>														
990100	OH&P on Direct Forces		LS	----	---	15.00%	345	15.00%	---	15.00%	---	---	---	---	344.67
<b>TOTAL</b>	<b>MARKUP ON DIRECT FORCES</b>						344.67		---						344.67
	<b>SUBTRADE WORK</b>														
013920	CONSULTANTS SERVICES	1.00	LS	---	---	---	---	---	---	---	---	---	---	---	---
160100	ELECTRICAL	-1.00	LS	---	---	---	---	---	---	---	---	---	-80,080	---	-80,080.00
150100	MECHANICAL (HVAC/PLUMB)	1.00	LS	---	---	---	---	---	---	---	---	---	---	---	---
<b>TOTAL</b>	<b>SUBTRADE WORK</b>												-80,080.00		-80,080.00
	<b>SUBTRADE MARKUP</b>														
990100	OH&P on Subcontract Costs		LS	---	---	---	---	---	---	---	---	---	---	---	---
<b>TOTAL</b>	<b>SUBTRADE MARKUP</b>														
<b>TOTAL</b>	<b>DIRECT FORCES &amp; SUBTRADES</b>				19.5		2,642.48		---				-80,080.00		-77,437.52



# CRX Detail Report - CCP-010

PCL Construction Services, Inc.

Project #: 5701126

Project Name: Clackamas County Circuit Court

Location: 2125 Kaen Road  
Oregon City, OR

CRX description: Power & Data Reduction

DIRECT COST SUMMARY														
014200	Subtrade Default Insurance (SDI)	LS	---	---	---	---	---	---	---	---	---	.916%	-734	-733.53
014120	Security	LS	---	---	---	---	---	---	---	---	---	---	.222%	-173.54
014100	Bond	LS	---	---	---	---	---	---	---	---	---	---	.500%	-391.72
014300	Insurance	LS	---	---	---	---	---	---	---	---	---	---	1.773%	-1,395.99
014850	CAT Tax	LS	---	---	---	---	---	---	---	---	---	---	.570%	-456.75
014300	Rounding	LS	---	---	---	---	---	---	---	---	---	---	.000%	0.05
<b>TOTAL</b>	<b>DIRECT COST SUMMARY</b>												-3,151.48	
<b>TOTAL</b>	<b>CRX #: CCP-010</b>		19.5	2,642.48	---	---	---	---	---	---	---	---	-80,080.00	-80,589.00



CCN # **180830-17**  
Date: 11/9/2023  
Page Number: 1

**PCL Construction**

W.T. Sermeus  
13920 SE Eastgate Way  
Suite 400  
Bellevue, WA 98005  
(425) 691-0281

Clackamas Counth Courthouse  
PCL Construction  
Attn: W.T. Sermeus

Subject: CCP-010

Mr. Sermeus,

OEG is pleased to submit this change proposal for your consideration.

We have not proceeded with this work and need a written notification to proceed along with approval of the costs contained herein prior to starting work.

Included in this Proposal is:

·Credit for coordinated TO rough-in and Receptacles

Total \$-80,080.00

**Qualifications:**

Wiring is to be in accordance with the National Electrical Code.

All work is to be done during normal working hours (unless noted above).

Permit included in price.

This proposal is valid for 30 days from date received.

We reserve the right to claim impacts on cost and/or schedule at a later date.

**Exclusions:**

Sheetrock/plaster/wood cutting, patching, and painting.

Landscape replacement /repairs.

Overtime and premium time.

Please review this proposal, and give me a call if you have any questions.

Respectfully,



Don MacDonald  
Senior Project Manager  
206.450.2339

Itemized Breakdown

Description	Qty	Net PriceU	Total Mat.	LaborU	Total Hrs.
CON 1" EMT & 3/4" GRC 1 PC STRUT CL	-28	206.51C	-57.82	7.00C	-1.96
CON 1" EMT RACEWAY	-820	125.97C	-1,032.95	5.50C	-45.10
CON 1" EMT CONN SS STL	-82	41.46C	-34.00	12.00C	-9.84
CON 3/4" FLEX NM RACEWAY - ENT - BLU	-450	88.17C	-396.76	4.00C	-18.00
CON 1" FLEX NM RACEWAY - ENT - BLU	-340	140.46C	-477.56	5.00C	-17.00
CON 3/4" SNAP-IN CONN W/ THRD TO BOX -	-36	610.78C	-219.88	6.00C	-2.16
CON 1" SNAP-IN CONN W/ THRD TO BOX -	-34	972.44C	-330.63	8.00C	-2.72
HDWE #10 x 3/4" P/H SELF-TAP SCREW	-254	9.79C	-24.87	5.50M	-1.40
HDWE #8x 1/2 WAFER HEAD SHEET MTL SC	-164	8.18C	-13.42	2.70C	-4.43
HDWE MTG BRKT FOR 1 TO 4 SQ BOX ON 24	-82	665.68C	-545.86	18.00C	-14.76
BOX 4" SQ x 1 1/2" D COMB KO	-127	215.59C	-273.80	30.00C	-38.10
BOX 4" SQ 1G PLSTR RING 5/8" RISE	-127	68.80C	-87.38	15.00C	-19.05
BOX GROUND SCREW W/ INSUL #12 LEAD	-145	73.90C	-107.16	3.30C	-4.79
CABLE #12 - 2C MC - ALUM ARMOR	-1,290	703.68M	-907.75	30.00M	-38.70
CABLE #12 - 3C MC - ALUM ARMOR	-15	1,092.71M	-16.39	35.00M	-0.53
CABLE 1/2" CONN MC / FMC STL	-90	330.89C	-297.80	18.00C	-16.20
TERM WIRE CONN YEL	-246	13.79C	-33.92	5.00C	-12.30
DEV 1G DUPLEX REC PLATE - PLASTIC IVY	-45	49.53C	-22.29	10.00C	-4.50
REC 20A 125V DUP - Ivory (SG) [5-20R]	-44	267.20C	-117.57	30.00C	-13.20
REC 20A 125V DUP - GFCI Ivory (SG) [5-20R]	-1	1,325.00C	-13.25	35.00C	-0.35
FLOOR BOX 2G CAST	-18	120.00E	-2,160.00	1.40E	-25.20
FLOOR BOX DUPLEX REC PLATE	-18	0.01E	-0.18	0.36E	-6.48
FLOOR BOX LV PLATE	-18	0.01E	-0.18	0.44E	-7.92
U/F SQUARE BRASS COVER	-18	0.01C	-0.00	29.00C	-5.22
<b>Totals</b>	<b>-4,492</b>		<b>-7,171.41</b>		<b>-309.90</b>

Summary

MATERIAL

General Materials

-7,171.41

**Material Total**

**-7,171.41**

LABOR

APPRENTICE - STRAIGHT TIME

(-92.97 Hrs @ \$88.64)

-8,240.86

ELECTRICIAN - STRAIGHT TIME

(-216.93 Hrs @ \$99.43)

-21,569.35

SUPERVISION - SUPT - 15% ON DIRECT LABOR

(-46.49 Hrs @ \$131.03)

-6,091.58

ESTIMATOR

(1.00 Hrs @ \$110.47)

110.47



---

Summary (Cont'd)

---

**Total Labor** -35,791.32

SUBCONTRACTORS		
DATA/TELCO	(\$-35,053.41 + 0.000 % + 0.000 % + 5.000 %)	-36,806.08
<b>Total Subcontractors</b>		<b>-36,806.08</b>
CATTax		-311.10
Rounding Adjustment		-0.09
<b>Final Amount</b>		<b>\$-80,080.00</b>





# CHANGE NOTICE

**CCN #** CCP 010 rev1  
**Date:** 10/17/2023  
**Project Name:** Clackamas County Courthouse  
**Project Number:** 180879  
**Contract #:** 180830-1DT  
**Page Number:** 1

**OEG, Inc. dba Integrated Systems Group**  
 3200 NW Yeon Ave  
 Portland, OR 97210  
 Telephone: 503.349.9885  
 Contact: Beau Collins  
 E-mail: Beau.Collins@isg-group.com

Client Address:

Contact: Darin Miller  
 1000 Courthouse RD  
 Oregon City, Oregon 97045  
 Telephone: 760.473.1394  
 Contact: Darin Miller  
 E-mail: dmiller@pcl.com

## Work Description

### SCOPE OF WORK

TO outlet changes per the coordination documents

We reserve the right to correct this quote for errors and omissions.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.  
 This price is good for acceptance within **10** days from the date of receipt.  
 We request a time extension of **3** days.

We will supply and install all materials, labor, and equipment as per your instructions on **CCN # CCP 010 rev1**.

## Itemized Breakdown

Description	Qty	Trade Price	U	Total Mat.	Total Hrs.
Dress Cables In Closet (per 100)	-98	0.00	E	-0.00	-1.72
Cable Label Horizontal	-196	8.38	C	-16.42	-0.78
Faceplate Label	0	0.12	E	0.00	0.00
Level IV Test (LINK)	-98	0.00	E	-0.00	-8.82
CommScope - Cat6 plenum, blue - CS34P BLUE	-21,316	265.43	M	-5,657.91	-85.26
CommScope - Cat6 Jack, blue - UNJ600-BL	-6	6.56	E	-39.36	-0.54
CommScope - 4-port faceplate, white - M14L-262	0	1.56	E	0.00	0.00
CommScope - blank, white - M20AP-262	98	16.25	C	15.93	1.96
CommScope - Cat5e plenum, gray - CS24P GRAY	-29,925	207.12	M	-6,198.07	-119.70
CommScope - Cat5e Jack, white - UNJ500-WH	-190	4.73	E	-898.70	-17.10
<b>Totals</b>	<b>-51,731</b>			<b>-12,794.53</b>	<b>-231.96</b>

ORIGINAL

# CHANGE NOTICE

CCN # CCP 010 rev1  
Date: 10/17/2023  
Project Name: Clackamas County Courthouse  
Project Number: 180879  
Contract #: 180830-1DT  
Page Number: 2

OEG, Inc. dba **Integrated Systems Group**  
3200 NW Yeon Ave  
Portland, OR 97210

Client Address:

1000 Courthouse RD  
Oregon City, Oregon 97045

---

## Summary

---

### MATERIAL

General Materials

-12,794.53

**Total Material**

**-12,794.53**

### LABOR

WORKING FOREMAN - LEA  
JOURNEYMAN TECH

(-115.98 Hrs @ \$99.66)  
(-115.98 Hrs @ \$92.26)

-11,558.57  
-10,700.31

**Total Labor**

**-22,258.88**

**Total Material & Labor**

**-35,053.41**

**Subtotal**

**-35,053.41**

**Final Amount**

**\$-35,053.41**

---

## CLIENT ACCEPTANCE

CCN # CCP 010 rev1  
Final Amount: \$-35,053.41

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Change Order #: \_\_\_\_\_

I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL

GENERAL NOTES  
 A. TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.

CLACKAMAS COUNTY APPROVAL STAMP



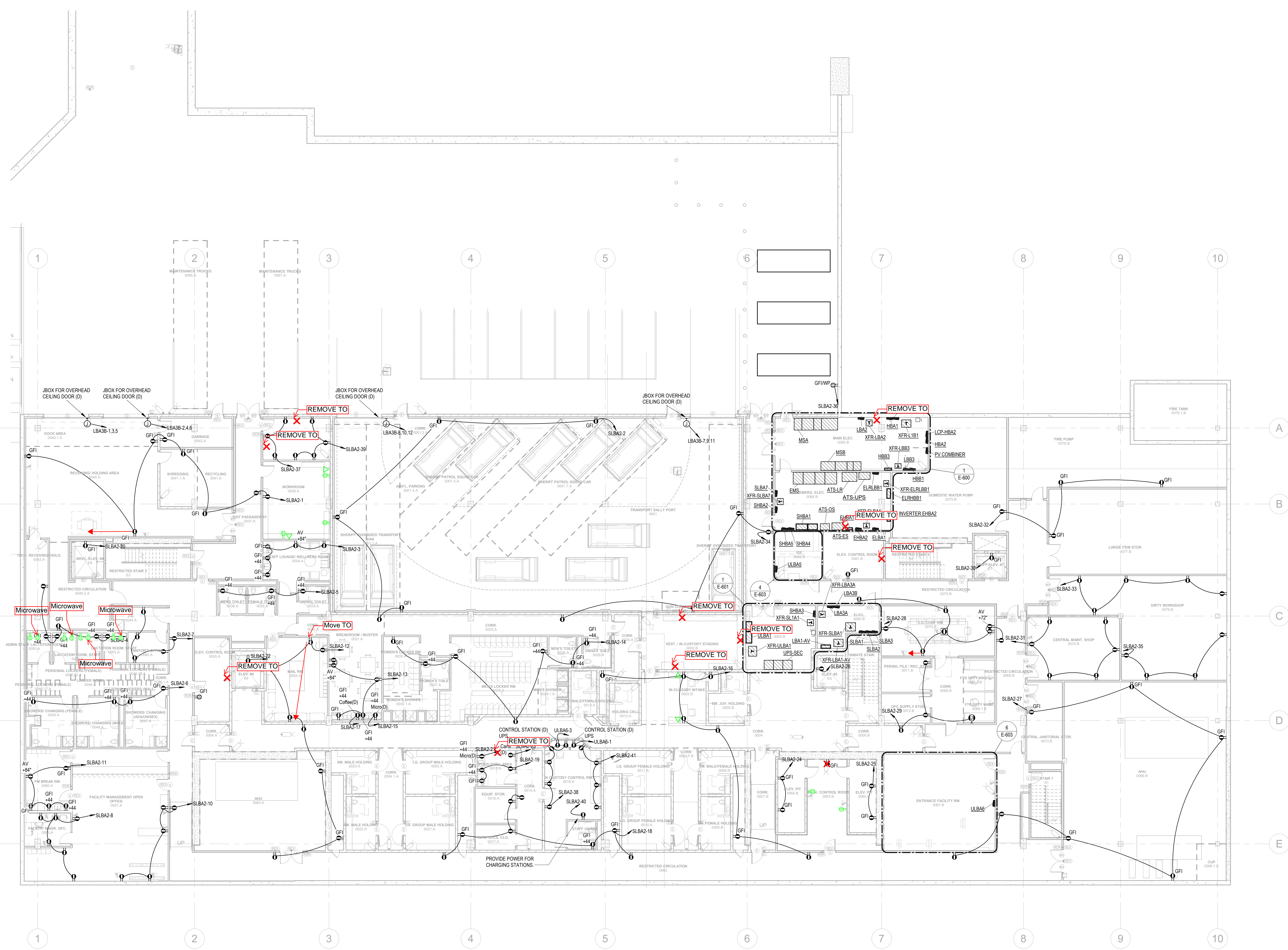
CLACKAMAS COUNTY COURTHOUSE  
 1000 COURTHOUSE RD, OREGON CITY, 97045

100% DD SET  
 FEBRUARY 21, 2023  
 REVISIONS

180866  
 LOWER LEVEL - POWER

E-200

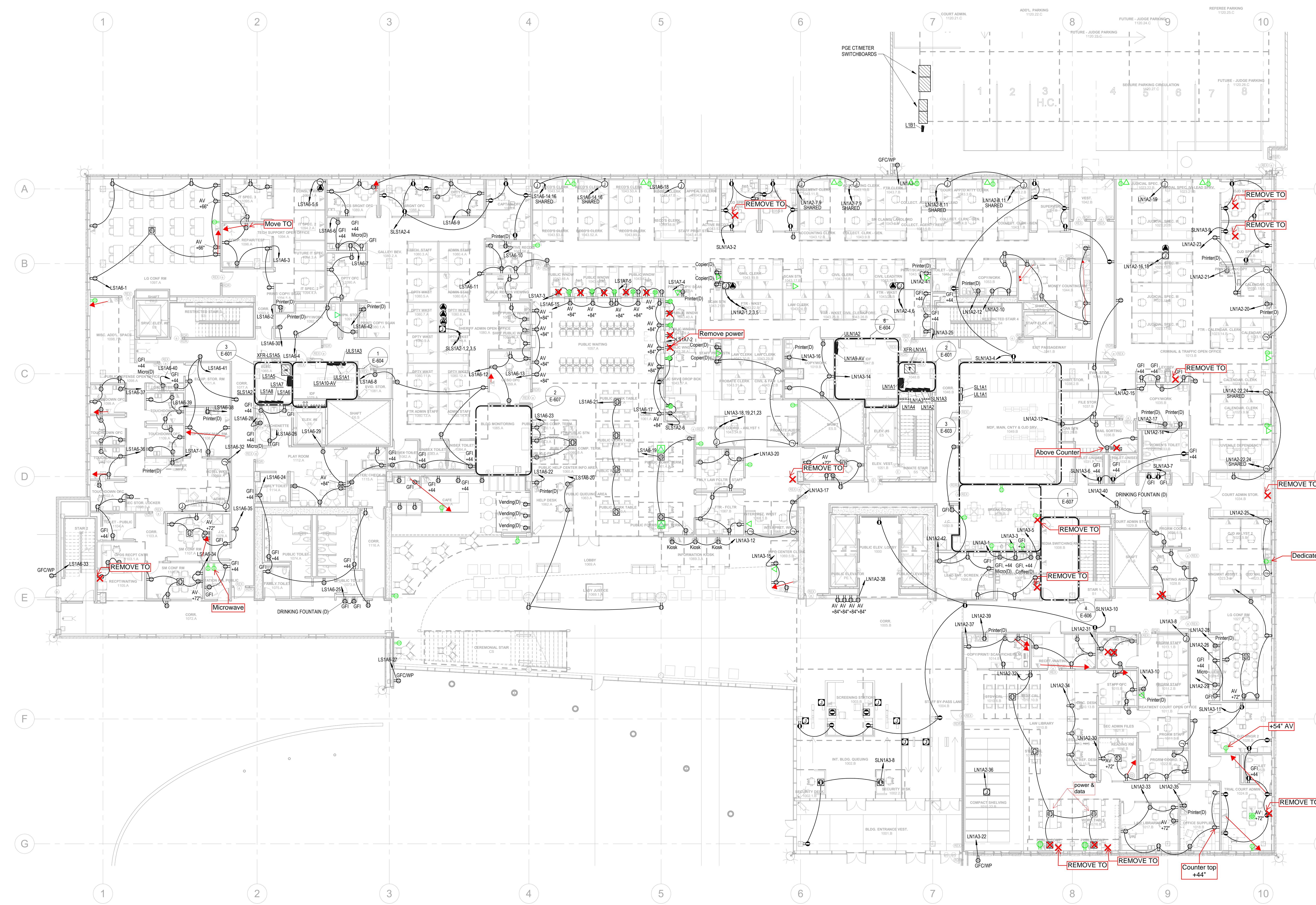
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2  
3  
4  
5



1 BASEMENT - POWER  
 3/32" = 1'-0"

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GENERAL NOTES  
A. TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.



1 LEVEL 1 - POWER  
3/22" = 1'-0"

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CLACKAMAS COUNTY APPROVAL STAMP

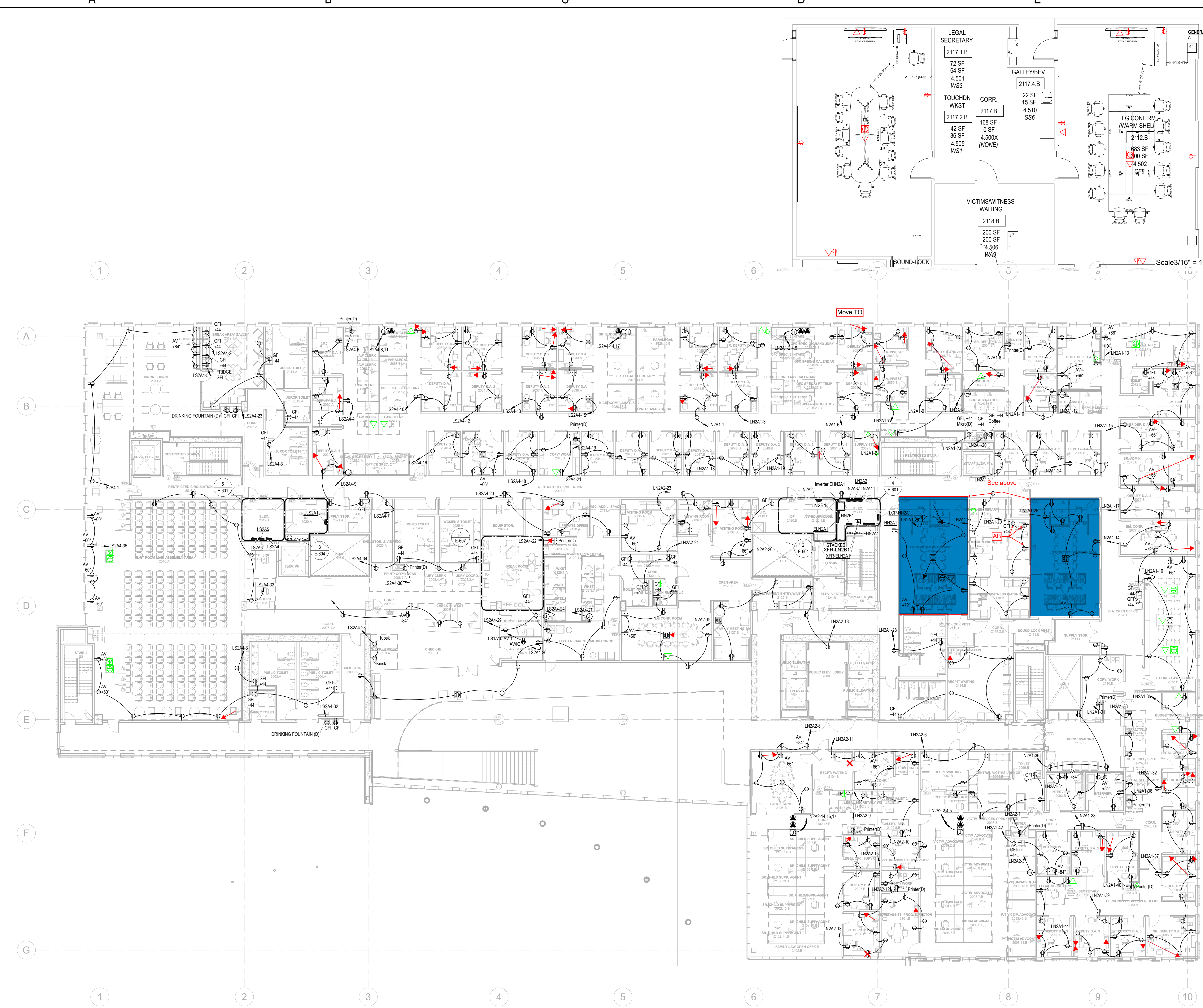


CLACKAMAS COUNTY COURTHOUSE  
1000 COURTHOUSE RD, OREGON CITY, 97045

100% DD SET  
FEBRUARY 21, 2023  
REVISIONS

180866  
LEVEL 1 - POWER

1  
2  
3  
4  
5



GENERAL NOTES  
TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY. REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.

Scale 3/16" = 1'

1 LEVEL 2 - POWER  
3/32" = 1/8"

CLACKAMAS COUNTY APPROVAL STAMP



CPP

CLACKAMAS COUNTY COURTHOUSE  
1000 COURTHOUSE RD, OREGON CITY, 97045

100% DD SET  
FEBRUARY 21, 2023  
REVISIONS

180866  
LEVEL 2 - POWER

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GENERAL NOTES  
A. TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.

CLACKAMAS COUNTY APPROVAL STAMP



CLACKAMAS  
PROGRESS  
PARTNERS

CLACKAMAS COUNTY COURTHOUSE  
1000 COURTHOUSE RD, OREGON CITY, 97045

100% DD SET  
FEBRUARY 21, 2023  
REVISIONS

180866

LEVEL 3 - POWER

E-203

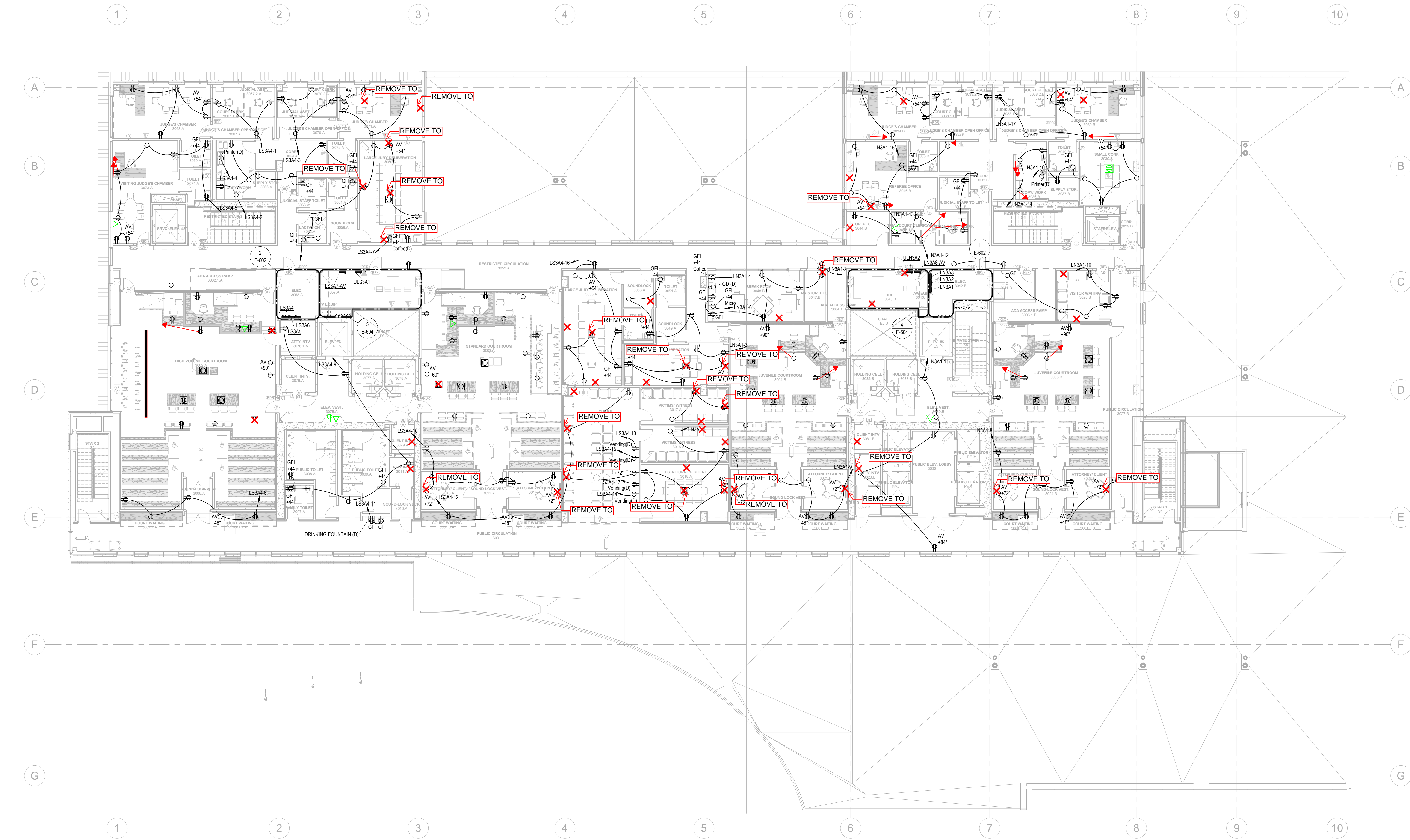
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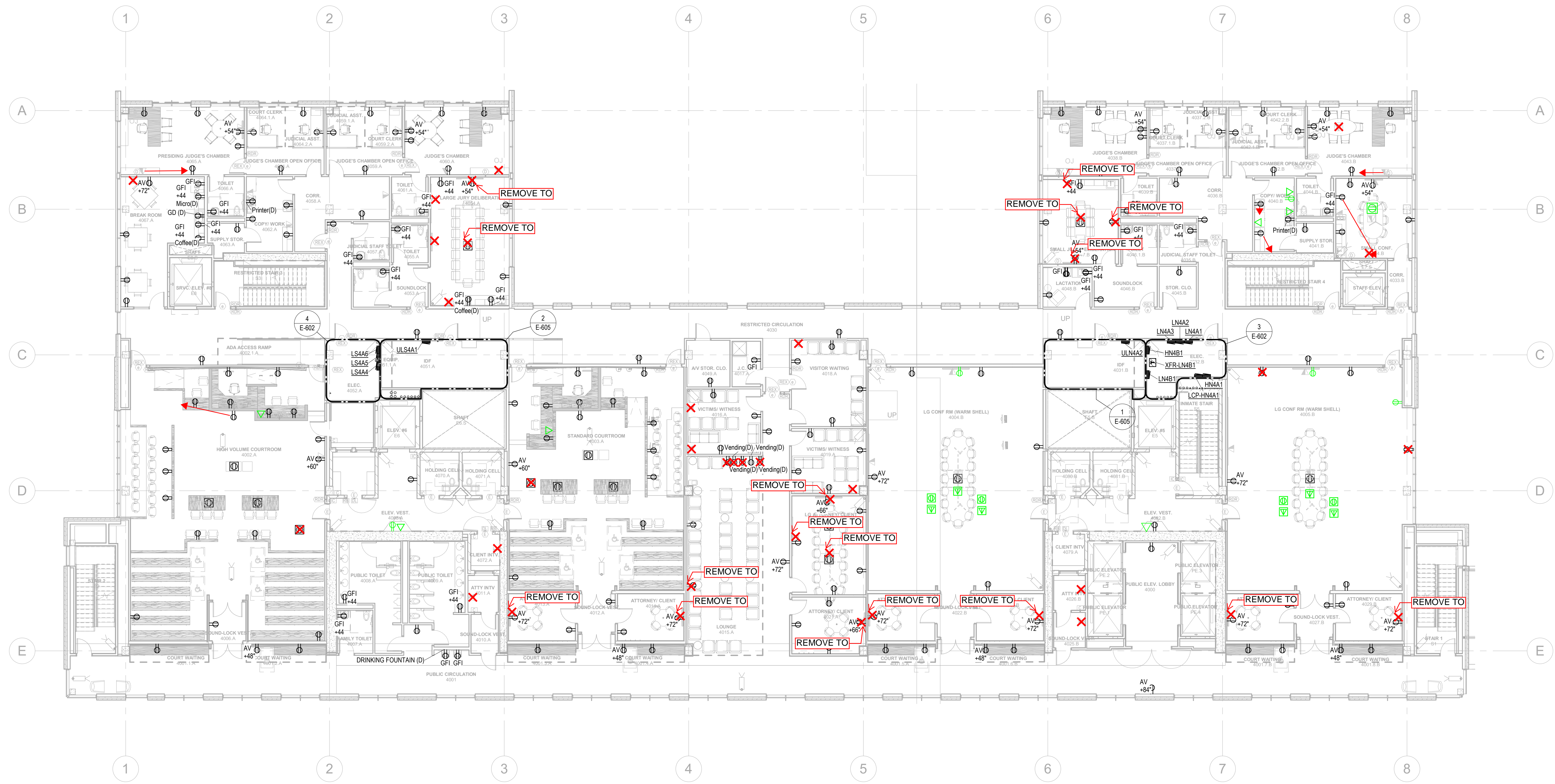
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1 LEVEL 3 - POWER  
3/22" = 1'-0"

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GENERAL NOTES  
 A. TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.



1 LEVEL 4 - POWER  
 3/2" = 1'-0"

CLACKAMAS COUNTY APPROVAL STAMP



CLACKAMAS COUNTY COURTHOUSE  
 1000 COURTHOUSE RD, OREGON CITY, 97045

100% DD SET  
 FEBRUARY 21, 2023  
 REVISIONS

180866  
 LEVEL 4 - POWER

E-204

Autodesk Docu5/10126 - Clackamas County Circuit Courthouse@CCC-EL22.rvt  
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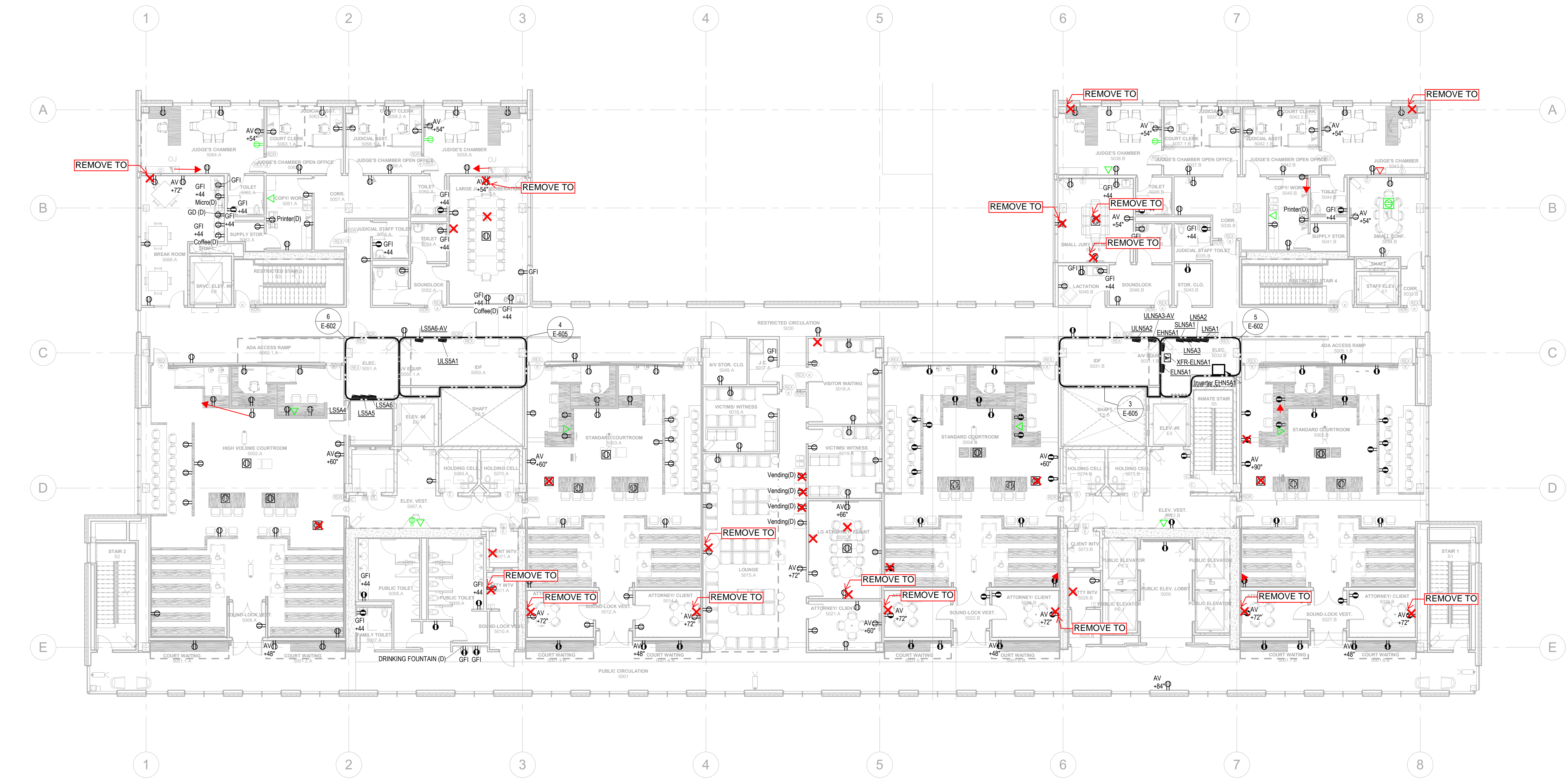
GENERAL NOTES  
A. TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.

1

2

3

4



1 LEVEL 5 - POWER  
3/22 = 1'-0"

5

Address: Docu/5/10126 - Clackamas County Courthouse/Clackamas County Courthouse/CCC-EL-22.rvt  
3/8/2023 12:15:18 PM

CLACKAMAS COUNTY APPROVAL STAMP



CLACKAMAS COUNTY COURTHOUSE  
1000 COURTHOUSE RD, OREGON CITY, 97045

100% DD SET  
FEBRUARY 21, 2023  
REVISIONS

180896  
LEVEL 5 - POWER

E-205



GENERAL NOTES  
A. TELECOM, SECURITY AND AV ARE SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWING SETS FOR ALL INFORMATION.

CLACKAMAS COUNTY APPROVAL STAMP

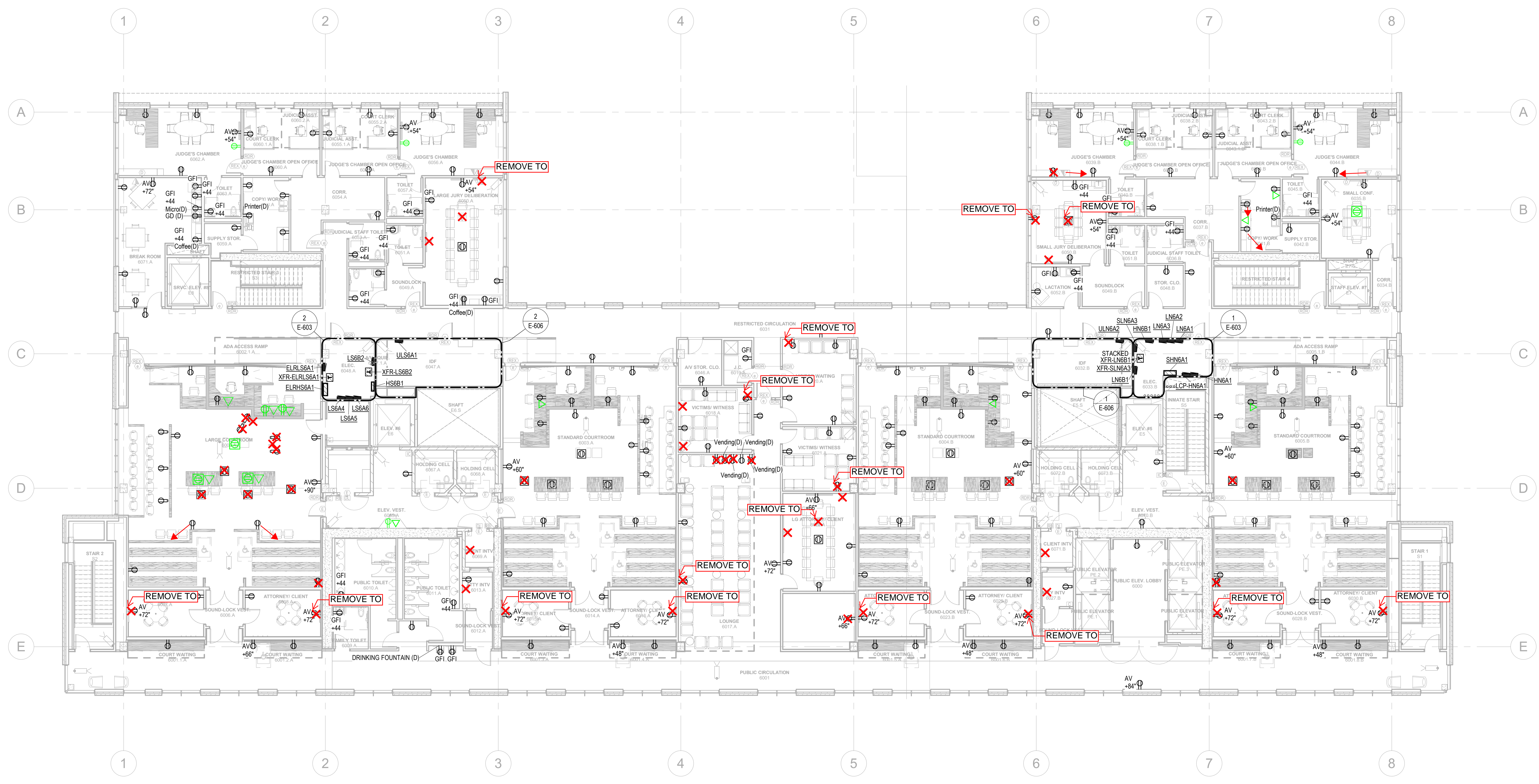


CLACKAMAS COUNTY COURTHOUSE  
1000 COURTHOUSE RD, OREGON CITY, 97045

100% DD SET  
FEBRUARY 21, 2023  
REVISIONS

180896  
LEVEL 6 - POWER

E-206



1 LEVEL 6 - POWER  
3/32" = 1'-0"

Autodesk Docu5/101126 - Clackamas County Circuit Court/Courthouse/CCC-EL-22-14  
3/8/2023 12:16:22 PM

1

2

3

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5



## **Exhibit 2**

Attachment B – Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation

Date: November 14, 2023

Type of Change: CCP#010 – County Requirement Change Request - Pursuant to Section 7.12 – **Power and Data Reductions**

Subject: The County is requesting various changes across the Courthouse program to accommodate **Power and Data Reductions**

Jon:

Pursuant to Section 3.1 Changes (a) Facilities Coordination Review and Approval Confirmation, Honeywell is acknowledging that the change does not create an operability, reliability, or longevity issue for the Service Contractor.

This change being requested will not affect the OPEX or CAPEX for Clackamas County Circuit Courthouse Project.

Regards,

*Dennis Crawford*

Dennis Crawford

P3 Operations Leader  
Honeywell Building Solutions  
4411 6 Street S.E., Suite 100  
Calgary, Alberta T2G 4E8  
Office – 403 -221-2184  
Dennis.Crawford@honeywell.com

## **EXHIBIT 3**

CCP 14.1 – DA Recording Systems



CLACKAMAS COUNTY  
2051 KAEN ROAD  
OREGON CITY, OR 97045  
(503) 655-8893

**COUNTY CHANGE PROPOSAL NO. [014.1]**

**DATE ISSUED:** September 19, 2023

**PROJECT:** Clackamas County Circuit Courthouse Project

**PROJECT COMPANY:** Clackamas Progress Partners, LLC

**THIS CHANGE PROPOSAL IS ISSUED PURSUANT TO:** Section [7.12] of the Project Agreement.

**DESCRIPTION OF PROPOSED CHANGE:** District Attorney Interview Room Recording.

The County is requesting video and audio recording capabilities within the District Attorney Interview rooms CF2.

Specific A/V equipment to be selected through design development and included within FFE scope. Building infrastructure changes required to support added equipment are to be captured within this County Change Proposal.

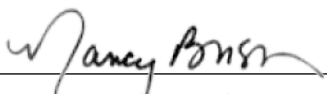
**KEY TERMS:**

1. The Project Company is hereby requested to provide a proposal, with anticipated costs, to implement the changes to the Design-Build Contract Amount as well as any changes to the Facilities Services Contract Amount, along with any impacts to the Scheduled Occupancy Readiness Date, for the proposed change. Authorization to begin implementing the change is contingent upon the parties executing a formal change order in accordance with Section 7.12 of the Project Agreement.

**EXHIBITS AND ATTACHMENTS:**

1. None

**AUTHORIZED SIGNATURE**

  
\_\_\_\_\_  
County Authorized Representative

9/19/23  
\_\_\_\_\_  
Date

## **EXHIBIT 4**

Project Company Time and Cost Analysis for CCP 14.1

January 2, 2024

Office of the County Administrator  
Attn: Nancy Bush, Clackamas Courthouse Project Manager  
Public Services Building  
2051 Kaen Road  
Oregon City, OR, 97045  
[nbush@clackamas.us](mailto:nbush@clackamas.us)

**Subject: Clackamas County Circuit Courthouse, Project Company Response to County Change Proposal 014.1 (dated 9/19/23) – DA Recording**

Dear Ms. Bush,

Pursuant to Section 7.12 of the Project Agreement (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT COUNTY'S DIRECTION], Project Company provides this **response** to County CCP #014.1. The information provided herein has been supplied by the Design-Builder and Facilities Manager to the Project Company, and is hereby submitted to the County on a back-to-back basis. The design and construction costs resulting from any such Design and Construction Requirement Change made at the County's direction under this Section shall be paid directly by the County during the Design-Build Period, unless otherwise financed by the Project Company pursuant to subsection 6.6(B) (Project Company Financing). Any related operation, maintenance, repair and replacement costs shall be borne by the County through an adjustment to the Service Fee. Any such Design and Construction Requirement Change and any related change in the terms and conditions of this Project Agreement shall be reflected in a Change Order. The Project Company's obligation to perform the work related to a Design and Construction Requirement Change is subject to the conditions set forth in Section 7.11 (Design and Construction Requirement Changes, Repairs and Replacements Required Due to Relief Events Occurring Prior to the Occupancy Readiness Date).

Cost and schedule impacts are evaluated pursuant to Article 16, Section 16.11 of the Project Agreement (Negotiated Lump Sum Pricing of Additional Work) enclosed within Appendix A, with additional detail provided in Appendix B. The proposal value is a cost of \$42,172.35 and the scheduled time has been calculated as a 0 calendar day(s) extension to the Occupancy Readiness Date.

Project Company has verified the proposed changes with the Design and Construction Standards pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation). These verifications are memorialized within the enclosed Appendix B.

Best regards,



**Karl E. Schaefer**, CCM, DBIA, LEED  
Clackamas Progress Partners, LLC  
Project Company Representative

cc: Stephen Hadanich, WTP Associate Vice President  
Vikas Gurram, Senior Advisor  
Jon Kindrachuk, PCL Project Director  
Cathy France, PCL Document Control

Enclosure: Appendix A: Cost Summary  
Appendix B: Design Builder CCP 014.1 response package dated 12/16/23



**APPENDIX A**

**CCP 014.1 - DA Recording**

**Construction Phase Cost Impact Summary**

	Cost	Total
<b>Developer *</b>	\$ 390.00	\$ 390.00
<b>Design Builder</b>	\$ 39,737.00	\$ 39,737.00
<b>Subtotal</b>	<b>\$ 40,127.00</b>	<b>\$ 40,127.00</b>
<b><u>DBFOM Permitted Markup</u></b>		
(a) for Developer, 15% of the cost of that portion of the Extra Work to be performed by Developer with its own forces	\$ 58.50	\$ 58.50
(b) for Developer, 5% of the cost of that portion of the Extra Work to be performed by Contractors directly under contract to Developer	\$ 1,986.85	\$ 1,986.85
<b>Subtotal</b>	<b>\$ 2,045.35</b>	<b>\$ 2,045.35</b>
<b>Design Build Phase Compensation Amount</b>		
	<b>\$ 42,172.35</b>	<b>\$ 42,172.35</b>

**Operations Phase Cost Impact Summary**

	Cost	Total
<b>Developer</b>	\$ -	\$ -
<b>Facilities Manager</b>	\$ -	\$ -
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>DBFOM Permitted Markup</u></b>		
(a) for Developer, 15% of the cost of that portion of the Extra Work to be performed by Developer with its own forces	\$ -	\$ -
(b) for Developer, 5% of the cost of that portion of the Extra Work to be performed by Contractors directly under contract to Developer	\$ -	\$ -
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Facilities Management Phase Compensation Amount</b>		
	<b>\$ -</b>	<b>\$ -</b>
<b>Total Cost Impact</b>		<b>\$ 42,172.35</b>
	<b>\$ 42,172.35</b>	<b>\$ 42,172.35</b>

\* 2 hrs@ 195/hr



CONSTRUCTION

December 16, 2023

**Karl E. Schaefer**, CCM, DBIA, LEED  
Project Executive  
Fengate PCL Progress Partners  
TD North Tower  
77 King Street West, Suite 3410  
Toronto, ON M5K 1H1  
karl.schaefer@fengate.com

**Subject: Clackamas County Circuit Courthouse**

**Reference: CCP [#014.1] - Section 7.12 (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT COUNTY DIRECTION) – [DA Recording]**

**File: Project No. 5701126: 1J.5**

Dear Mr. Schaefer,

Pursuant to Section 7.12 of the Design Build Agreement (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT THE COUNTY DIRECTION), Design-Builder provides Project Company CCP [#014.1] enclosed as Attachment A. Design Builder is to provide notice of, and reasonable opportunity to review and comment upon, any Design and Construction Requirement Changes proposed to be made at the County's direction. The notice shall contain sufficient information for the Project Company to determine that the Design and Construction Requirement Change:

The design and construction costs resulting from any such Design and Construction Requirement Change made at the County's direction under this Section shall be paid directly by the County during the Design-Build Period, unless otherwise financed by the Project Company pursuant to subsection 6.6(B) (Project Company Financing). Any related operation, maintenance, repair and replacement costs shall be borne by the County through an adjustment to the Service Fee. Any such Design and Construction Requirement Change and any related change in the terms and conditions of this Project Agreement shall be reflected in a Change Order. The Project Company's obligation to perform the work related to a Design and Construction Requirement Change is subject to the conditions set forth in Section 7.11 (Design and Construction Requirement Changes, Repairs and Replacements Required Due to Relief Events Occurring Prior to the Occupancy Readiness Date).

Cost and schedule impacts are evaluated pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work) enclosed as Exhibit 1. The proposal value of the cost is **[\$39,737.00]** and the scheduled time has been calculated as a **[0]** calendar day(s) extension to the Occupancy Readiness Date.

Design Builder has verified the proposed changes with the Design and Construction Standards pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation). These verifications are memorialized within the enclosed Exhibit 2.



Please advise if Project Company should require anything additional, as it relates to the subject matter contained herein.

If you have any further questions relating to this matter, promptly contact Contractor at [GAYourechuk@pcl.com](mailto:GAYourechuk@pcl.com).

Kind Regards,

**PCL Construction Services, Inc.**

A handwritten signature in black ink that reads "Greg Yourechuk". The signature is written in a cursive, flowing style.

Greg Yourechuk  
Authorized Representative

GY/cgf

cc: Matt Glassman, Design Manager  
Jennifer Canning, Quality Assurance Manager  
Jon Kindrachuk, Design Build Project Manager  
W.T. Sermeus, Lead Project Manager

See Enclosed Documents:

Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

Exhibit 2 – Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation)



**Attachment A – County Change Proposal #014.1**

<b>Date:</b>	September 19, 2023
<b>Pursuant to:</b>	Article 7, Section 7.12 of the DBFOM Agreement, Project Company shall give the County written notice of, and reasonable opportunity to review and comment upon, any Design and Construction Requirement Changes proposed to be made at the County's Direction.
<b>Changes:</b>	DA Recording

Enclosed is Change response, as it pertains to Article 7, Section 7.12 of the Project Agreement and Design and Construction Standards. Capitalized terms used and not otherwise defined in this proposal shall have the meanings given to such terms in the DBFOM Agreement.

The Contractor is pleased to provide the following information in accordance with Article 7, Section 7.12 of the DBFOM Agreement:

1. a detailed description of the Requirement Change proposed of the D&C Work:

a) Identify and label the proposed DBFOM language:

See CCP#014.1 - Security Changes dated September 19, 2023

b) Identify specific DBFOM language to which a Requirement Change is requested:

See CCP#014.1 - Security Changes dated September 19, 2023

c) Identify specific changes to the DBFOM language to which a Requirement Change is requested:

See CCP#014.1 - Security Changes dated September 19, 2023

d) Identify how the change sought constitutes good practice, maintains safety and performance

- a. Project Company has communicated and reviewed this change with the DLR Group and has confirmed that this deviation will have no impact on the projects ability to meet the LEED Gold standard that is required per the Project Agreement.
- b. Does not diminish the capacity of the Project to be operated so as to meet the Contract Standards
- c. Does not impair the quality, integrity, durability and reliability of the Project;

- d. Is reasonably necessary or is advantageous for the Project Company to fulfill its obligations under this Project Agreement; and
  - e. Is feasible.
2. a detailed description of the impact of the Requirement Change proposed on the D&C Work

See Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

3. a detailed description of the impact of the Requirement Change proposed the O&M Work;
- Facilities Manager (Honeywell) has provided an evaluation of the proposed change Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation), enclosed as Exhibit 2.
4. if the Requirement Change is issued before the Operational Readiness Date, a detailed description of any proposed adjustments to the Project Schedule, including to any Contract Deadline, required as a result of any delay that would be caused by the implementation of the Change proposed:

Any work or tasks associated with, or arising from the Change request shall be considered a condition to achieving a Contract Deadline. No change in schedule

5. where adjustments to Contract Deadlines are proposed:
- (i) a time impact analysis that identifies Critical Path impacts (with activity numbers, durations, predecessor and successor activities, resources, costs and reasons why Float is not available), illustrates the effect of schedule changes or disruptions on the Contract Deadlines and complies with the requirements of (Time Impact Analysis for Proposed Extensions of Time) of the Design and Construction Standards

N/A

- (ii) an assessment of the feasibility of accelerating the Work to meet the original deadline or to reduce the total delay period; and

N/A

- (iii) if acceleration is feasible, an estimate of the cost to accelerate;

N/A

6. an estimate of any compensation amount claimed;

See Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement

(Negotiated Lump Sum Pricing of Additional Work)

7. an estimate of the cost savings, if any, resulting from the Requirement Change proposed;

N/A

8. the effect (if any) of the Requirement Change request on Developers ability to perform the O&M Work stated by Contract Year;

N/A

9. where relief from obligations under the Contract Documents is sought, the effect of the Change proposed on Project Company's ability to perform any of its obligations under the Contract Documents that if not performed would result in the accrual of Noncompliance, the assessment of Deductions or the occurrence of a Developer Default, in each case including details of the relevant obligations, the effect on each such obligation, the likely duration of that effect and the specific relief sought;

N/A

10. a description of any additional consents or approvals required, including amendments, if any, of any Governmental Approvals required to implement the contemplated Requirement Change request;

N/A

11. a detailed description of the steps Project Company will take to implement the Change Request, including measures that Project Company will take to mitigate the costs, delay and other consequences of the Requirement Change request;

N/A

12. any other relevant information related to the Requirement Change request;

N/A



CONSTRUCTION

▶ TOGETHER WE BUILD SUCCESS

### Exhibit 1

Attachment A – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

The proposal value of the cost is **[\$39,737.00]** and the scheduled time has been calculated as a **[0]** calendar day(s) extension to the Occupancy Readiness Date.



# CRX Detail Report - CCP-014.1

PCL Construction Services, Inc.

Project #: 5701126

Project Name: Clackamas County Circuit Court  
 Location: 2125 Kaen Road  
 Oregon City, OR

CRX description: District Attorney Interviewing Room

Header Summary		Summary		Subtrade		Quote \$	
Type	CCP	Labor	991.91	DLR Group Architecture & Engineering Inc., an	6,650.00		
CRX status	Quoted to Project Company	Material	0.00	OEG, Inc. DBA: Pride Electric, Fribera Electric,	28,612.00		
Schedule days quoted	0	Equipment	0.00				
Quoted date	12/14/2023	Subtrade	35,262.00				
Initiated date	9/19/2023	Direct Costs & SDI	1,571.20				
		Fee	1,911.89				
		<b>Total Quote:</b>	<b>\$39,737.00</b>				

Cost Code	Description	Quantity	UoM	Labor Hours		Labor		Material		Equipment		Subtrade		Total	
				Prod	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total
<b>DIRECT FORCES WORK</b>															
010100	DB Project Manager	1.00	MO	1.000	1.000	152.04	152	---	---	---	---	---	---	---	152.04
010100	Lead Project Manager	1.00	MO	1.000	1.000	139.39	139	---	---	---	---	---	---	---	139.39
010100	Project Managers	1.00	MO	2.000	2.000	122.56	245	---	---	---	---	---	---	---	245.12
010505	Design Manager	1.00	MO	1.000	1.000	132.18	132	---	---	---	---	---	---	---	132.18
010400	Project Engineers	1.00	MO	1.000	1.000	85.29	85	---	---	---	---	---	---	---	85.29
010560	Accountant	1.00	MO	2.000	2.000	82.88	166	---	---	---	---	---	---	---	165.76
010550	Admin Assistant	1.00	MO	1.000	1.000	72.13	72	---	---	---	---	---	---	---	72.13
<b>TOTAL</b>	<b>DIRECT FORCES WORK</b>				9.0		991.91	---	---	---	---	---	---	---	991.91
990100	<b>MARKUP ON DIRECT FORCES</b> OH&P on Direct Forces		LS	----	---	15.00%	149	15.00%	---	15.00%	---	---	---	---	148.79
<b>TOTAL</b>	<b>MARKUP ON DIRECT FORCES</b>						148.79	---	---	---	---	---	---	---	148.79
<b>SUBTRADE WORK</b>															
013920	CONSULTANTS SERVICES	1.00	LS	---	---	---	---	---	---	---	---	---	6,650	---	6,650.00
160100	ELECTRICAL	1.00	LS	---	---	---	---	---	---	---	---	---	28,612	---	28,612.00
<b>TOTAL</b>	<b>SUBTRADE WORK</b>												35,262.00		35,262.00
990100	<b>SUBTRADE MARKUP</b> OH&P on Subcontract Costs		LS	---	---	---	---	---	---	---	---	5.000%	1,763	---	1,763.10
<b>TOTAL</b>	<b>SUBTRADE MARKUP</b>												2,141.96		1,763.10
<b>TOTAL</b>	<b>DIRECT COST SUMMARY</b>				9.0		1,140.70	---	---	---	---	---	37,403.96		38,544.66
<b>MARKUP ON TOTAL CRX</b>															
014120	Security		LS	---	---	---	---	---	---	---	---	---	---	.222%	85.57
014100	Bond		LS	---	---	---	---	---	---	---	---	---	---	.500%	193.15
014200	Subtrade Default Insurance (SDI)		LS	---	---	---	---	---	---	---	---	---	---	0.92%	323.00
014300	Professional Insurance 0.84% (DLR)		LS	---	---	---	---	---	---	---	---	---	---	0.16%	55.86
	DLR Total = \$6,650 x .0084 = 55.86														
014300	Insurance		LS	---	---	---	---	---	---	---	---	---	---	1.773%	688.34
014850	CAT Tax		LS	---	---	---	---	---	---	---	---	---	---	.570%	225.22
014300	Rounding		LS	---	---	---	---	---	---	---	---	---	---	.000%	0.06





# CRX Detail Report - CCP-014.1

PCL Construction Services, Inc.

Project #: 5701126

Project Name: Clackamas County Circuit Court

Location: 2125 Kaen Road  
Oregon City, OR

CRX description: District Attorney Interviewing Room

TOTAL	DIRECT COST SUMMARY							1,571.20
TOTAL	CRX #: CCP-014.1	9.0	1,140.70	---	---	37,403.96		39,737.00



110 SW Yamhill St. Suite 105  
Portland, OR 97204

September 22, 2023

Matt Glassman  
PCL Construction Services Inc.  
13920 SE Eastgate Way, Suite 400  
Bellevue, A 98005

Project Name: Clackamas County Courthouse  
DLR Group Project No.: 74-22101-00

Dear Matt:

Thank you for the opportunity to review my service request to the New Clackamas County Courthouse to provide the scope of work related to owner requested changes per CCP 014. This scope is provided for architectural audio visual design.

The breakdown of additional fees for this scope of work are the following:

Scope	Fee
MCH – Design	\$4,500
MCH – Construction Administration	\$650
<b>DLR Group</b>	<b>\$1,500</b>
<b>Total fee:</b>	<b>\$6,650.00</b>

Note, this fee does not include any modifications to engineering by the design build contractors because it is understood the cost of construction will be amended to include contractors engineering.

The total fee for this additional service is **six thousand six hundred fifty dollars and zero cents (\$6,650.00)**.

Sincerely,  
DLR Group

Erica Loynd  
Principal  
EL:el

Attachments: CCP 014



CLACKAMAS COUNTY  
2051 KAEN ROAD  
OREGON CITY, OR 97045  
(503) 655-8893

**COUNTY CHANGE PROPOSAL NO. [014.1]**

**DATE ISSUED:** September 19, 2023

**PROJECT:** Clackamas County Circuit Courthouse Project

**PROJECT COMPANY:** Clackamas Progress Partners, LLC

**THIS CHANGE PROPOSAL IS ISSUED PURSUANT TO:** Section [7.12] of the Project Agreement.

**DESCRIPTION OF PROPOSED CHANGE:** District Attorney Interview Room Recording.

The County is requesting video and audio recording capabilities within the District Attorney Interview rooms CF2.

Specific A/V equipment to be selected through design development and included within FFE scope. Building infrastructure changes required to support added equipment are to be captured within this County Change Proposal.

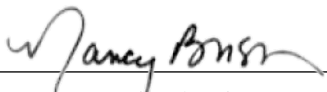
**KEY TERMS:**

1. The Project Company is hereby requested to provide a proposal, with anticipated costs, to implement the changes to the Design-Build Contract Amount as well as any changes to the Facilities Services Contract Amount, along with any impacts to the Scheduled Occupancy Readiness Date, for the proposed change. Authorization to begin implementing the change is contingent upon the parties executing a formal change order in accordance with Section 7.12 of the Project Agreement.

**EXHIBITS AND ATTACHMENTS:**

1. None

**AUTHORIZED SIGNATURE**

  
\_\_\_\_\_  
County Authorized Representative

9/19/23  
\_\_\_\_\_  
Date



CCN # 180830-22  
Date: 12/8/2023  
Page Number: 1

**PCL Construction**  
W.T. Sermeus  
13920 SE Eastgate Way  
Suite 400  
Bellevue, WA 98005  
(425) 691-0281

**Clackamas Counth Courthouse**  
**PCL Construction**  
**Attn: W.T. Sermeus**

**Subject: CCP-014.1 District Attorney Interviewing Room**

Mr. Sermeus,

OEG is pleased to submit this change proposal for your consideration.

We have not proceeded with this work and need a written notification to proceed along with approval of the costs contained herein prior to starting work.

Included in this Proposal is:

-Conduit pathways only

Total \$28,612.02

**Qualifications:**

Work is to be in accordance with the National Electrical Code.

**All work is to be done during normal working hours (unless noted above).**

Permit included in price.

This proposal is valid for 30 days from date received.

We reserve the right to claim impacts on cost and/or schedule at a later date.

**Exclusions:**

Equipment procurement and installation

Wiring procurement and installation

Terminations and testing

Sheetrock/plaster/wood cutting, patching, and painting.

Landscape replacement /repairs.

**Overtime and premium time.**

Please review this proposal, and give me a call if you have any questions.

Respectfully,



Don MacDonald  
Senior Project Manager  
206.450.2339

**Itemized Breakdown**

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
CON 1" EMT & 3/4" GRC 1 PC STRUT CLAMP, S	213	206.51	C	439.87	7.00	C	14.91
CON 1" EMT RACEWAY	2,073	126.87	C	2,630.02	5.50	C	114.02
CON 1" EMT COUPLING SS STL	207	39.62	C	82.01	6.00	C	12.42
CON 1" EMT CONN SS STL INSUL	28	45.90	C	12.85	12.00	C	3.36
HDWE 1 5/8" x 1 5/8" x 14G STRUT GALV	27	662.72	C	178.93	12.00	C	3.24
HDWE 3/8" - 16 MACHINE SCREW ANCHOR	54	90.02	C	48.61	22.00	C	11.88
HDWE 3/8" THREADED ROD - PLTD	162	66.63	C	107.94	11.00	C	17.82
HDWE 3/8" - 16 HEX NUT (PLATED)	108	11.85	C	12.80	1.00	C	1.08
HDWE 3/8" LOCK WASHER - PLTD STL	108	4.13	C	4.46	1.75	C	1.89
HDWE 3/8" x 1" FENDER WASHER - PLTD STL	108	10.73	C	11.59	1.75	C	1.89
<b>Totals</b>	<b>3,088</b>			<b>3,529.08</b>			<b>182.51</b>

**Summary**

**MATERIAL**

General Materials 3,529.08  
Material Markup (@ 15.000 %) 529.36

**Material Total**

**4,058.44**

**LABOR**

APPRENTICE - STRAIGHT TIME (54.75 Hrs @ \$88.64) 4,853.04  
ELECTRICIAN - STRAIGHT TIME (127.76 Hrs @ \$99.43) 12,703.18  
SUPERVISION - SUPT - 15% ON DIRECT LABOR (27.38 Hrs @ \$131.03) 3,587.60  
ESTIMATOR (1.00 Hrs @ \$110.47) 110.47

**Total Labor Markups**

**3,188.14**

**Total Labor**

**24,442.43**

CAT Tax

111.15

**Final Amount**

**\$28,612.02**

1  
2  
3  
4  
5

A

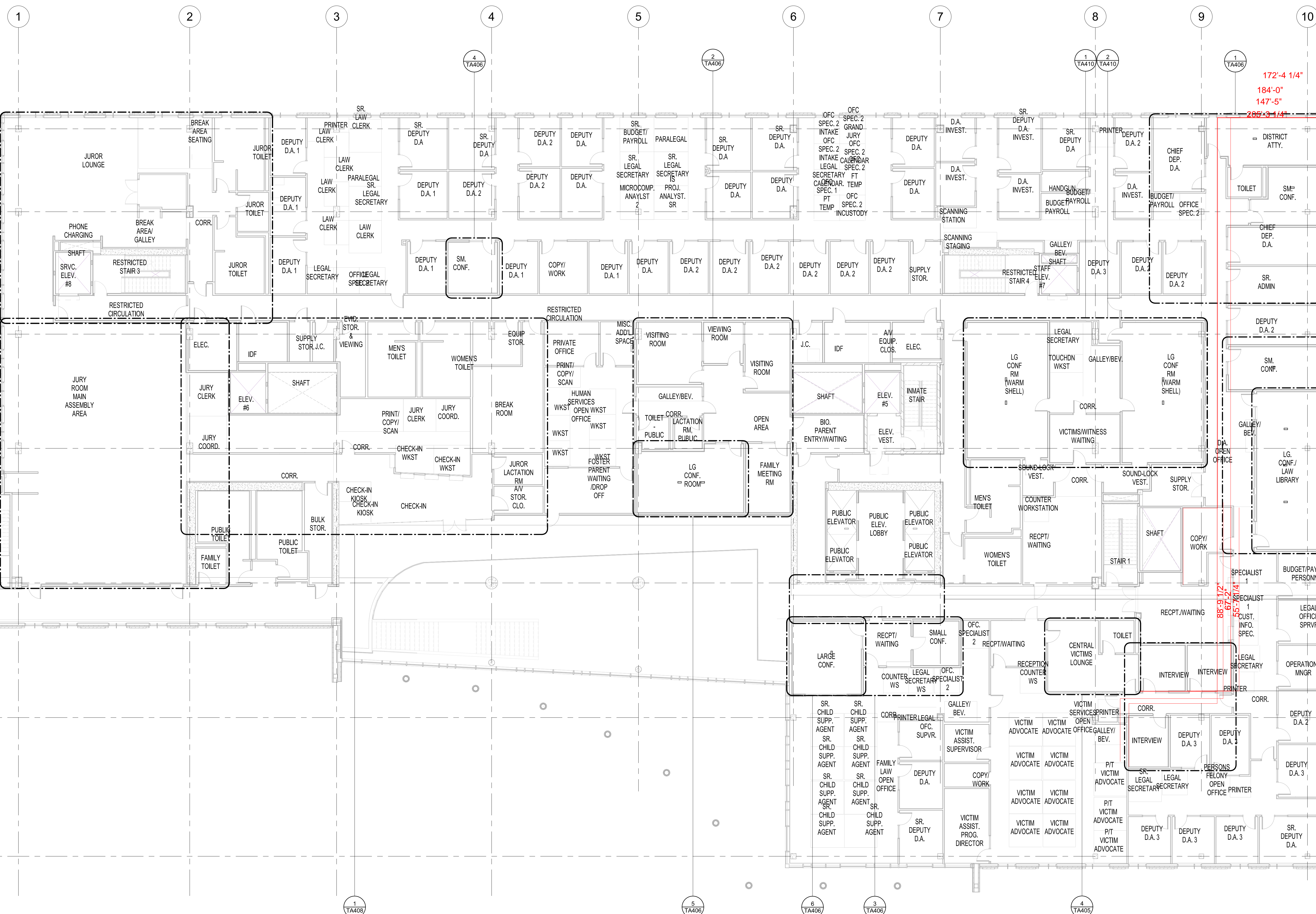
B

C

D

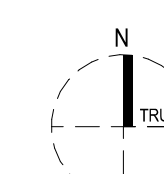
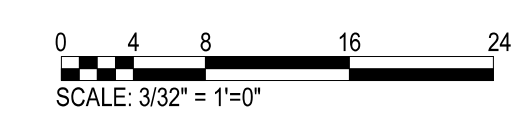
E

F



172'-4 1/4"  
184'-0"  
147'-5"  
265'-3 1/4"

1 LEVEL 02 CALLOUT  
SCALE: 3/32" = 1'-0"



CLACKAMAS COUNTY APPROVAL STAMP



LOW VOLTAGE  
NO STAMP REQUIRED

CLACKAMAS COUNTY COURTHOUSE

PERMIT PHASE 4 - BUILDING

CONFORMED SET  
AUGUST 25, 2023  
REVISIONS

180866

LEVEL 02 -  
CALLOUT FLOOR  
PLAN

TA121

Autodesk Docs (5701126) - Clackamas County Circuit Courthouse/7422101-00\_COC LV\_2022.rvt  
 8/25/2023 7:21:01 AM



**CONSTRUCTION**

**▶ TOGETHER WE BUILD SUCCESS**

## **Exhibit 2**

Attachment B – Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation

Date: December 19, 2023

Type of Change: **CCP#014.1** – County Requirement Change Request - Pursuant to  
Section 7.12

Subject: **DA Recording**

Jon:

Pursuant to Section 3.1 Changes (a) Facilities Coordination Review and Approval Confirmation, Honeywell is acknowledging that the change “**CCP#014.1 – DA Recording - Pursuant to Section 7.12**” does not create an operability, reliability, or longevity issue for the Service Contractor.

This change being requested will not affect the OPEX or CAPEX for Clackamas County Circuit Courthouse Project.

Regards,

*Dennis Crawford*

Dennis Crawford

P3 Operations Leader  
Honeywell Building Solutions  
4411 6 Street S.E., Suite 100  
Calgary, Alberta T2G 4E8  
Office – 403 -221-2184  
Dennis.Crawford@honeywell.com



## **EXHIBIT 5**

CCP 17.1 – Art Locations



CLACKAMAS COUNTY  
2051 KAEN ROAD  
OREGON CITY, OR 97045  
(503) 655-8893

**COUNTY CHANGE PROPOSAL NO. [017.1]**

**DATE ISSUED:** October 23, 2023

**PROJECT:** Clackamas County Circuit Courthouse Project

**PROJECT COMPANY:** Clackamas Progress Partners, LLC

**THIS CHANGE PROPOSAL IS ISSUED PURSUANT TO:** Section [7.12] of the Project Agreement.

**DESCRIPTION OF PROPOSED CHANGE:** Art Locations.

The County is requesting the ability to hang sizable art at the locations noted within Attachment A.

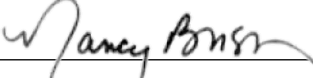
**KEY TERMS:**

1. The Project Company is hereby requested to provide a proposal, with anticipated costs, to implement the changes to the Design-Build Contract Amount as well as any changes to the Facilities Services Contract Amount, along with any impacts to the Scheduled Occupancy Readiness Date, for the proposed change. Authorization to begin implementing the change is contingent upon the parties executing a formal change order in accordance with Section 7.12 of the Project Agreement.

**EXHIBITS AND ATTACHMENTS:**

1. Attachment A - Art Locations

**AUTHORIZED SIGNATURE**

  
\_\_\_\_\_  
County Authorized Representative

10/23/23  
\_\_\_\_\_  
Date

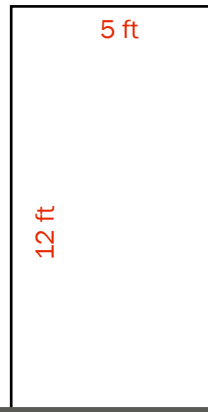
# **ATTACHMENT A**

Art Locations

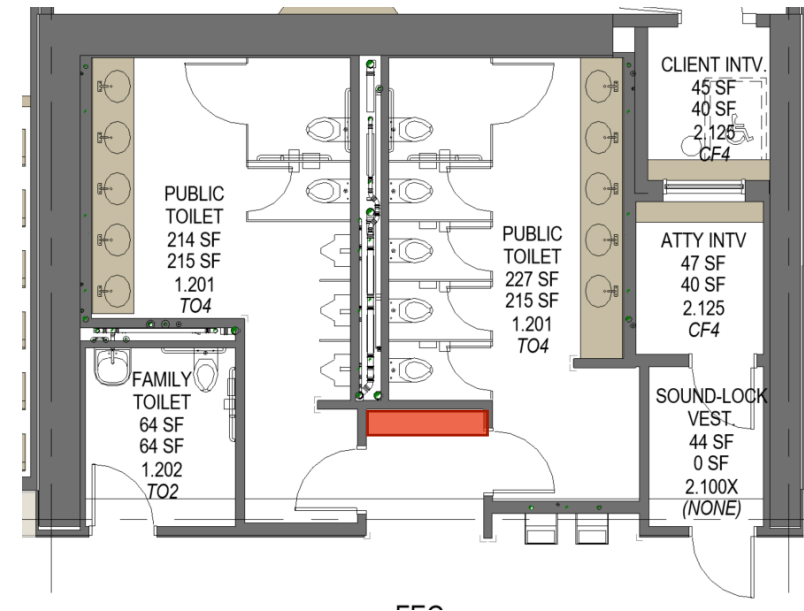
# Art Location: Restroom Entry Wall

High Priority

- **Room Location:** Restroom Entry Wall- LEVEL 2-6
- **Size:** 5'W x 12'H
- **Type of art:** Painted wall mural w/ 3D felt acoustic shapes (i.e. leaves off the top of a tree); alternate could be printed digital wallcovering.
- **Notes:** Mural material should be wipeable for cleanability; alternate option would be to split up mural and use opposite wall
- **Schedule:** Dec. 2023 - Identification of added backing or change in wall substrate (L3 framing starts in late Jan.)



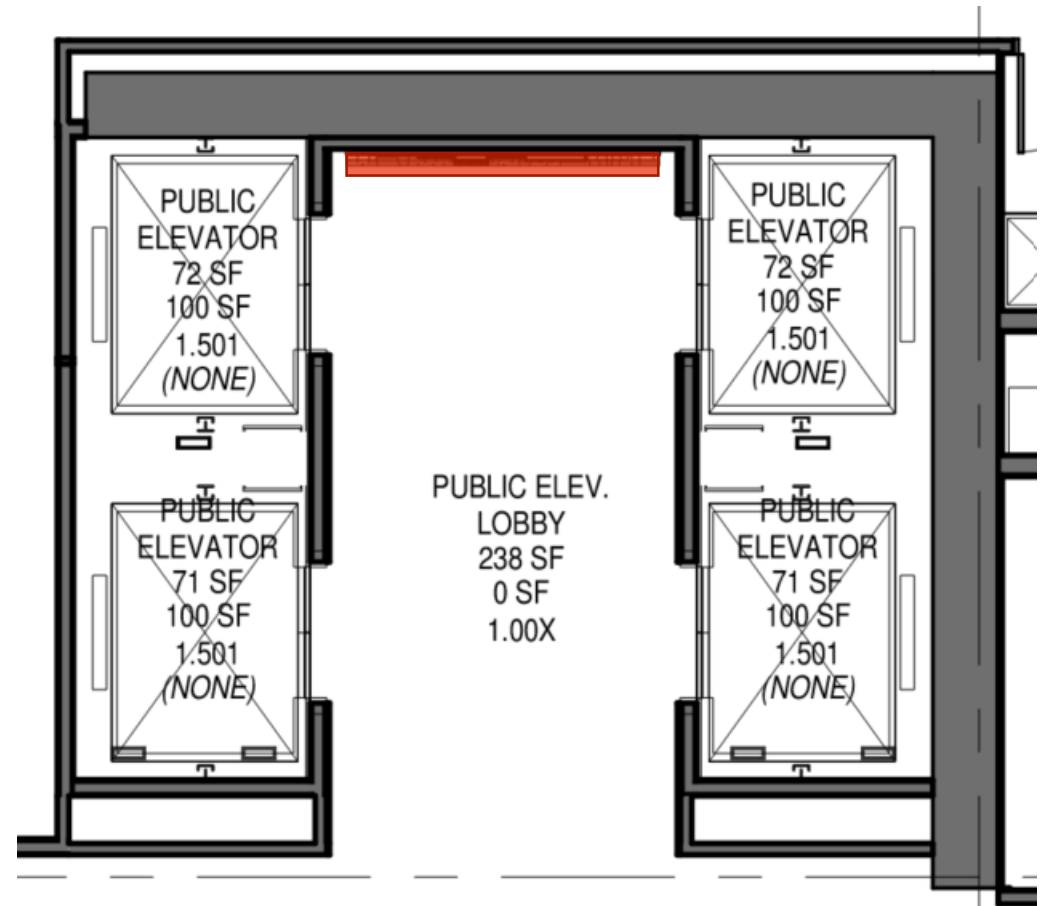
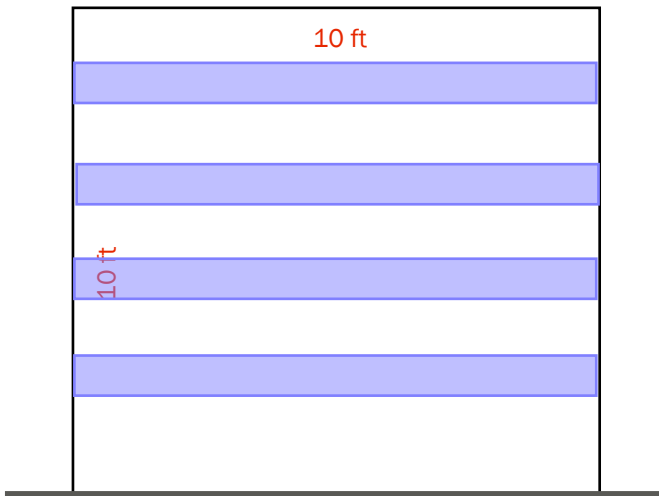
No backing - painted wall



# Art Location: Elevator Lobby

High Priority

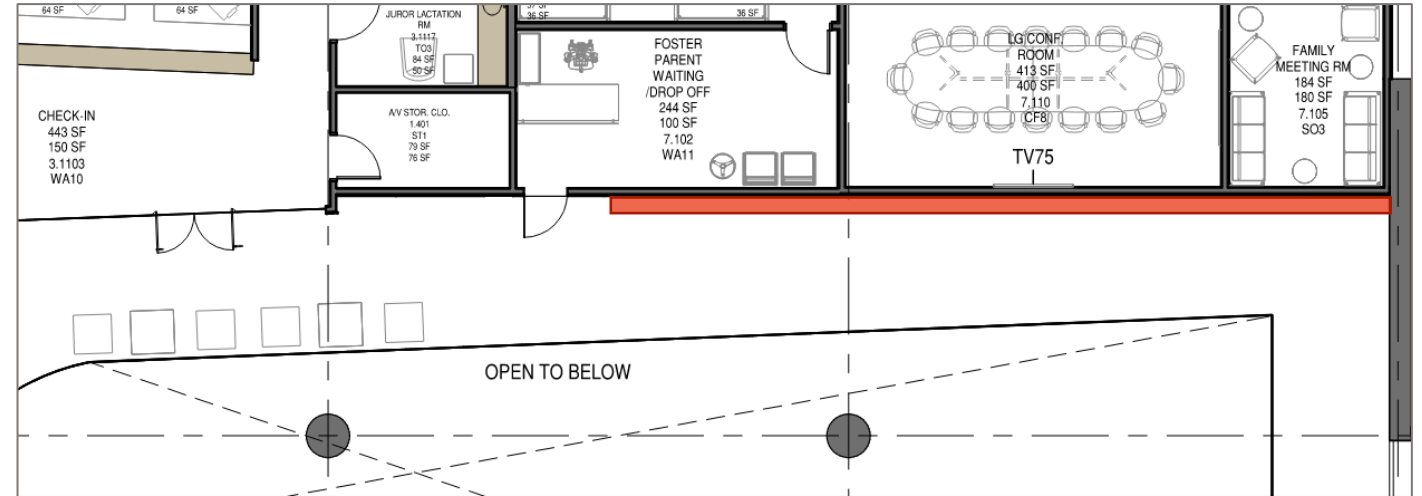
- **Room Location:** Public Elevator Lobby - LEVELS 1-6
- **Size:** 10'W x 10'H
- **Type of art:** woven textile or tapestry, multi-media, sculptural panel or carving
- **Notes:** Will need to provide reach guard or glass over artwork
- **Schedule:** Nov. 2023 - Identification of added backing or change in wall substrate (L1 framing starts in Dec.)



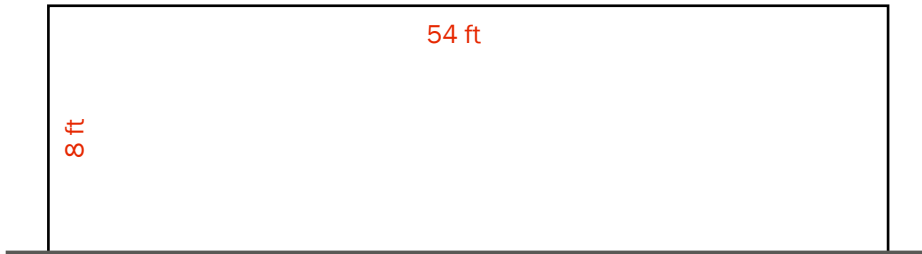
# Art Location: Lobby Feature Wall

## High Priority

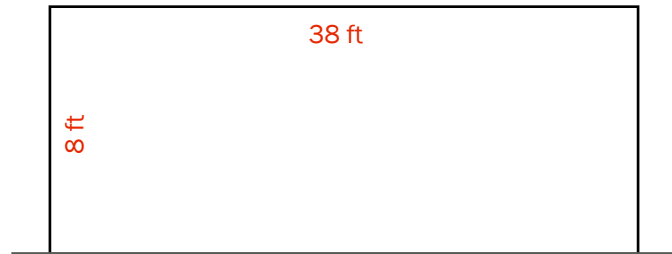
- **Room Location:** Lobby, at West wall - LEVEL 1 & 2
- **Size:** 38'W x 8'H, 47'W x 8'H
- **Type of art:** textile, multi-media, sculptural panel or carving
- **Security:** Small rail or leave it open and include signage to not touch
- **Schedule:**
  - Nov. 2023 – Level 1 Identification of added backing or change in wall substrate (L1 framing starts in Dec.)
  - Dec. 2023 – Level 2 Identification of added backing or change in wall substrate (L2 framing starts Jan.)
  - April 2024 - Simple wall hung art without infrastructure needs (Aligns with FFE furniture install timing)



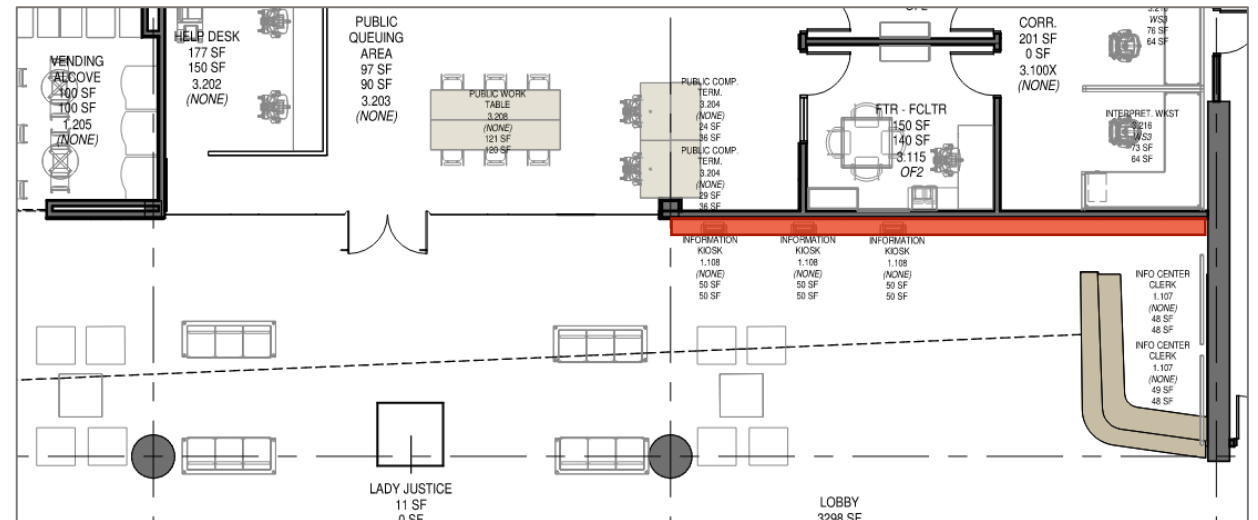
Level 2



Level 2



Level 1

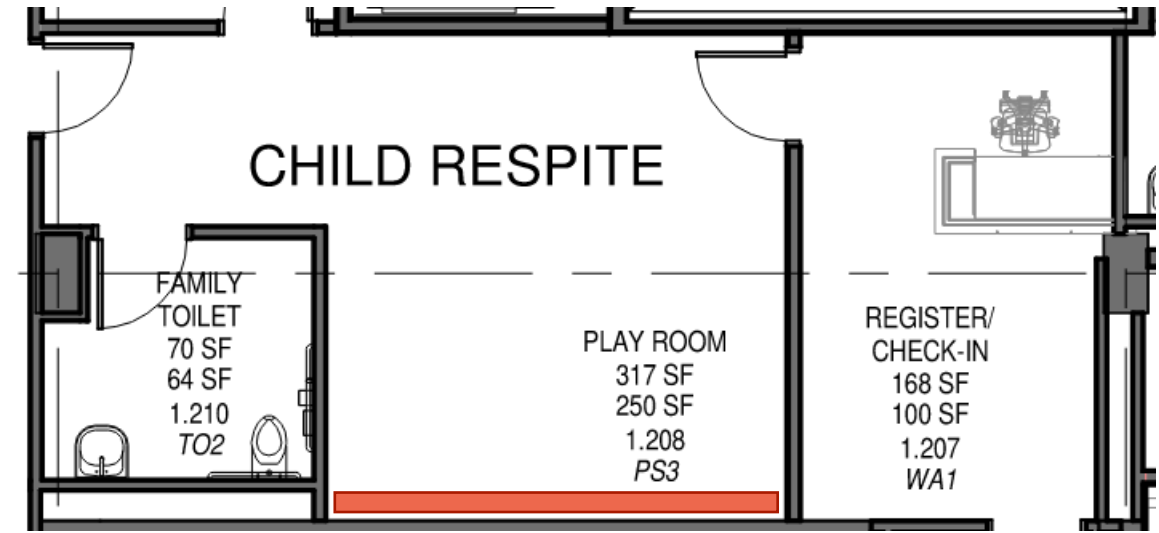
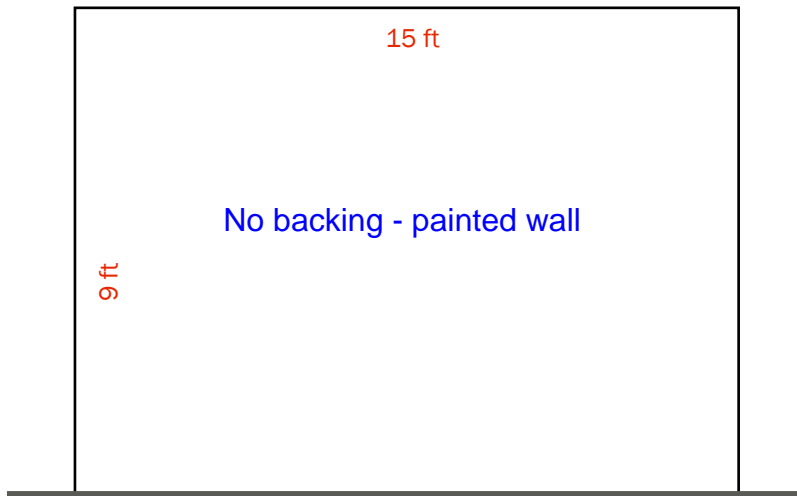


Level 1

# Art Location: Child Respite

## High Priority

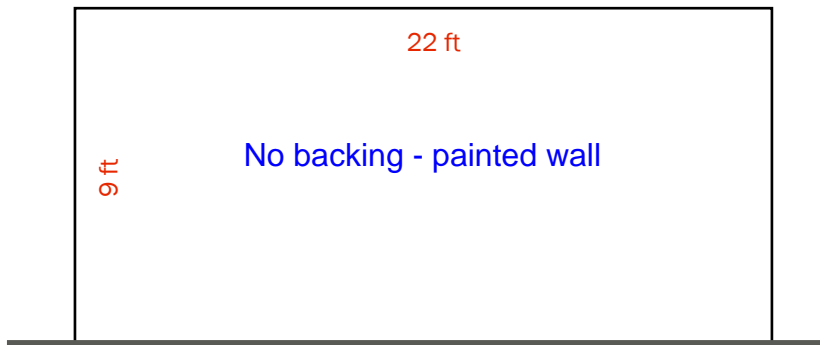
- **Room Location:** Child Respite - LEVEL 1
- **Size:** 15'W x 9'H
- **Type of art:** Painted wall mural w/ 3D felt acoustic shapes (i.e. leaves off the top of a tree); alternate could be printed digital wallcovering.
- **Notes:** Mural material should be wipeable for cleanability
- **Schedule:** Nov. 2023 – Identification of added backing or change in wall substrate (L1 framing starts in Dec.)



# Art Location: Victims Witness Waiting Lounge

High Priority

- **Room Location:** Victims/Witness Waiting Area (Juvenile) – LEVEL 3
- **Size:** 22'W x 9'H
- **Type of art:** Painted wall mural w/ 3D felt acoustic shapes (i.e. leaves off the top of a tree); alternate could be printed digital wallcovering.
- **Notes:** Mural material should be wipeable for cleanability; alternate option would be to split up mural and use opposite wall
- **Schedule:** Dec. 2023 – Identification of added backing or change in wall substrate (L3 framing starts in late Jan.)

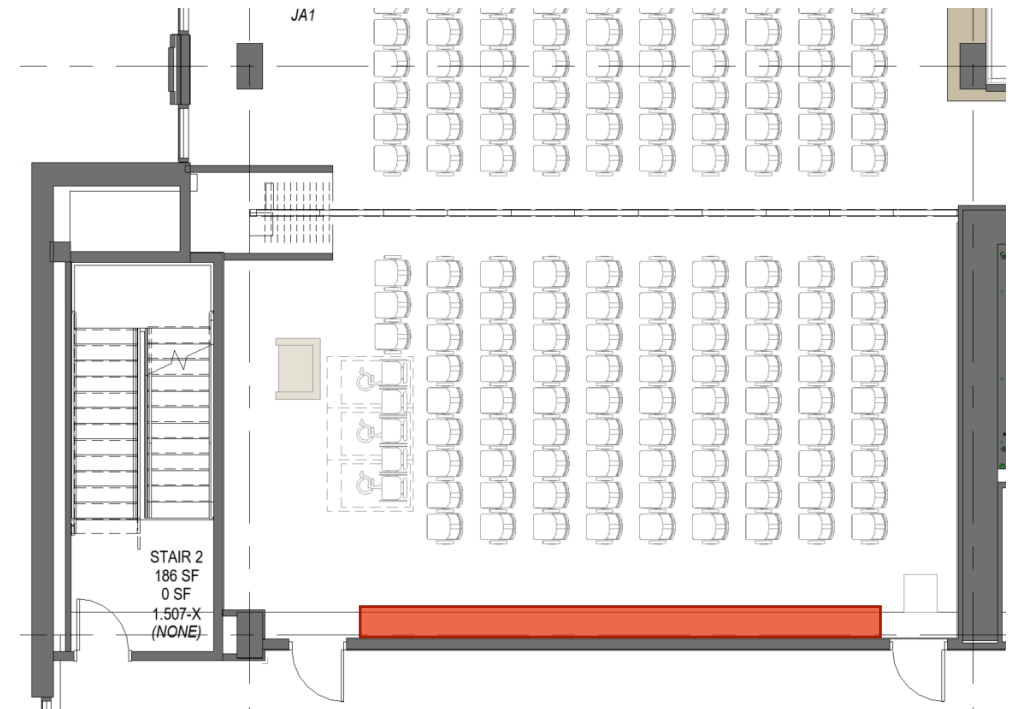
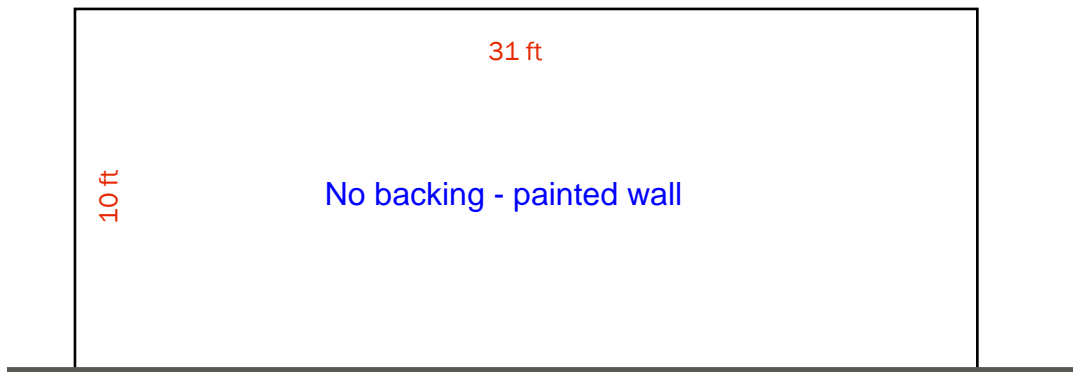




# Art Location: Jury Room

High Priority

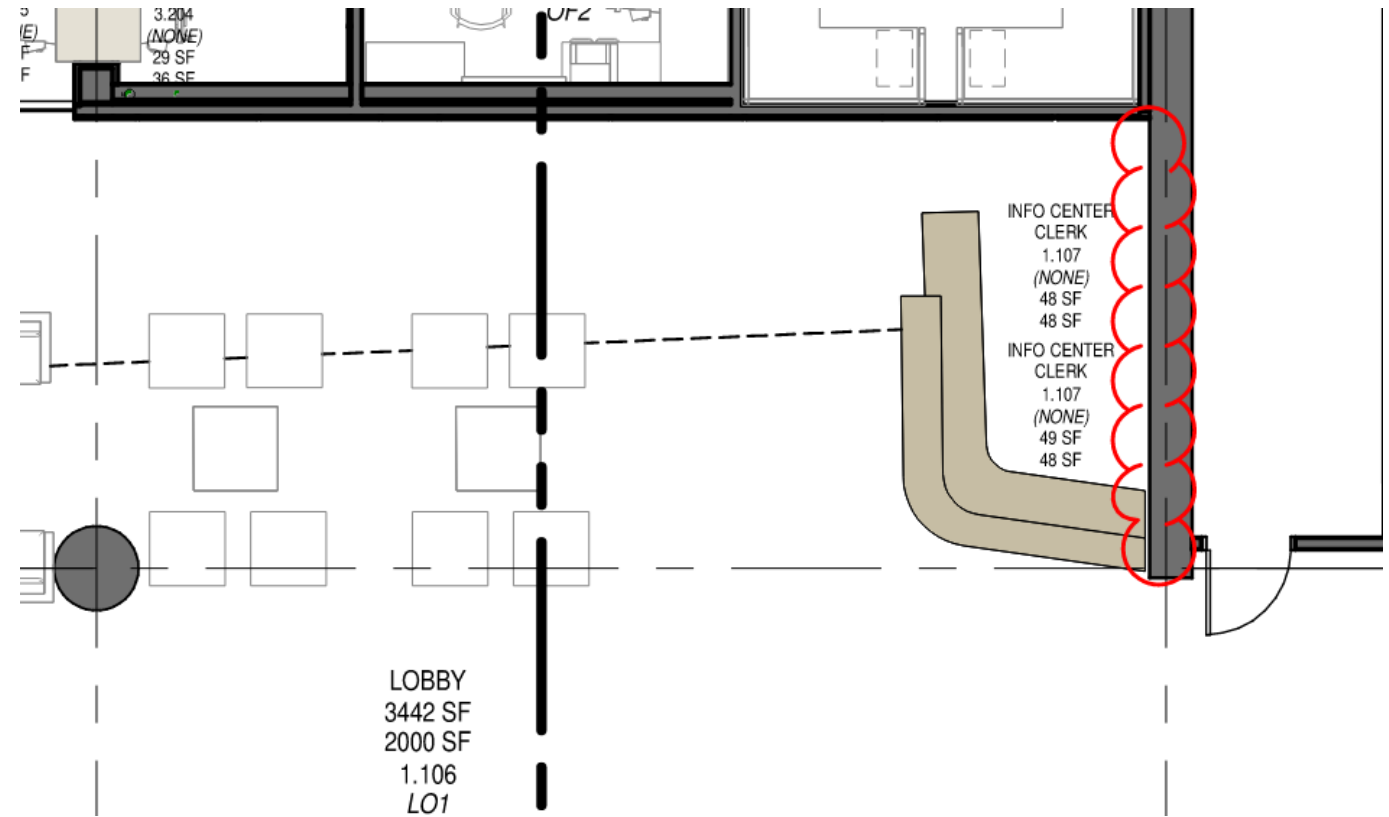
- **Room Location:** Jury Assembly Room– LEVEL 2
- **Size:** 31'W x 10'H
- **Type of art:** Painted wall mural w/ 3D felt acoustic shapes (i.e. leaves off the top of a tree); alternate could be printed digital wallcovering.
- **Notes:** Mural material should be wipeable for cleanability; alternate option would be to split up mural and use opposite wall
- **Schedule:** Dec. 2023 – Identification of added backing or change in wall substrate (L3 framing starts in late Jan.)



# Art Location: Information Desk

High Priority

- Brass Plaque
- Brass Seal affixed to sheer wall



## **EXHIBIT 6**

Project Company Time and Cost Analysis for CCP 17.1

January 2, 2024

Office of the County Administrator  
Attn: Nancy Bush, Clackamas Courthouse Project Manager  
Public Services Building  
2051 Kaen Road  
Oregon City, OR, 97045  
[nbush@clackamas.us](mailto:nbush@clackamas.us)

**Subject: Clackamas County Circuit Courthouse, Project Company Response to County Change Proposal 017.1 (dated 10/17/23) – Art Backing**

Dear Ms. Bush,

Pursuant to Section 7.12 of the Project Agreement (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT COUNTY'S DIRECTION], Project Company provides this **response** to County CCP #017.1. The information provided herein has been supplied by the Design-Builder and Facilities Manager to the Project Company, and is hereby submitted to the County on a back-to-back basis. The design and construction costs resulting from any such Design and Construction Requirement Change made at the County's direction under this Section shall be paid directly by the County during the Design-Build Period, unless otherwise financed by the Project Company pursuant to subsection 6.6(B) (Project Company Financing). Any related operation, maintenance, repair and replacement costs shall be borne by the County through an adjustment to the Service Fee. Any such Design and Construction Requirement Change and any related change in the terms and conditions of this Project Agreement shall be reflected in a Change Order. The Project Company's obligation to perform the work related to a Design and Construction Requirement Change is subject to the conditions set forth in Section 7.11 (Design and Construction Requirement Changes, Repairs and Replacements Required Due to Relief Events Occurring Prior to the Occupancy Readiness Date).

Cost and schedule impacts are evaluated pursuant to Article 16, Section 16.11 of the Project Agreement (Negotiated Lump Sum Pricing of Additional Work) enclosed within Appendix A, with additional detail provided in Appendix B. The proposal value is a cost of \$0.00 and the scheduled time has been calculated as a 0 calendar day(s) extension to the Occupancy Readiness Date.

Project Company has verified the proposed changes with the Design and Construction Standards pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation). These verifications are memorialized within the enclosed Appendix B.

Best regards,



**Karl E. Schaefer**, CCM, DBIA, LEED  
Clackamas Progress Partners, LLC  
Project Company Representative

cc: Stephen Hadanich, WTP Associate Vice President  
Vikas Gurram, Senior Advisor  
Jon Kindrachuk, PCL Project Director  
Cathy France, PCL Document Control

Enclosure: Appendix A: Design Builder CCP 014.1 response package dated 10/23/23



CONSTRUCTION

▶ TOGETHER WE BUILD SUCCESS

October 23, 2023

**Karl E. Schaefer**, CCM, DBIA, LEED  
Project Executive  
Fengate PCL Progress Partners  
TD North Tower  
77 King Street West, Suite 3410  
Toronto, ON M5K 1H1  
karl.schaefer@fengate.com

**Subject: Clackamas County Circuit Courthouse**

**Reference: CCP [#017.1] - Section 7.12 (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT COUNTY DIRECTION) – [Art Backing Locations]**

**File: Project No. 5701126: 1J.5**

Dear Mr. Schaefer,

Pursuant to Section 7.12 of the Design Build Agreement (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT THE COUNTY DIRECTION), Design-Builder provides Project Company CCP [#017.1] enclosed as Attachment A. Design Builder is to provide notice of, and reasonable opportunity to review and comment upon, any Design and Construction Requirement Changes proposed to be made at the County's direction. The notice shall contain sufficient information for the Project Company to determine that the Design and Construction Requirement Change:

The design and construction costs resulting from any such Design and Construction Requirement Change made at the County's direction under this Section shall be paid directly by the County during the Design-Build Period, unless otherwise financed by the Project Company pursuant to subsection 6.6(B) (Project Company Financing). Any related operation, maintenance, repair and replacement costs shall be borne by the County through an adjustment to the Service Fee. Any such Design and Construction Requirement Change and any related change in the terms and conditions of this Project Agreement shall be reflected in a Change Order. The Project Company's obligation to perform the work related to a Design and Construction Requirement Change is subject to the conditions set forth in Section 7.11 (Design and Construction Requirement Changes, Repairs and Replacements Required Due to Relief Events Occurring Prior to the Occupancy Readiness Date).

Cost and schedule impacts are evaluated pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work) enclosed as Exhibit 1. The proposal value of the cost is **[\$0]** and the scheduled time has been calculated as a **[0]** calendar day(s) extension to the Occupancy Readiness Date.

Design Builder has verified the proposed changes with the Design and Construction Standards pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation). These verifications are memorialized within the enclosed Exhibit 2.



Please advise if Project Company should require anything additional, as it relates to the subject matter contained herein.

If you have any further questions relating to this matter, promptly contact Contractor at [GAYourechuk@pcl.com](mailto:GAYourechuk@pcl.com).

Kind Regards,

**PCL Construction Services, Inc.**

A handwritten signature in black ink that reads "Greg Yourechuk". The signature is written in a cursive, flowing style.

Greg Yourechuk  
Authorized Representative

GY/cgf

cc: Matt Glassman, Design Manager  
Jennifer Canning, Quality Assurance Manager  
Jon Kindrachuk, Design Build Project Manager  
W.T. Sermeus, Lead Project Manager

See Enclosed Documents:

Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

Exhibit 2 – Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation)



**Attachment A – County Change Proposal #017.1**

<b>Date:</b>	October 23, 2023
<b>Pursuant to:</b>	Article 7, Section 7.12 of the DBFOM Agreement, Project Company shall give the County written notice of, and reasonable opportunity to review and comment upon, any Design and Construction Requirement Changes proposed to be made at the County’s Direction.
<b>Changes:</b>	Art Backing Locations

Enclosed is Change response, as it pertains to Article 7, Section 7.12 of the Project Agreement and Design and Construction Standards. Capitalized terms used and not otherwise defined in this proposal shall have the meanings given to such terms in the DBFOM Agreement.

The Contractor is pleased to provide the following information in accordance with Article 7, Section 7.12 of the DBFOM Agreement:

1. a detailed description of the Requirement Change proposed of the D&C Work:

a) Identify and label the proposed DBFOM language:

See CCP#017.1 - Security Changes dated October 23, 2023

b) Identify specific DBFOM language to which a Requirement Change is requested:

See CCP#017.1 - Security Changes dated October 23, 2023

c) Identify specific changes to the DBFOM language to which a Requirement Change is requested:

See CCP#017.1 - Security Changes dated October 23, 2023

d) Identify how the change sought constitutes good practice, maintains safety and performance

- a. Project Company has communicated and reviewed this change with the DLR Group and has confirmed that this deviation will have no impact on the projects ability to meet the LEED Gold standard that is required per the Project Agreement.
- b. Does not diminish the capacity of the Project to be operated so as to meet the Contract Standards
- c. Does not impair the quality, integrity, durability and reliability of the Project;



- d. Is reasonably necessary or is advantageous for the Project Company to fulfill its obligations under this Project Agreement; and
  - e. Is feasible.
2. a detailed description of the impact of the Requirement Change proposed on the D&C Work

See Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

3. a detailed description of the impact of the Requirement Change proposed the O&M Work;
- Facilities Manager (Honeywell) has provided an evaluation of the proposed change Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation), enclosed as Exhibit 2.
4. if the Requirement Change is issued before the Operational Readiness Date, a detailed description of any proposed adjustments to the Project Schedule, including to any Contract Deadline, required as a result of any delay that would be caused by the implementation of the Change proposed:

Any work or tasks associated with, or arising from the Change request shall be considered a condition to achieving a Contract Deadline. No change in schedule

5. where adjustments to Contract Deadlines are proposed:
- (i) a time impact analysis that identifies Critical Path impacts (with activity numbers, durations, predecessor and successor activities, resources, costs and reasons why Float is not available), illustrates the effect of schedule changes or disruptions on the Contract Deadlines and complies with the requirements of (Time Impact Analysis for Proposed Extensions of Time) of the Design and Construction Standards

N/A

- (ii) an assessment of the feasibility of accelerating the Work to meet the original deadline or to reduce the total delay period; and

N/A

- (iii) if acceleration is feasible, an estimate of the cost to accelerate;

N/A

6. an estimate of any compensation amount claimed;

See Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement

(Negotiated Lump Sum Pricing of Additional Work)

7. an estimate of the cost savings, if any, resulting from the Requirement Change proposed;

N/A

8. the effect (if any) of the Requirement Change request on Developers ability to perform the O&M Work stated by Contract Year;

N/A

9. where relief from obligations under the Contract Documents is sought, the effect of the Change proposed on Project Company's ability to perform any of its obligations under the Contract Documents that if not performed would result in the accrual of Noncompliance, the assessment of Deductions or the occurrence of a Developer Default, in each case including details of the relevant obligations, the effect on each such obligation, the likely duration of that effect and the specific relief sought;

N/A

10. a description of any additional consents or approvals required, including amendments, if any, of any Governmental Approvals required to implement the contemplated Requirement Change request;

N/A

11. a detailed description of the steps Project Company will take to implement the Change Request, including measures that Project Company will take to mitigate the costs, delay and other consequences of the Requirement Change request;

N/A

12. any other relevant information related to the Requirement Change request;

N/A



### **Exhibit 1**

Attachment A – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

The proposal value of the cost is **[\$0]** and the scheduled time has been calculated as a **[0]** calendar day(s) extension to the Occupancy Readiness Date.



# CRX Detail Report - CCP-017.1

PCL Construction Services, Inc.

Project #: 5701126

Project Name: Clackamas County Circuit Court

Location: 2125 Kaen Road  
Oregon City, OR

CRX description: Art Locations - Revised

Header Summary				Summary			
Type	CCP			Labor	945.02		
CRX status	Quoted to Project Company			Material	0.00		
Schedule days quoted	0			Equipment	0.00		
Quoted date	12/14/2023			Subtrade	-2,573.49		
Initiated date	10/23/2023			Direct Costs & SDI	696.32		
				Fee	932.15		
				<b>Total Quote:</b>	<b>\$0.00</b>		

Cost Code	Description	Quantity UoM		Labor Hours		Labor		Material		Equipment		Subtrade		Total	
				Prod	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total
	<b>DIRECT FORCES WORK</b>														
010100	DB Project Manager	1.00	MO	1.000	1.000	152.04	152	---	---	---	---	---	---	---	152.04
010100	Lead Project Manager	1.00	MO	1.000	1.000	139.39	139	---	---	---	---	---	---	---	139.39
010100	Project Managers	1.00	MO	2.000	2.000	122.56	245	---	---	---	---	---	---	---	245.12
010400	Project Engineers	1.00	MO	2.000	2.000	85.29	171	---	---	---	---	---	---	---	170.58
010560	Accountant	1.00	MO	2.000	2.000	82.88	166	---	---	---	---	---	---	---	165.76
010550	Admin Assistant	1.00	MO	1.000	1.000	72.13	72	---	---	---	---	---	---	---	72.13
<b>TOTAL</b>	<b>DIRECT FORCES WORK</b>				9.0		945.02		---		---		---		945.02
	<b>MARKUP ON DIRECT FORCES</b>														
990100	OH&P on Direct Forces		LS	---	---	15.00%	142	15.00%	---	15.00%	---	---	---	---	141.75
<b>TOTAL</b>	<b>MARKUP ON DIRECT FORCES</b>						141.75		---		---		---		141.75
	<b>SUBTRADE WORK</b>														
	Backing/Blocking	608.00	LF	---	---	---	---	---	---	---	---	26.00	15,808	---	15,808.00
	PCL Budget Offset to Handle Backing/Blocking \$	-1.00		---	---	---	---	---	---	---	---	18,381.5	-18,381	---	-18,381.49
<b>TOTAL</b>	<b>SUBTRADE WORK</b>												-2,573.49		-2,573.49
	<b>SUBTRADE MARKUP</b>														
014200	Subtrade Default Insurance (SDI)		LS	---	---	---	---	---	---	---	---	.916%	145	---	144.80
014300	Professional Insurance 0.84% (DLR)		LS	---	---	---	---	---	---	---	---	---	---	---	---
990100	OH&P on Subcontract Costs		LS	---	---	---	---	---	---	---	---	5.000%	790	---	790.40
<b>TOTAL</b>	<b>SUBTRADE MARKUP</b>												935.20		935.20
<b>TOTAL</b>	<b>DIRECT COST SUMMARY</b>				9.0		1,086.77		---		---		-1,638.29		-551.52
	<b>MARKUP ON TOTAL CRX</b>														
014120	Security		LS	---	---	---	---	---	---	---	---	---	---	.222%	39.58
014100	Bond		LS	---	---	---	---	---	---	---	---	---	---	.500%	89.35
014300	Insurance		LS	---	---	---	---	---	---	---	---	---	---	1.773%	318.41
014850	CAT Tax		LS	---	---	---	---	---	---	---	---	---	---	.570%	104.18
014300	Rounding		LS	---	---	---	---	---	---	---	---	---	---	---	---
<b>TOTAL</b>	<b>DIRECT COST SUMMARY</b>														551.52
<b>TOTAL</b>	<b>CRX #: CCP-017.1</b>				9.0		1,086.77		---		---		-1,638.29		0.00

# Clackamas County Courthouse

*Art Locations & Options*

May 5, 2023

# Art Locations

## By Priority

---

**High Priority:** (see slides that follow for more details)

Interior

- Elevator Lobby (x6)
- Lobby Feature Wall
- Children's Respite
- 3<sup>rd</sup> Floor Witness Waiting Area (Juvenile Floor)
- 2<sup>nd</sup> Floor at Jury/DA's Office
- Corrugated Wall
- Jury Room
- Restroom entry wall

Exterior

- Sculpture at Location A or B

**Other Areas for Wall Hung Art:** (locations & mediums that do not require backing or construction coordination)

Medium Priority: (Interior Only)

- Waiting areas on courtroom floors

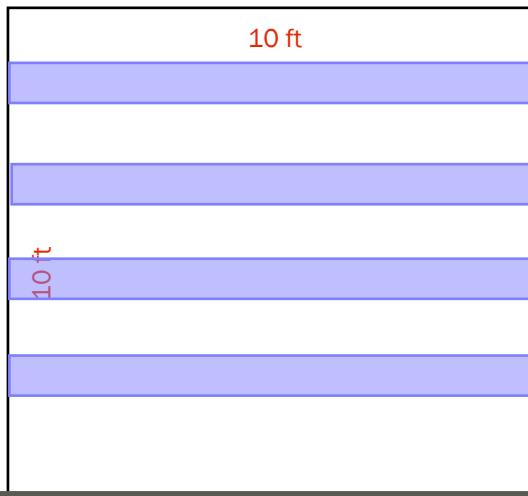
Lowest Priority: (but still a project wish)

- Artwork in employee hallway

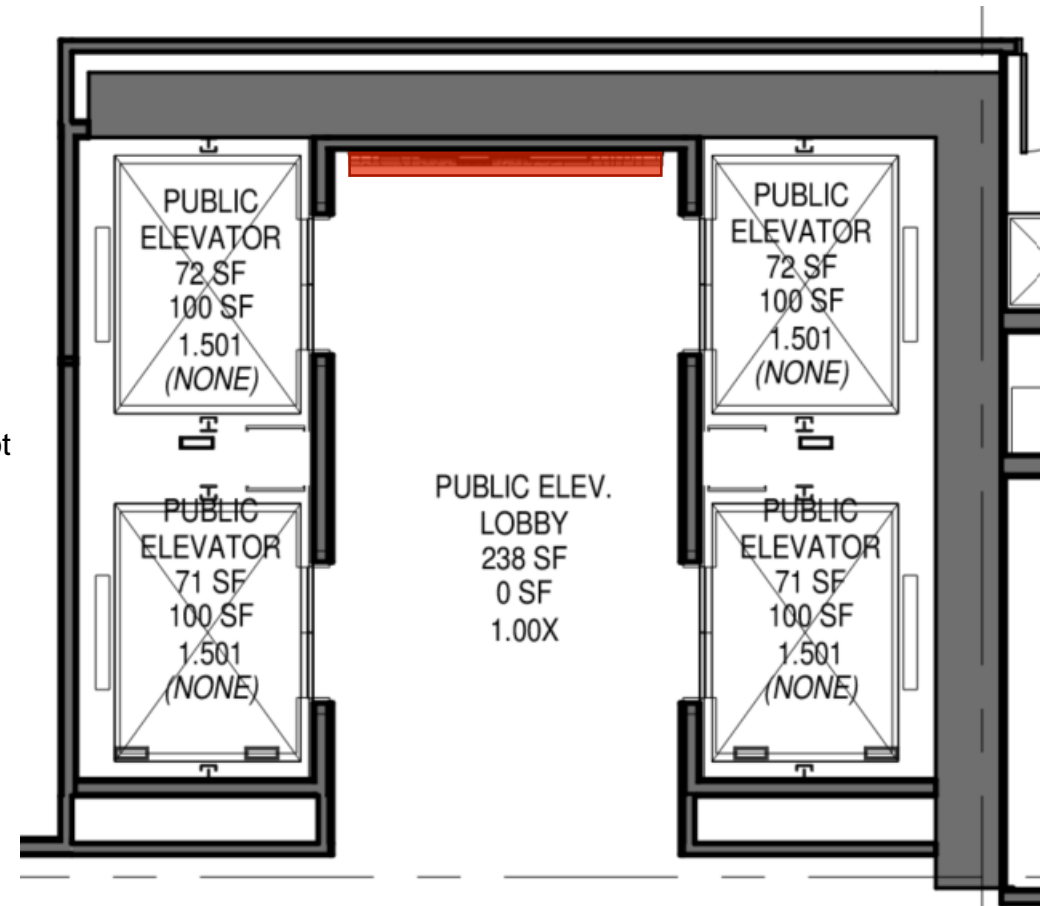
# Art Location: Elevator Lobby

High Priority

- **Room Location:** Public Elevator Lobby - LEVELS 1-6
- **Size:** 10'W x 10'H
- **Type of art:** woven textile or tapestry, multi-media, sculptural panel or carving
- **Notes:** Will need to provide reach guard or glass over artwork
- **Schedule:** Nov. 2023 - Identification of added backing or change in wall substrate (L1 framing starts in Dec.)



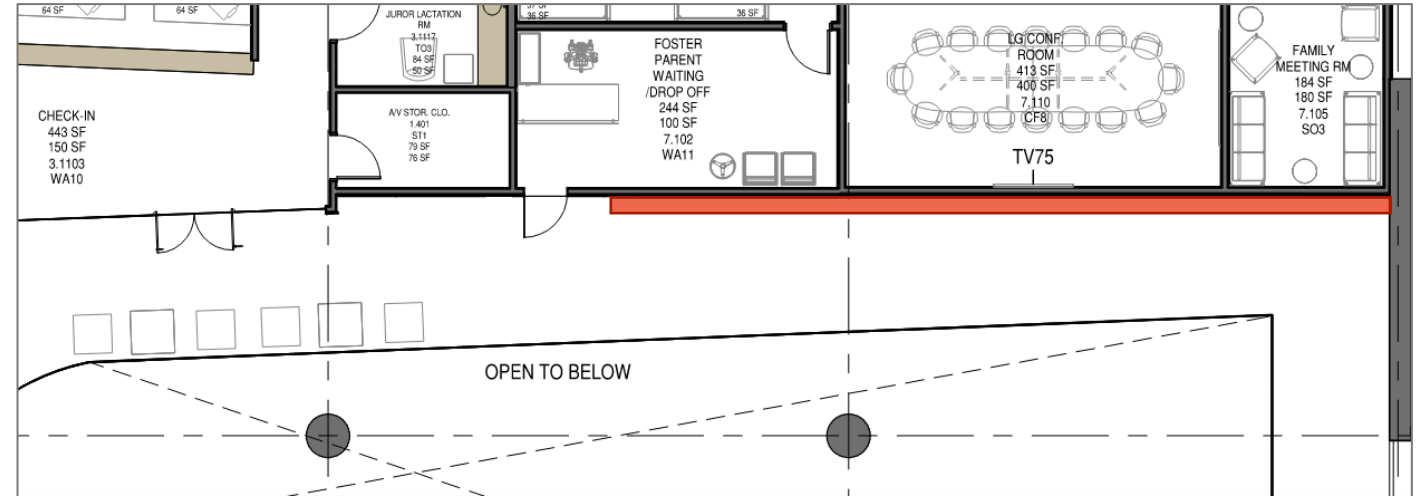
12 inch metal strap backing  
10' x 4 = 40' lineal feet of backing  
Furnish and install backing \$26 per lineal foot  
 $\$26 \times 40 = \$1,040$   
Applies to Levels 1, 2, 3, 4, 5, & 6  
 $\$1,040 \times 6 = \$6,240$



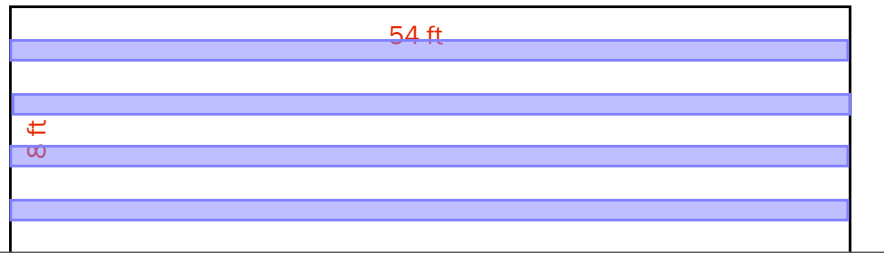
# Art Location: Lobby Feature Wall

## High Priority

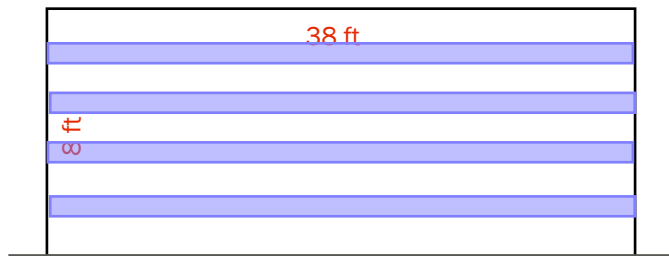
- **Room Location:** Lobby, at West wall - LEVEL 1 & 2
- **Size:** 38'W x 8'H, 47'W x 8'H
- **Type of art:** textile, multi-media, sculptural panel or carving
- **Security:** Small rail or leave it open and include signage to not touch
- **Schedule:**
  - Nov. 2023 – Level 1 Identification of added backing or change in wall substrate (L1 framing starts in Dec.)
  - Dec. 2023 – Level 2 Identification of added backing or change in wall substrate (L2 framing starts Jan.)
  - April 2024 - Simple wall hung art without infrastructure needs (Aligns with FFE furniture install timing)



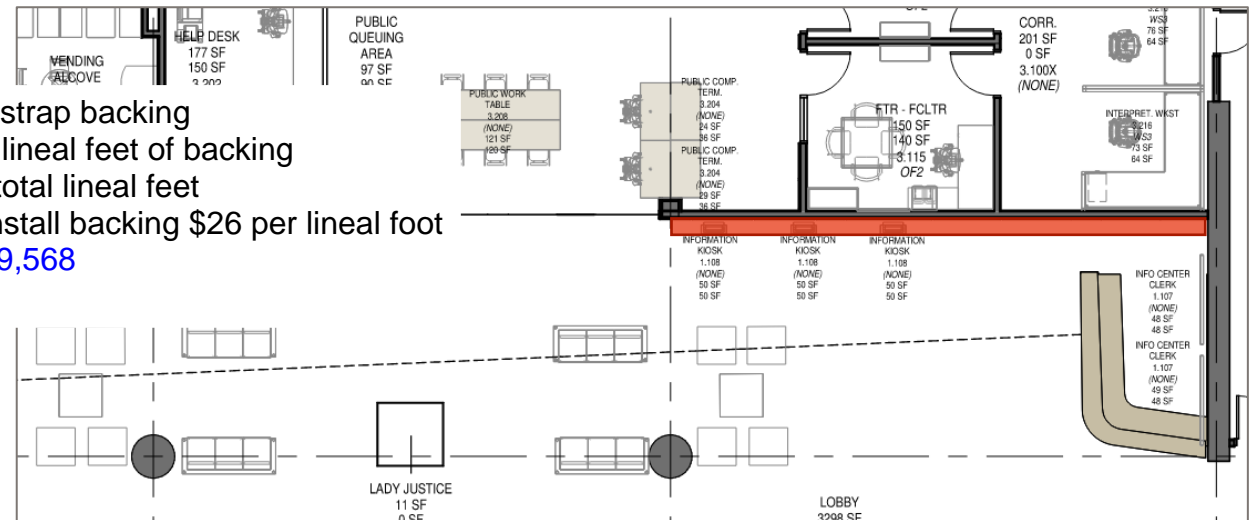
Level 2



Level 2



Level 1



Level 1

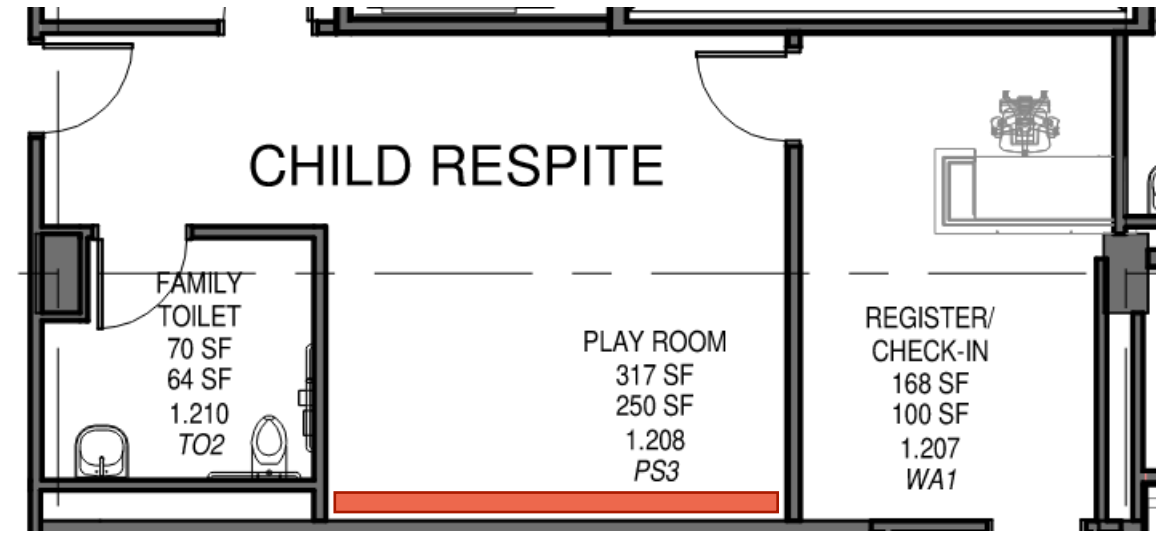
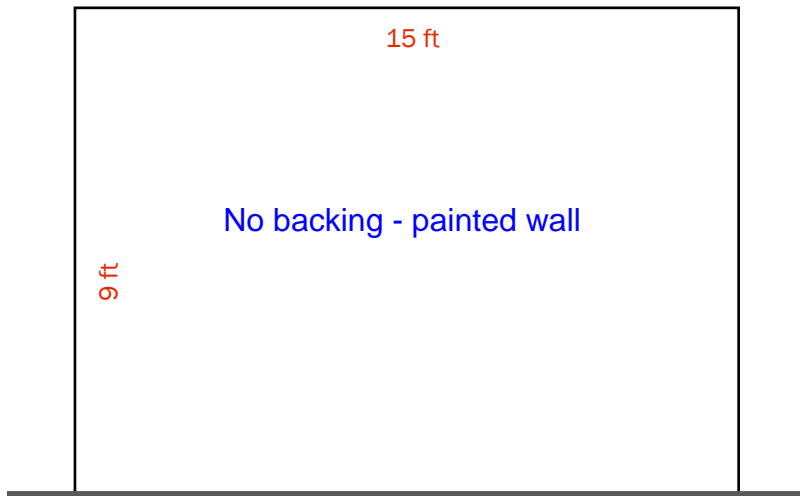
12 inch metal strap backing  
 $54' + 38' = 92$  lineal feet of backing  
 $92' \times 4 = 368$  total lineal feet  
 Furnish and install backing \$26 per lineal foot  
 $\$26 \times 368 = \$9,568$



# Art Location: Child Respite

## High Priority

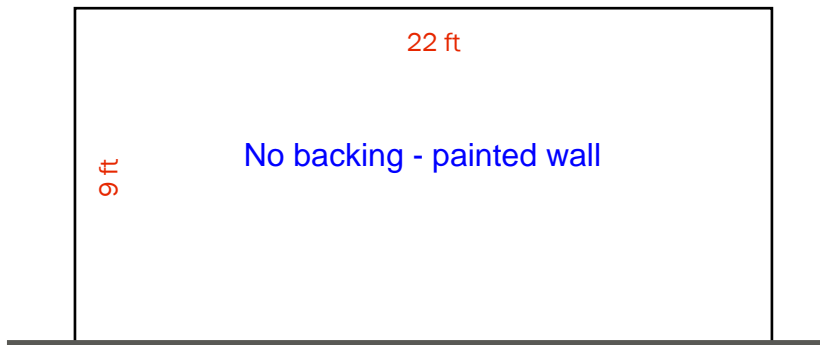
- **Room Location:** Child Respite - LEVEL 1
- **Size:** 15'W x 9'H
- **Type of art:** Painted wall mural w/ 3D felt acoustic shapes (i.e. leaves off the top of a tree); alternate could be printed digital wallcovering.
- **Notes:** Mural material should be wipeable for cleanability
- **Schedule:** Nov. 2023 – Identification of added backing or change in wall substrate (L1 framing starts in Dec.)



# Art Location: Victims Witness Waiting Lounge

High Priority

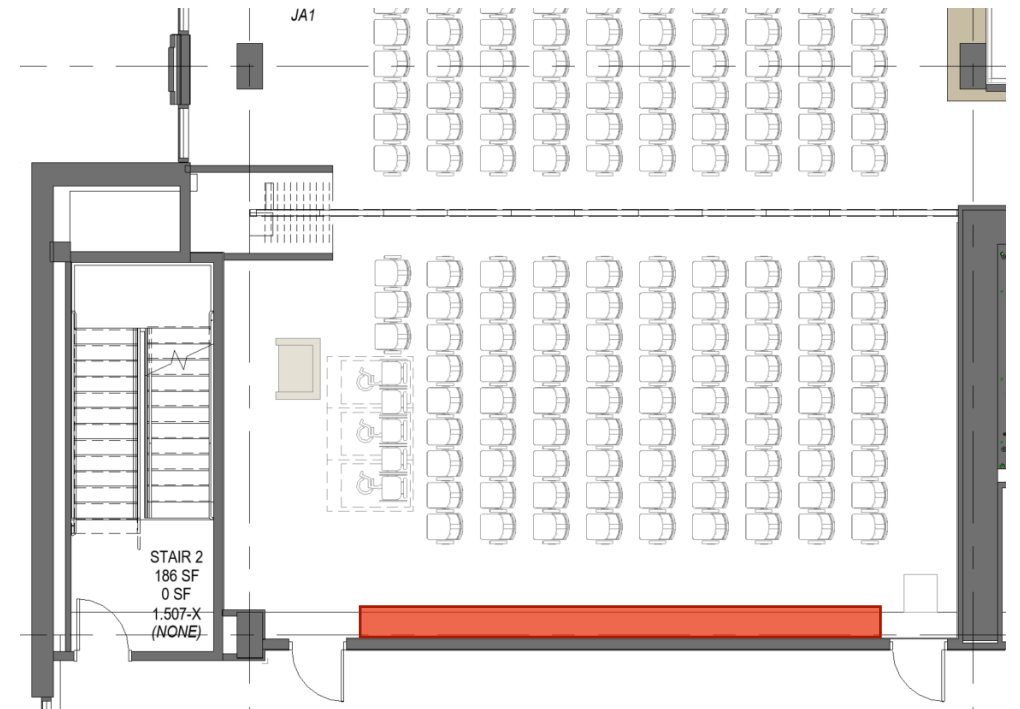
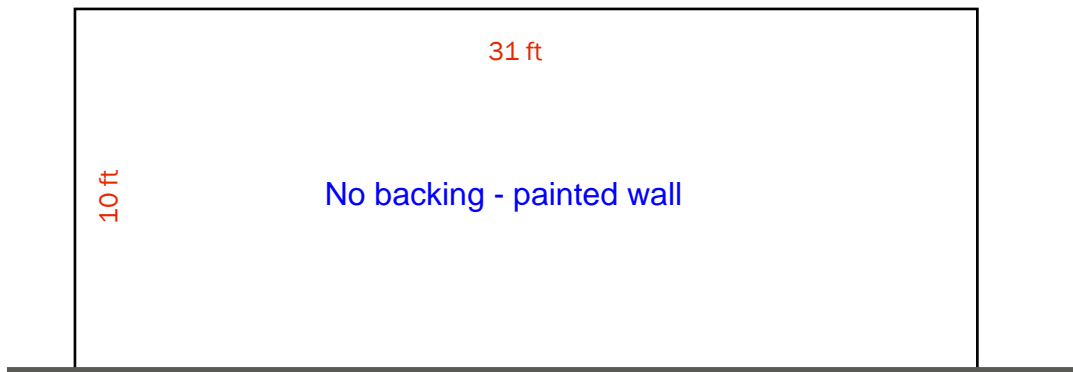
- **Room Location:** Victims/Witness Waiting Area (Juvenile) – LEVEL 3
- **Size:** 22'W x 9'H
- **Type of art:** Painted wall mural w/ 3D felt acoustic shapes (i.e. leaves off the top of a tree); alternate could be printed digital wallcovering.
- **Notes:** Mural material should be wipeable for cleanability; alternate option would be to split up mural and use opposite wall
- **Schedule:** Dec. 2023 – Identification of added backing or change in wall substrate (L3 framing starts in late Jan.)



# Art Location: Jury Room

High Priority

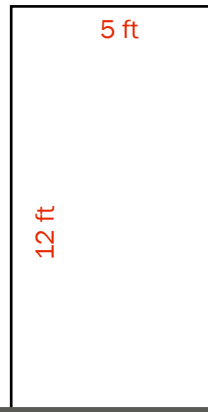
- **Room Location:** Jury Assembly Room– LEVEL 2
- **Size:** 31'W x 10'H
- **Type of art:** Painted wall mural w/ 3D felt acoustic shapes (i.e. leaves off the top of a tree); alternate could be printed digital wallcovering.
- **Notes:** Mural material should be wipeable for cleanability; alternate option would be to split up mural and use opposite wall
- **Schedule:** Dec. 2023 – Identification of added backing or change in wall substrate (L3 framing starts in late Jan.)



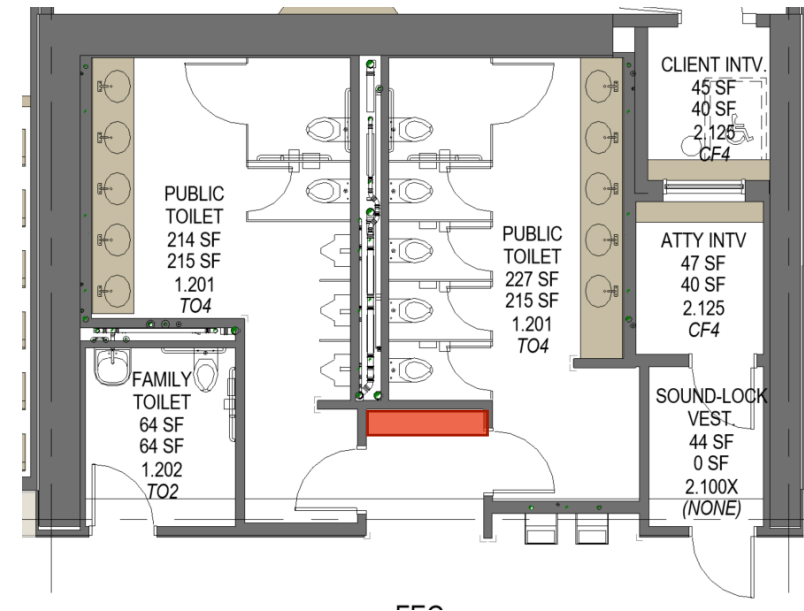
# Art Location: Restroom Entry Wall

High Priority

- **Room Location:** Restroom Entry Wall- LEVEL 2-6
- **Size:** 5'W x 12'H
- **Type of art:** Painted wall mural w/ 3D felt acoustic shapes (i.e. leaves off the top of a tree); alternate could be printed digital wallcovering.
- **Notes:** Mural material should be wipeable for cleanability; alternate option would be to split up mural and use opposite wall
- **Schedule:** Dec. 2023 - Identification of added backing or change in wall substrate (L3 framing starts in late Jan.)



No backing - painted wall



# Art Examples

For Reference Only (actual art will vary)

Mixed Media



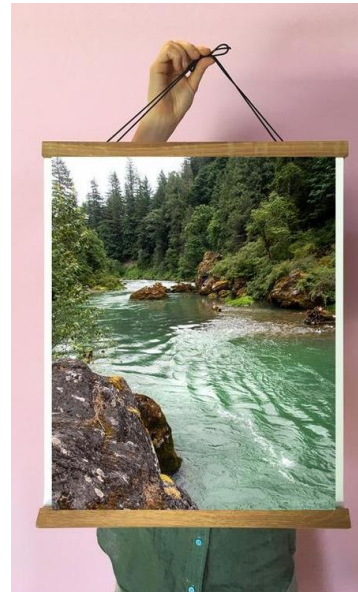
Textiles/ Woven Tapestry



Sculptural Panel/ Carving



Photography



Large Scale Murals





**CONSTRUCTION**

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## **Exhibit 2**

Attachment B – Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation

Date: December 19, 2023

Type of Change: **CCP#017.1** – County Requirement Change Request - Pursuant to  
Section 7.12

Subject: **Art Backing Locations**

Jon:

Pursuant to Section 3.1 Changes (a) Facilities Coordination Review and Approval Confirmation, Honeywell is acknowledging that the change “**CCP#017.1 – Art Backing Locations - Pursuant to Section 7.12**” does not create an operability, reliability, or longevity issue for the Service Contractor.

This change being requested will not affect the OPEX or CAPEX for Clackamas County Circuit Courthouse Project.

Regards,

*Dennis Crawford*

Dennis Crawford

P3 Operations Leader  
Honeywell Building Solutions  
4411 6 Street S.E., Suite 100  
Calgary, Alberta T2G 4E8  
Office – 403 -221-2184  
Dennis.Crawford@honeywell.com

## **EXHIBIT 7**

CCP 18 – Courtroom Amplifiers





CLACKAMAS COUNTY  
2051 KAEN ROAD  
OREGON CITY, OR 97045  
(503) 655-8893

**COUNTY CHANGE PROPOSAL NO. [018]**

**DATE ISSUED:** November 16, 2023

**PROJECT:** Clackamas County Circuit Courthouse Project

**PROJECT COMPANY:** Clackamas Progress Partners, LLC

**THIS CHANGE PROPOSAL IS ISSUED PURSUANT TO:** Section [7.12] of the Project Agreement.

**DESCRIPTION OF PROPOSED CHANGE:** Courtroom Amplifiers.

The County is requesting a change to all courtroom amplifiers from a 4-channel to 8-channel amplifiers. Specific A/V equipment to be selected through design development and included within FFE scope. Building infrastructure changes required to support added equipment are to be captured within this County Change Proposal.

**KEY TERMS:**

1. The Project Company is hereby requested to provide a proposal, with anticipated costs, to implement the changes to the Design-Build Contract Amount as well as any changes to the Facilities Services Contract Amount, along with any impacts to the Scheduled Occupancy Readiness Date, for the proposed change. Authorization to begin implementing the change is contingent upon the parties executing a formal change order in accordance with Section 7.12 of the Project Agreement.

**EXHIBITS AND ATTACHMENTS:**

1. None

**AUTHORIZED SIGNATURE**

A handwritten signature in black ink that reads "Nancy Benson".

**11/16/23**

---

County Authorized Representative

---

Date

## **EXHIBIT 8**

Project Company Time and Cost Analysis for CCP 18

January 24, 2024

Office of the County Administrator  
Attn: Nancy Bush, Clackamas Courthouse Project Manager  
Public Services Building  
2051 Kaen Road  
Oregon City, OR, 97045  
[nbush@clackamas.us](mailto:nbush@clackamas.us)

**Subject: Clackamas County Circuit Courthouse, Project Company Response to County Change Proposal 018 (dated 11/16/23) – Courtroom Amplifiers**

Dear Ms. Bush,

Pursuant to Section 7.12 of the Project Agreement (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT COUNTY'S DIRECTON], Project Company provides this response to County CCP #018. The information provided herein has been supplied by the Design-Builder and Facilities Manager to the Project Company, and is hereby submitted to the County on a back-to-back basis. The design and construction costs resulting from any such Design and Construction Requirement Change made at the County's direction under this Section shall be paid directly by the County during the Design-Build Period, unless otherwise financed by the Project Company pursuant to subsection 6.6(B) (Project Company Financing). Any related operation, maintenance, repair and replacement costs shall be borne by the County through an adjustment to the Service Fee. Any such Design and Construction Requirement Change and any related change in the terms and conditions of this Project Agreement shall be reflected in a Change Order. The Project Company's obligation to perform the work related to a Design and Construction Requirement Change is subject to the conditions set forth in Section 7.11 (Design and Construction Requirement Changes, Repairs and Replacements Required Due to Relief Events Occurring Prior to the Occupancy Readiness Date).

Cost and schedule impacts are evaluated pursuant to Article 16, Section 16.11 of the Project Agreement (Negotiated Lump Sum Pricing of Additional Work) enclosed within Appendix A, with additional detail provided in Appendix B. The proposal value is a cost of \$5,535.75 and the scheduled time has been calculated as a 0 calendar day(s) extension to the Occupancy Readiness Date.

Project Company has verified the proposed changes with the Design and Construction Standards pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation). These verifications are memorialized within the enclosed Appendix B.

Best regards,



**Karl E. Schaefer**, CCM, DBIA, LEED  
Clackamas Progress Partners, LLC  
Project Company Representative

cc: Stephen Hadanich, WTP Associate Vice President  
Vikas Gurram, Senior Advisor  
Jon Kindrachuk, PCL Project Director  
Cathy France, PCL Document Control

Enclosure: Appendix A: Cost Summary  
Appendix B: Design Builder CCP 018 response package dated 1/19/24

**APPENDIX A**

**CCP 018 - Courtroom Amplifiers**

**Construction Phase Cost Impact Summary**

	Cost	Total
<b>Developer *</b>	\$ 390.00	\$ 390.00
<b>Design Builder</b>	\$ 4,845.00	\$ 4,845.00
<b>Subtotal</b>	<b>\$ 5,235.00</b>	<b>\$ 5,235.00</b>
<b><u>DBFOM Permitted Markup</u></b>		
(a) for Developer, 15% of the cost of that portion of the Extra Work to be performed by Developer with its own forces	\$ 58.50	\$ 58.50
(b) for Developer, 5% of the cost of that portion of the Extra Work to be performed by Contractors directly under contract to Developer	\$ 242.25	\$ 242.25
<b>Subtotal</b>	<b>\$ 300.75</b>	<b>\$ 300.75</b>
<b>Design Build Phase Compensation Amount</b>	<b>\$ 5,535.75</b>	<b>\$ 5,535.75</b>

**Operations Phase Cost Impact Summary**

	Cost	Total
<b>Developer</b>	\$ -	\$ -
<b>Facilities Manager</b>	\$ -	\$ -
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>DBFOM Permitted Markup</u></b>		
(a) for Developer, 15% of the cost of that portion of the Extra Work to be performed by Developer with its own forces	\$ -	\$ -
(b) for Developer, 5% of the cost of that portion of the Extra Work to be performed by Contractors directly under contract to Developer	\$ -	\$ -
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Facilities Management Phase Compensation Amount</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Cost Impact</b>	<b>\$ 5,535.75</b>	<b>\$ 5,535.75</b>

\* 2 hrs@ 195/hr



CONSTRUCTION

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January 19, 2024

**Karl E. Schaefer**, CCM, DBIA, LEED  
Project Executive  
Fengate PCL Progress Partners  
TD North Tower  
77 King Street West, Suite 3410  
Toronto, ON M5K 1H1  
karl.schaefer@fengate.com

**Subject: Clackamas County Circuit Courthouse**

**Reference: CCP [#018] - Section 7.12 (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT COUNTY DIRECTION) – [Courtroom Amplifiers]**

**File: Project No. 5701126: 1J.5**

Dear Mr. Schaefer,

Pursuant to Section 7.12 of the Design Build Agreement (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT THE COUNTY DIRECTION), Design-Builder provides Project Company CCP [#018] enclosed as Attachment A. Design Builder is to provide notice of, and reasonable opportunity to review and comment upon, any Design and Construction Requirement Changes proposed to be made at the County's direction. The notice shall contain sufficient information for the Project Company to determine that the Design and Construction Requirement Change:

The design and construction costs resulting from any such Design and Construction Requirement Change made at the County's direction under this Section shall be paid directly by the County during the Design-Build Period, unless otherwise financed by the Project Company pursuant to subsection 6.6(B) (Project Company Financing). Any related operation, maintenance, repair and replacement costs shall be borne by the County through an adjustment to the Service Fee. Any such Design and Construction Requirement Change and any related change in the terms and conditions of this Project Agreement shall be reflected in a Change Order. The Project Company's obligation to perform the work related to a Design and Construction Requirement Change is subject to the conditions set forth in Section 7.11 (Design and Construction Requirement Changes, Repairs and Replacements Required Due to Relief Events Occurring Prior to the Occupancy Readiness Date).

Cost and schedule impacts are evaluated pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work) enclosed as Exhibit 1. The proposal value of the cost is **[\$4,845.00]** and the scheduled time has been calculated as a **[0]** calendar day(s) extension to the Occupancy Readiness Date.

Design Builder has verified the proposed changes with the Design and Construction Standards pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation). These verifications are memorialized within the enclosed Exhibit 2.



Please advise if Project Company should require anything additional, as it relates to the subject matter contained herein.

If you have any further questions relating to this matter, promptly contact Contractor at [GAYourechuk@pcl.com](mailto:GAYourechuk@pcl.com).

Kind Regards,

**PCL Construction Services, Inc.**

A handwritten signature in black ink that reads "Greg Yourechuk". The signature is written in a cursive, flowing style.

Greg Yourechuk  
Authorized Representative

GY/cgf

cc: Matt Glassman, Design Manager  
Jennifer Canning, Quality Assurance Manager  
Jon Kindrachuk, Design Build Project Manager  
W.T. Sermeus, Lead Project Manager

See Enclosed Documents:

Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

Exhibit 2 – Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation)



**Attachment A – County Change Proposal #018**

<b>Date:</b>	January 19, 2024
<b>Pursuant to:</b>	Article 7, Section 7.12 of the DBFOM Agreement, Project Company shall give the County written notice of, and reasonable opportunity to review and comment upon, any Design and Construction Requirement Changes proposed to be made at the County's Direction.
<b>Changes:</b>	Courtroom Amplifiers

Enclosed is Change response, as it pertains to Article 7, Section 7.12 of the Project Agreement and Design and Construction Standards. Capitalized terms used and not otherwise defined in this proposal shall have the meanings given to such terms in the DBFOM Agreement.

The Contractor is pleased to provide the following information in accordance with Article 7, Section 7.12 of the DBFOM Agreement:

1. a detailed description of the Requirement Change proposed of the D&C Work:

a) Identify and label the proposed DBFOM language:

See CCP#018 - Courtroom Amplifiers dated November 16, 2023

b) Identify specific DBFOM language to which a Requirement Change is requested:

See CCP#018 - Courtroom Amplifiers dated November 16, 2023

c) Identify specific changes to the DBFOM language to which a Requirement Change is requested:

See CCP#018 - Courtroom Amplifiers dated November 16, 2023

d) Identify how the change sought constitutes good practice, maintains safety and performance

- a. Project Company has communicated and reviewed this change with the DLR Group and has confirmed that this deviation will have no impact on the projects ability to meet the LEED Gold standard that is required per the Project Agreement.
- b. Does not diminish the capacity of the Project to be operated so as to meet the Contract Standards
- c. Does not impair the quality, integrity, durability and reliability of the Project;



- d. Is reasonably necessary or is advantageous for the Project Company to fulfill its obligations under this Project Agreement; and
  - e. Is feasible.
2. a detailed description of the impact of the Requirement Change proposed on the D&C Work

See Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

3. a detailed description of the impact of the Requirement Change proposed the O&M Work;
- Facilities Manager (Honeywell) has provided an evaluation of the proposed change Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation), enclosed as Exhibit 2.
4. if the Requirement Change is issued before the Operational Readiness Date, a detailed description of any proposed adjustments to the Project Schedule, including to any Contract Deadline, required as a result of any delay that would be caused by the implementation of the Change proposed:

Any work or tasks associated with, or arising from the Change request shall be considered a condition to achieving a Contract Deadline. No change in schedule

5. where adjustments to Contract Deadlines are proposed:
- (i) a time impact analysis that identifies Critical Path impacts (with activity numbers, durations, predecessor and successor activities, resources, costs and reasons why Float is not available), illustrates the effect of schedule changes or disruptions on the Contract Deadlines and complies with the requirements of (Time Impact Analysis for Proposed Extensions of Time) of the Design and Construction Standards

N/A

- (ii) an assessment of the feasibility of accelerating the Work to meet the original deadline or to reduce the total delay period; and

N/A

- (iii) if acceleration is feasible, an estimate of the cost to accelerate;

N/A

6. an estimate of any compensation amount claimed;

See Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement

(Negotiated Lump Sum Pricing of Additional Work)

7. an estimate of the cost savings, if any, resulting from the Requirement Change proposed;

N/A

8. the effect (if any) of the Requirement Change request on Developers ability to perform the O&M Work stated by Contract Year;

N/A

9. where relief from obligations under the Contract Documents is sought, the effect of the Change proposed on Project Company's ability to perform any of its obligations under the Contract Documents that if not performed would result in the accrual of Noncompliance, the assessment of Deductions or the occurrence of a Developer Default, in each case including details of the relevant obligations, the effect on each such obligation, the likely duration of that effect and the specific relief sought;

N/A

10. a description of any additional consents or approvals required, including amendments, if any, of any Governmental Approvals required to implement the contemplated Requirement Change request;

N/A

11. a detailed description of the steps Project Company will take to implement the Change Request, including measures that Project Company will take to mitigate the costs, delay and other consequences of the Requirement Change request;

N/A

12. any other relevant information related to the Requirement Change request;

N/A



### **Exhibit 1**

Attachment A – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

The proposal value of the cost is **[\$4,845.00]** and the scheduled time has been calculated as a **[0]** calendar day(s) extension to the Occupancy Readiness Date.



# CRX Detail Report - CCP-018

PCL Construction Services, Inc.

Project #: 5701126

Project Name: Clackamas County Circuit Court

Location: 2125 Kaen Road

Oregon City, OR

CRX description: Courtroom Amplifiers: Increase from 4-Channel to 8-Channel

Header Summary		Summary		Subtrade		Quote \$	
Type	CCP	Labor	1,454.50	DLR Group Architecture & Engineering Inc., an			2,835.00
CRX status	Quoted	Material	0.00	OEG, Inc. DBA: Pride Electric, Friberg Electric,			0.00
Schedule days quoted	0	Equipment	0.00				
Quoted date	1/3/2024	Subtrade	2,835.00				
Initiated date	11/16/2023	Direct Cost & SDI	195.57				
Comments		Fee	359.93				
		Total Quote:	\$4,845.00				

Cost Code	Description	Quantity	UoM	Labor Hours		Labor		Material		Equipment		Subtrade		Total	
				Prod	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total
	<b>DIRECT FORCES WORK</b>														
010100	DB Project Manager	1.00	MO	1.000	1.000	152.04	152	---	---	---	---	---	---	---	152.04
010100	Lead Project Manager	1.00	MO	1.000	1.000	139.39	139	---	---	---	---	---	---	---	139.39
010100	Project Managers	1.00	MO	4.000	4.000	122.56	490	---	---	---	---	---	---	---	490.24
010505	Design Manager	1.00	MO	2.000	2.000	132.18	264	---	---	---	---	---	---	---	264.36
010200	General Superintendent	0.00	MO	---	---	163.98	---	---	---	---	---	---	---	---	---
010200	Superintendents	0.00	MO	---	---	153.57	---	---	---	---	---	---	---	---	---
010400	Project Engineers	1.00	MO	2.000	2.000	85.29	171	---	---	---	---	---	---	---	170.58
010510	Estimator	0.00	MO	---	---	146.41	---	---	---	---	---	---	---	---	---
010560	Accountant	1.00	MO	2.000	2.000	82.88	166	---	---	---	---	---	---	---	165.76
010540	Scheduler	0.00	MO	---	---	86.39	---	---	---	---	---	---	---	---	---
010530	HSE Manager	0.00	MO	---	---	78.52	---	---	---	---	---	---	---	---	---
010550	Admin Assistant	0.00	MO	1.000	1.000	72.13	72	---	---	---	---	---	---	---	72.13
<b>TOTAL</b>	<b>DIRECT FORCES WORK</b>				13.0		1,454.50		---		---		---		1,454.50
	<b>MARKUP ON DIRECT FORCES</b>														
990100	OH&P on Direct Forces		LS	---	---	15.00%	218	15.00%	---	15.00%	---	---	---	---	218.18
<b>TOTAL</b>	<b>MARKUP ON DIRECT FORCES</b>						218.18		---		---		---		218.18
	<b>SUBTRADE WORK</b>														
160100	ELECTRICAL	1.00	LS	---	---	---	---	---	---	---	---	---	---	---	---
	Per MCH, no additional infrastructure required by OEG.														
013920	CONSULTANTS SERVICES	1.00	LS	---	---	---	---	---	---	---	---	2,835	---	---	2,835.00
<b>TOTAL</b>	<b>SUBTRADE WORK</b>											2,835.00			2,835.00
	<b>SUBTRADE MARKUP</b>														
990100	OH&P on Subcontract Costs		LS	---	---	---	---	---	---	---	---	5.000%	142	---	141.75
<b>TOTAL</b>	<b>SUBTRADE MARKUP</b>												141.75		141.75



# CRX Detail Report - CCP-018

PCL Construction Services, Inc.

Project #: 5701126

Project Name: Clackamas County Circuit Court

Location: 2125 Kaen Road

Oregon City, OR

CRX description: Courtroom Amplifiers: Increase from 4-Channel to 8-Channel

TOTAL		DIRECT FORCES & SUBTRADES		13.0	1,672.68	---	---	3,026.53	4,649.43
<b>MARKUP ON TOTAL CRX</b>									
014200	Subtrade Default Insurance (SDI)	LS	---	---	---	---	---	0.916%	25.97
014300	Professional Insurance 0.84% (DLR)	LS	---	---	---	---	---	0.840%	23.81
	DLR Total- \$2,835 x 0.84% = \$23.81		---	---	---	---	---	---	
014120	Security	LS	---	---	---	---	---	.222%	10.43
014100	Bond	LS	---	---	---	---	---	.500%	23.55
014300	Insurance	LS	---	---	---	---	---	1.773%	83.92
014850	CAT Tax	LS	---	---	---	---	---	.570%	27.46
014300	Rounding	LS	---	---	---	---	---	.009%	0.43
<b>TOTAL</b>	<b>MARKUP ON TOTAL CRX</b>								195.57
<b>TOTAL</b>	<b>CRX #: CCP-018</b>								4,845.00



110 SW Yamhill St. Suite 105  
Portland, OR 97204

December 12, 2023

Matt Glassman  
PCL Construction Services Inc.  
13920 SE Eastgate Way, Suite 400  
Bellevue, A 98005

Project Name: Clackamas County Courthouse  
DLR Group Project No.: 74-22101-00

Dear Matt:

Thank you for the opportunity to review my service request to the New Clackamas County Courthouse to provide the scope of work related to owner requested changes per CCP 018. This scope is provided for changing from 4 channel to 8 channel amplifiers in the courtrooms.

The breakdown of additional fees for this scope of work are the following:

CCP 018 - Design	Super. Consult (\$185)	Senior Consult (\$145)	Consult II (\$125)	Consult I (\$100)	Totals
Revise design of all facility courtrooms from 4 channel to 8 channel loudspeaker distribution.	2 hours	4 hours		8 hours	14 hours / \$1,750
Construction Services, Commissioning/Testing	1 hour		4 hours	4 hours	9 hours / \$1,085
<b>TOTALS</b>	<b>3 hours</b>	<b>4 hours</b>	<b>4 hours</b>	<b>12 hours</b>	<b>23 hours / \$2,835</b>

Note, this fee does not include any modifications to engineering by the design build contractors because it is understood the cost of construction will be amended to include contractors engineering.

The total fee for this additional service is **two thousand eight hundred thirty-five dollars and zero cents (\$2,835.00)**.

Sincerely,  
DLR Group

Erica Loynd  
Principal  
EL:el  
Attachments: CCP 016



CLACKAMAS COUNTY  
2051 KAEN ROAD  
OREGON CITY, OR 97045  
(503) 655-8893

**COUNTY CHANGE PROPOSAL NO. [018]**

**DATE ISSUED:** November 16, 2023

**PROJECT:** Clackamas County Circuit Courthouse Project

**PROJECT COMPANY:** Clackamas Progress Partners, LLC

**THIS CHANGE PROPOSAL IS ISSUED PURSUANT TO:** Section [7.12] of the Project Agreement.

**DESCRIPTION OF PROPOSED CHANGE:** Courtroom Amplifiers.

The County is requesting a change to all courtroom amplifiers from a 4-channel to 8-channel amplifiers. Specific A/V equipment to be selected through design development and included within FFE scope. Building infrastructure changes required to support added equipment are to be captured within this County Change Proposal.

**KEY TERMS:**

1. The Project Company is hereby requested to provide a proposal, with anticipated costs, to implement the changes to the Design-Build Contract Amount as well as any changes to the Facilities Services Contract Amount, along with any impacts to the Scheduled Occupancy Readiness Date, for the proposed change. Authorization to begin implementing the change is contingent upon the parties executing a formal change order in accordance with Section 7.12 of the Project Agreement.

**EXHIBITS AND ATTACHMENTS:**

1. None

**AUTHORIZED SIGNATURE**

A handwritten signature in black ink that reads "Nancy Benson".

**11/16/23**

---

County Authorized Representative

---

Date

Darin Miller

---

**From:** Banaszek, Tim <Tim.Banaszek@oeg.us.com>  
**Sent:** Tuesday, December 12, 2023 11:48 AM  
**To:** Darin Miller  
**Cc:** Pat Saum; Macdonald, Don; Hart, Grayson; Alyse Frederick; W.T. Sermeus; Jared Dean; Erica Loynd; David Olson; Randy Willis; Matt Glassman  
**Subject:** RE: 5701126 Clackamas County Circuit Court - CCP 018 requires approval by

Darin,  
Based on the response below from MCH, OEG would have no cost for CCP-018 at this time. This does not include any FF&E changes associated with this CCP.

Thank you,

**Tim Banaszek**

*Field Leader*

OEG, an MDU Construction Services Group, Inc. Company  
3200 NW Yeon Avenue, Portland, OR 97210  
Cell: 360 989 4205

[Tim.banaszek@oeg.us.com](mailto:Tim.banaszek@oeg.us.com) [oeg.us.com](http://oeg.us.com)



DMiller:PCL: CRX CCP-018 only includes costing for the Design update/change associated with CCP-018, and does not carry any additional cost/scope for OEG or any other subcontractors and or PCL. Note further that there are no cost elements for the additional cabling, AV equipment etc. as these cost elements would need to be applied to the Project Moveable FFE Allowance.

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---

**From:** David Olson <dolson@mchinc.com>  
**Sent:** Tuesday, December 12, 2023 10:11 AM  
**To:** Banaszek, Tim <Tim.Banaszek@oeg.us.com>; Randy Willis <rwillis@mchinc.com>; Matt Glassman <mglassman@pcl.com>  
**Cc:** Darin Miller <DMiller@pcl.com>; Pat Saum <PSaum@pcl.com>; Macdonald, Don <Don.MacDonald@oeg.us.com>; Hart, Grayson <Grayson.Hart@oeg.us.com>; Alyse Frederick <AlyseFrederick@pcl.com>; W.T. Sermeus <wsermeus@pcl.com>; Jared Dean <jjdean@pcl.com>; Erica Loynd <eloynd@dlrgroup.com>  
**Subject:** Re: 5701126 Clackamas County Circuit Court - CCP 018 requires approval by

You don't often get email from [dolson@mchinc.com](mailto:dolson@mchinc.com). [Learn why this is important](#)

**\*\* WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. \*\***

Tim,

We don't believe any additional conduit will be required. The conduit already designed for the loudspeakers and required above any hard lid should suffice for any loudspeaker zoning changes.

--



David A. Olson, CTS-D

Consultant / Media Systems

**McKAY CONANT HOOVER, INC.** Acoustics and Media Systems Consultants

[dolson@mchinc.com](mailto:dolson@mchinc.com)

D: 480.947.3335 x102 / M: 480.719.0868

AZ Office: 3961 North 75<sup>th</sup> Street, Scottsdale, AZ 85251

O: 480.947.3335

LA Office: 5655 Lindero Canyon Road, Suite 325, Westlake Village, CA 91362 O: 818.991.9300

[www.MCHinc.com](http://www.MCHinc.com)

---

**From:** Banaszek, Tim <[Tim.Banaszek@oeg.us.com](mailto:Tim.Banaszek@oeg.us.com)>

**Sent:** Tuesday, December 12, 2023 7:21 AM

**To:** Randy Willis <[rwillis@mchinc.com](mailto:rwillis@mchinc.com)>; Matt Glassman <[mglassman@pcl.com](mailto:mglassman@pcl.com)>

**Cc:** Darin Miller <[DMiller@pcl.com](mailto:DMiller@pcl.com)>; Pat Saum <[PSaum@pcl.com](mailto:PSaum@pcl.com)>; Macdonald, Don <[Don.MacDonald@oeg.us.com](mailto:Don.MacDonald@oeg.us.com)>;

David Olson <[dolson@mchinc.com](mailto:dolson@mchinc.com)>; Hart, Grayson <[Grayson.Hart@oeg.us.com](mailto:Grayson.Hart@oeg.us.com)>; Alyse Frederick

<[AlyseFrederick@pcl.com](mailto:AlyseFrederick@pcl.com)>; W.T. Sermeus <[wsermeus@pcl.com](mailto:wsermeus@pcl.com)>; Jared Dean <[jjdean@pcl.com](mailto:jjdean@pcl.com)>; Erica Loynd

<[eloynd@dlrgroup.com](mailto:eloynd@dlrgroup.com)>

**Subject:** RE: 5701126 Clackamas County Circuit Court - CCP 018 requires approval by

Team,

I just want to confirm that there is no additional conduit needs for this change.

Thank you,

**Tim Banaszek**

*Field Leader*

OEG, an MDU Construction Services Group, Inc. Company

3200 NW Yeon Avenue, Portland, OR 97210

Cell: 360 989 4205

[Tim.banaszek@oeg.us.com](mailto:Tim.banaszek@oeg.us.com) [oeg.us.com](http://oeg.us.com)



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**CONSTRUCTION**

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## **Exhibit 2**

Attachment B – Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation)

Date: January 19, 2024

Type of Change: **CCP#018** – County Requirement Change Request - Pursuant to Section 7.12

Subject: **Courtroom Amplifiers**

Jon:

Pursuant to Section 3.1 Changes (a) Facilities Coordination Review and Approval Confirmation, Honeywell is acknowledging that the change “**CCP#018 – Courtroom Amplifiers- Pursuant to Section 7.12**” does not create an operability, reliability, or longevity issue for the Service Contractor.

This change being requested will not affect the OPEX or CAPEX for Clackamas County Circuit Courthouse Project.

Regards,

*Dennis Crawford*

Dennis Crawford

P3 Operations Leader  
Honeywell Building Solutions  
4411 6 Street S.E., Suite 100  
Calgary, Alberta T2G 4E8  
Office – 403 -221-2184  
Dennis.Crawford@honeywell.com

## **EXHIBIT 9**

CCP 19 – Courthouse Lockdown Levels



CLACKAMAS COUNTY  
2051 KAEN ROAD  
OREGON CITY, OR 97045  
(503) 655-8893

## **COUNTY CHANGE PROPOSAL NO. [019]**

**DATE ISSUED:** November 16, 2023

**PROJECT:** Clackamas County Circuit Courthouse Project

**PROJECT COMPANY:** Clackamas Progress Partners, LLC

**THIS CHANGE PROPOSAL IS ISSUED PURSUANT TO:** Section [7.12] of the Project Agreement.

**DESCRIPTION OF PROPOSED CHANGE:** Courthouse Lockdown Levels.

The County is requesting the access control system to be designed, commissioned, and programmed to have (10) master lock down levels. Activation of Access Control System lockdown levels shall communicate to PLC system monitors for lockdown level visibility.

Definition of lockdown levels to align with the following building areas:

- 1) Exterior Doors
- 2) Detention area/courtroom holding
- 3) Basement Level
- 4) First Floor
- 5) Second Floor
- 6) Third Floor
- 7) Fourth Floor
- 8) Fifth Floor
- 9) Sixth Floor
- 10) Full Facility

In the County CUP, provide a supplemental Honeywell workstation with software license for access control operator log-in. This PC shall be configured to display the (10) master lock down levels. County will have the ability to initiate courthouse lockdown levels from this PC. This PC will be hosted on the County network, County will provide IT assistance with firewall setup. Workstation power and data to come from existing County 120v outlet and CAT6 in the CUP. Programming and notification setup of workstation by Project Co. to be included.

Additionally, provide a new Honeywell PRO4200 panel and hardwire interface to existing JCI C-cure panel within the County CUP MDF room. Honeywell Panel to be installed with (1) input and output board to communicate via hardwired to an Existing C-cure panel also located in County CUP MDF. This shall provide (1) Courthouse access control master lock down level the ability to be controlled through the County JCI system. Expansion, additional points, and programming of existing C-cure panel to be by County as required to support interface.

The County requests Project Company clearly delineate the cost of each of the three aforementioned items in the event value engineering is required and scope needs to be reduced.

### **KEY TERMS:**

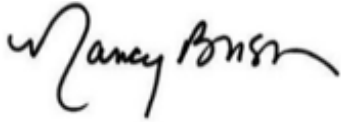
1. The Project Company is hereby requested to provide a proposal, with anticipated costs, to implement the changes to the Design-Build Contract Amount as well as any changes to the

Facilities Services Contract Amount, along with any impacts to the Scheduled Occupancy Readiness Date, for the proposed change. Authorization to begin implementing the change is contingent upon the parties executing a formal change order in accordance with Section 7.12 of the Project Agreement.

**EXHIBITS AND ATTACHMENTS:**

1. None

**AUTHORIZED SIGNATURE**



**11/16/23**

---

County Authorized Representative

---

Date

## **EXHIBIT 10**

Project Company Time and Cost Analysis for CCP 19

March 8, 2024

Office of the County Administrator  
Attn: Nancy Bush, Clackamas Courthouse Project Manager  
Public Services Building  
2051 Kaen Road  
Oregon City, OR, 97045  
[nbush@clackamas.us](mailto:nbush@clackamas.us)

**Subject: Clackamas County Circuit Courthouse, Project Company Response to County Change Proposal 019 (dated 11/16/23) – Courtroom Lockdown Levels**

Dear Ms. Bush,

Pursuant to Section 7.12 of the Project Agreement (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT COUNTY'S DIRECTION], Project Company provides this **REVISED RESPONSE** to County CCP #019. The information provided herein has been supplied by the Design-Builder and Facilities Manager to the Project Company, and is hereby submitted to the County on a back-to-back basis. The design and construction costs resulting from any such Design and Construction Requirement Change made at the County's direction under this Section shall be paid directly by the County during the Design-Build Period, unless otherwise financed by the Project Company pursuant to subsection 6.6(B) (Project Company Financing). Any related operation, maintenance, repair and replacement costs shall be borne by the County through an adjustment to the Service Fee. Any such Design and Construction Requirement Change and any related change in the terms and conditions of this Project Agreement shall be reflected in a Change Order. The Project Company's obligation to perform the work related to a Design and Construction Requirement Change is subject to the conditions set forth in Section 7.11 (Design and Construction Requirement Changes, Repairs and Replacements Required Due to Relief Events Occurring Prior to the Occupancy Readiness Date).

Cost and schedule impacts are evaluated pursuant to Article 16, Section 16.11 of the Project Agreement (Negotiated Lump Sum Pricing of Additional Work) enclosed within Appendix A, with additional detail provided in Appendix B. The proposal value is a cost of \$78,867.75 and the scheduled time has been calculated as a 0 calendar day(s) extension to the Occupancy Readiness Date.

Project Company has verified the proposed changes with the Design and Construction Standards pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation). These verifications are memorialized within the enclosed Appendix B.



Best regards,



**Karl E. Schaefer**, CCM, DBIA, LEED  
Clackamas Progress Partners, LLC  
Project Company Representative

cc: Stephen Hadanich, WTP Associate Vice President  
Vikas Gurram, Senior Advisor  
Jon Kindrachuk, PCL Project Director  
BillieJo Carlson, PCL Document Control

Enclosure: Appendix A: Cost Summary  
Appendix B: Design Builder CCP 019 response package dated 2/22/24

**APPENDIX A**

**CCP 019 - Courtroom Lockdown**

**Construction Phase Cost Impact Summary**

	<b>Total</b>
<b>Developer *</b>	\$ 390.00
<b>Design Builder</b>	\$ 74,685.00
<b>Subtotal</b>	<b>\$ 75,075.00</b>
<b><u>DBFOM Permitted Markup</u></b>	
(a) for Developer, 15% of the cost of that portion of the Extra Work to be performed by Developer with its own forces	\$ 58.50
(b) for Developer, 5% of the cost of that portion of the Extra Work to be performed by Contractors directly under contract to Developer	\$ 3,734.25
<b>Subtotal</b>	<b>\$ 3,792.75</b>
<b>Design Build Phase Compensation Amount</b>	<b>\$ 78,867.75</b>

**Operations Phase Cost Impact Summary**

	<b>Total</b>
<b>Developer</b>	\$ -
<b>Facilities Manager</b>	\$ -
<b>Subtotal</b>	<b>\$ -</b>
<b><u>DBFOM Permitted Markup</u></b>	
(a) for Developer, 15% of the cost of that portion of the Extra Work to be performed by Developer with its own forces	\$ -
(b) for Developer, 5% of the cost of that portion of the Extra Work to be performed by Contractors directly under contract to Developer	\$ -
<b>Subtotal</b>	<b>\$ -</b>
<b>Facilities Management Phase Compensation Amount</b>	<b>\$ -</b>

<b>Total Cost Impact</b>	<b>\$ 78,867.75</b>
--------------------------	---------------------



CONSTRUCTION

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February 22, 2024

**Karl E. Schaefer**, CCM, DBIA, LEED  
Project Executive  
Fengate PCL Progress Partners  
TD North Tower  
77 King Street West, Suite 3410  
Toronto, ON M5K 1H1  
karl.schaefer@fengate.com

**Subject: Clackamas County Circuit Courthouse**

**Reference: CCP [#019] - Section 7.12 (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT COUNTY DIRECTION) – [Courtroom Lockdown Levels]**

**File: Project No. 5701126: 1J.5**

Dear Mr. Schaefer,

Pursuant to Section 7.12 of the Design Build Agreement (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT THE COUNTY DIRECTION), Design-Builder provides Project Company CCP [#019] enclosed as Attachment A. Design Builder is to provide notice of, and reasonable opportunity to review and comment upon, any Design and Construction Requirement Changes proposed to be made at the County's direction. The notice shall contain sufficient information for the Project Company to determine that the Design and Construction Requirement Change:

The design and construction costs resulting from any such Design and Construction Requirement Change made at the County's direction under this Section shall be paid directly by the County during the Design-Build Period, unless otherwise financed by the Project Company pursuant to subsection 6.6(B) (Project Company Financing). Any related operation, maintenance, repair and replacement costs shall be borne by the County through an adjustment to the Service Fee. Any such Design and Construction Requirement Change and any related change in the terms and conditions of this Project Agreement shall be reflected in a Change Order. The Project Company's obligation to perform the work related to a Design and Construction Requirement Change is subject to the conditions set forth in Section 7.11 (Design and Construction Requirement Changes, Repairs and Replacements Required Due to Relief Events Occurring Prior to the Occupancy Readiness Date).

Cost and schedule impacts are evaluated pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work) enclosed as Exhibit 1. The proposal value of the cost is **[\$74,685.00]** and the scheduled time has been calculated as a **[0]** calendar day(s) extension to the Occupancy Readiness Date.

Design Builder has verified the proposed changes with the Design and Construction Standards pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation). These verifications are memorialized within the enclosed Exhibit 2.



Please advise if Project Company should require anything additional, as it relates to the subject matter contained herein.

If you have any further questions relating to this matter, promptly contact Contractor at [GAYourechuk@pcl.com](mailto:GAYourechuk@pcl.com).

Kind Regards,

**PCL Construction Services, Inc.**

A handwritten signature in black ink that reads "Greg Yourechuk". The signature is written in a cursive, flowing style.

Greg Yourechuk  
Authorized Representative

GY/cgf

cc: Matt Glassman, Design Manager  
Jennifer Canning, Quality Assurance Manager  
Jon Kindrachuk, Design Build Project Manager  
W.T. Sermeus, Lead Project Manager

See Enclosed Documents:

Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

Exhibit 2 – Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation)



**Attachment A – County Change Proposal #019**

<b>Date:</b>	February 22, 2024
<b>Pursuant to:</b>	Article 7, Section 7.12 of the DBFOM Agreement, Project Company shall give the County written notice of, and reasonable opportunity to review and comment upon, any Design and Construction Requirement Changes proposed to be made at the County's Direction.
<b>Changes:</b>	Courtroom Lock Down Levels

Enclosed is Change response, as it pertains to Article 7, Section 7.12 of the Project Agreement and Design and Construction Standards. Capitalized terms used and not otherwise defined in this proposal shall have the meanings given to such terms in the DBFOM Agreement.

The Contractor is pleased to provide the following information in accordance with Article 7, Section 7.12 of the DBFOM Agreement:

1. a detailed description of the Requirement Change proposed of the D&C Work:

a) Identify and label the proposed DBFOM language:

See CCP#019 - Security Changes dated November 16, 2023

b) Identify specific DBFOM language to which a Requirement Change is requested:

See CCP#019 - Security Changes dated November 16, 2023

c) Identify specific changes to the DBFOM language to which a Requirement Change is requested:

See CCP#019 - Security Changes dated November 16, 2023

d) Identify how the change sought constitutes good practice, maintains safety and performance

- a. Project Company has communicated and reviewed this change with the DLR Group and has confirmed that this deviation will have no impact on the projects ability to meet the LEED Gold standard that is required per the Project Agreement.
- b. Does not diminish the capacity of the Project to be operated so as to meet the Contract Standards
- c. Does not impair the quality, integrity, durability and reliability of the Project;

- d. Is reasonably necessary or is advantageous for the Project Company to fulfill its obligations under this Project Agreement; and
  - e. Is feasible.
2. a detailed description of the impact of the Requirement Change proposed on the D&C Work

See Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

3. a detailed description of the impact of the Requirement Change proposed the O&M Work;
- Facilities Manager (Honeywell) has provided an evaluation of the proposed change Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation), enclosed as Exhibit 2.
4. if the Requirement Change is issued before the Operational Readiness Date, a detailed description of any proposed adjustments to the Project Schedule, including to any Contract Deadline, required as a result of any delay that would be caused by the implementation of the Change proposed:

Any work or tasks associated with, or arising from the Change request shall be considered a condition to achieving a Contract Deadline. No change in schedule

5. where adjustments to Contract Deadlines are proposed:
- (i) a time impact analysis that identifies Critical Path impacts (with activity numbers, durations, predecessor and successor activities, resources, costs and reasons why Float is not available), illustrates the effect of schedule changes or disruptions on the Contract Deadlines and complies with the requirements of (Time Impact Analysis for Proposed Extensions of Time) of the Design and Construction Standards

N/A

- (ii) an assessment of the feasibility of accelerating the Work to meet the original deadline or to reduce the total delay period; and

N/A

- (iii) if acceleration is feasible, an estimate of the cost to accelerate;

N/A

6. an estimate of any compensation amount claimed;

See Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement

(Negotiated Lump Sum Pricing of Additional Work)

7. an estimate of the cost savings, if any, resulting from the Requirement Change proposed;

N/A

8. the effect (if any) of the Requirement Change request on Developers ability to perform the O&M Work stated by Contract Year;

N/A

9. where relief from obligations under the Contract Documents is sought, the effect of the Change proposed on Project Company's ability to perform any of its obligations under the Contract Documents that if not performed would result in the accrual of Noncompliance, the assessment of Deductions or the occurrence of a Developer Default, in each case including details of the relevant obligations, the effect on each such obligation, the likely duration of that effect and the specific relief sought;

N/A

10. a description of any additional consents or approvals required, including amendments, if any, of any Governmental Approvals required to implement the contemplated Requirement Change request;

N/A

11. a detailed description of the steps Project Company will take to implement the Change Request, including measures that Project Company will take to mitigate the costs, delay and other consequences of the Requirement Change request;

N/A

12. any other relevant information related to the Requirement Change request;

N/A



### **Exhibit 1**

Attachment A – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

The proposal value of the cost is **[\$74,685.00]** and the scheduled time has been calculated as a **[0]** calendar day(s) extension to the Occupancy Readiness Date.





# CRX Detail Report - CCP-019

PCL Construction Services, Inc.

Project #: 5701126  
 Project Name: Clackamas County Circuit Court  
 Location: 2125 Kaen Road  
 Oregon City, OR

CRX description: Lockdown Levels 20231116

Header Summary		Summary		Subtrade	Quote \$
Type	CCP	Labor	1,831.80	Cornerstone Detention Products, Inc.	65,502.00
CRX status	Quoted	Material	0.00	DLR Group Architecture & Engineering Inc., an	900.00
Schedule days quoted	0	Equipment	0.00	OEG, Inc. DBA: Pride Electric, Friberg Electric,	0.00
Quoted date	12/22/2023	Subtrade	66,402.00		
Initiated date	11/17/2023	Direct Cost	2,856.33		
		Fee	3,594.87		
		<b>Total Quote:</b>	<b>\$74,685.00</b>		

Cost Code	Description	Quantity UoM		Labor Hours		Labor		Material		Equipment		Subtrade		Total	
				Prod	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total
<b>DIRECT FORCES WORK</b>															
010100	DB Project Manager	1.00	MO	1.000	1.000	152.04	152	---	---	---	---	---	---	---	152.04
010100	Lead Project Manager	1.00	MO	1.000	1.000	139.39	139	---	---	---	---	---	---	---	139.39
010100	Project Managers	1.00	MO	6.000	6.000	122.56	735	---	---	---	---	---	---	---	735.36
010505	Design Manager	1.00	MO	3.000	3.000	132.18	397	---	---	---	---	---	---	---	396.54
010200	General Superintendent	0.00	MO	---	---	163.98	---	---	---	---	---	---	---	---	---
010200	Superintendents	0.00	MO	---	---	153.57	---	---	---	---	---	---	---	---	---
010400	Project Engineers	1.00	MO	2.000	2.000	85.29	171	---	---	---	---	---	---	---	170.58
010510	Estimator	0.00	MO	---	---	146.41	---	---	---	---	---	---	---	---	---
010560	Accountant	1.00	MO	2.000	2.000	82.88	166	---	---	---	---	---	---	---	165.76
010540	Scheduler	0.00	MO	---	---	86.39	---	---	---	---	---	---	---	---	---
010530	HSE Manager	0.00	MO	---	---	78.52	---	---	---	---	---	---	---	---	---
010550	Admin Assistant	1.00	MO	1.000	1.000	72.13	72	---	---	---	---	---	---	---	72.13
<b>TOTAL</b>	<b>DIRECT FORCES WORK</b>				16.0		1,831.80		---		---		---		1,831.80
<b>MARKUP ON DIRECT FORCES</b>															
990100	OH&P on Direct Forces		LS	---	---	15.00%	275	15.00%	---	15.00%	---	---	---	---	274.77
<b>TOTAL</b>	<b>MARKUP ON DIRECT FORCES</b>						274.77		---		---		---		274.77
<b>SUBTRADE WORK</b>															
160100	ELECTRICAL	1.00	LS	---	---	---	---	---	---	---	---	---	---	---	---
013920	CONSULTANTS SERVICES	1.00	LS	---	---	---	---	---	---	---	---	---	900	---	900.00
	DLR Group COR, dated 12/12/23														
111900	DETENTION EQUIPMENT	1.00	LS	---	---	---	---	---	---	---	---	---	65,502	---	65,502.00
	Cornerstone COR 10, dated 11/29/23														
<b>TOTAL</b>	<b>SUBTRADE WORK</b>												66,402.00		66,402.00
<b>SUBTRADE MARKUP</b>															
990100	OH&P on Subcontract Costs		LS	---	---	---	---	---	---	---	---	5.000%	3,320.10	---	3,320.10
<b>TOTAL</b>	<b>SUBTRADE MARKUP</b>												3,320.10		3,320.10
<b>TOTAL</b>	<b>DIRECT FORCES &amp; SUBTRADES</b>				16.0		2,106.57		---		---		69,722.10		71,828.67
<b>DIRECT COST SUMMARY</b>															
014120	Security		LS	---	---	---	---	---	---	---	---	---	---	0.222%	160.83



# CRX Detail Report - CCP-019

PCL Construction Services, Inc.

Project #: 5701126

Project Name: Clackamas County Circuit Court

Location: 2125 Kaen Road  
Oregon City, OR

CRX description: Lockdown Levels 20231116

014100	Bond	LS	---	---	---	---	---	---	---	---	---	---	---	.500%	363.03
014200	Subtrade Default Insurance (SDI)	LS	---	---	---	---	---	---	---	---	---	---	---	0.916%	608.24
014300	Professional Insurance 0.84% (DLR)	LS	---	---	---	---	---	---	---	---	---	---	---	0.011%	7.56
	\$900 x 0.84% = \$7.56														
014300	Insurance	LS	---	---	---	---	---	---	---	---	---	---	---	1.773%	1,293.73
014850	CAT Tax	LS	---	---	---	---	---	---	---	---	---	---	---	.570%	423.29
014300	Rounding	LS	---	---	---	---	---	---	---	---	---	---	---	-.001%	-0.35
<b>TOTAL</b>	<b>DIRECT COST SUMMARY</b>														<b>2,856.33</b>
<b>TOTAL</b>	<b>CRX #: CCP-019</b>		16.0		2,106.57		---		---		69,722.10				<b>74,685.00</b>



110 SW Yamhill St. Suite 105  
Portland, OR 97204

December 12, 2023

Matt Glassman  
PCL Construction Services Inc.  
13920 SE Eastgate Way, Suite 400  
Bellevue, A 98005

Project Name: Clackamas County Courthouse  
DLR Group Project No.: 74-22101-00

Dear Matt:

Thank you for the opportunity to review my service request to the New Clackamas County Courthouse to provide the scope of work related to owner requested changes per CCP 019 ~~018~~. This scope is provided for changing lockdown levels.

The breakdown of additional fees for this scope of work are the following:

CCP 019 - Design	Senior Engineer (\$225)	Totals
Meetings for coordination	3 hours	3 hours / \$675
Revision to drawings	1 hour	1 hour / \$225
<b>TOTALS</b>	<b>4 hours</b>	<b>4 hours / \$900</b>

Note, this fee does not include any modifications to engineering by the design build contractors because it is understood the cost of construction will be amended to include contractors engineering.

The total fee for this additional service is **nine hundred dollars and zero cents (\$900.00)**.

Sincerely,  
DLR Group

Erica Loynd  
Principal  
EL:el  
Attachments: CCP 019

Cornerstone Detention Products

20871 Sandy Road  
Tanner, AL 35671

**Change Request**

**To:** Pat Saum (PCL Cstr Services,  
13920 SE Eastgate Way, Ste 400  
Bellevue, Washington 98005

**Number:** 10  
**Date:** 11/29/23  
**Job:** 2305502 Clackamas Co Circuit Crthouse  
**Phone:**

**Description:** CCP-019

We are pleased to offer the following specifications and pricing to make the following changes:  
All equipment and labor per description and drawings provided in CCP019  
See attachments for additional pricing information

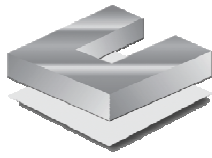
The total amount to provide this work is ..... \$65,501.70

If you have any questions, please contact me at .

Submitted by:

Approved by: \_\_\_\_\_  
Date: \_\_\_\_\_





**CORNERSTONE**

**Proposal For:**

Clackamas County Circuit Court  
Oregon City, OR

**Proposal No.:** Clackamas-08R2

**Date:** 12/21/2023

**Project No.:**

**Location:** Oregon City, OR

**Description:**

All equipment and labor per description and drawings provided in CCCC CCP019.

**Inclusions:**

This work will be done when the installation crew is on-site during the normal business hours of 7am to 3:30pm or 8am to 4:30pm. Additional trips and overtime are subject to additional charges. Installation by CDP and its subcontractor.

This proposal includes the following:

1. All equipment and labor provided in the attached Honeywell's proposal.
2. Installation, set up, test and verification of complete system on all levels.
3. Wiring interface between Honeywell PRO4200 and existing JCI C-cure panel within CUP MDF and PLC.
4. Training and video tape for future trainees.
5. 1-year warranty.
6. The following is the price break for programming hour in the proposal:
  - Program 10 points on the PLC and HMI icons on both workstation to provide the status (12 hours).
  - Set up a shop test to simulate the inputs and test the system (2Hr).
  - Test the system when installed on-site after Honeywell will test and simulate all 10 points (6) Hr.
  - Present working system to the Owner (assuming no changes) and train maintenance personnel (2Hr).

**Note:**

Additional equipment is subject to additional charges.

**Specific Exclusions:**

1. Conduit, j-boxes, door hardware and equipment that is not part of this proposal.
2. Any additions outside of this proposal are subject to additional charges.
3. Electrical power supply, receptacles and grounding connections.
4. Any work related to the County IT system set up.
5. All exclusions in Honeywell's proposal.

**Breakdown:**

CORNERSTONE MATERIAL:	\$42,141.00
CORNERSTONE LABOR:	\$10,814.00
CORNERSTONE GENERAL CONDITIONS:	\$3,378.15
Subtotal:	\$56,333.15
OH&P	
Tax:	

<b>SUBTOTAL A:</b>	<b>\$56,333.00</b>
SUBCONTRACT	
<b>SUBTOTAL B:</b>	
<b>GRAND TOTAL (A+B)</b>	<b>\$56,333.00</b>

## Proposal Details

Material and labor								
Item/Description	MATERIAL					LABOR		
	Vendor	Qty	UM	Unit Cost	Material	Total MHRS	Rate p/hr.	Labor Cost
<b>CCP-019 Item #3</b>								
Program 10 levels of lockdown and test as noted in Change order #19 document		1	unit	\$11,669.00	<b>\$11,669.00</b>	<b>4.00</b>	<b>\$139.00</b>	<b>\$556.00</b>
Provide, program and test on a new Honeywell PC in CUP and test for same 10 levels of lockdown programmed above		1	unit	\$10,274.00	<b>\$10,274.00</b>	<b>8.00</b>	<b>\$139.00</b>	<b>\$1,112.00</b>
Provide and install a new Honeywell PRO 42 controller to interface with C-cure and test for 1 level of lockdown as described		1	unit	\$18,035.00	<b>\$18,035.00</b>	<b>20.00</b>	<b>\$139.00</b>	<b>\$2,780.00</b>
<b>CCP-012 Item #5 Hardware</b>								
PLC Input module		1	unit	\$1,113.00	<b>\$1,113.00</b>			
<b>Wire and Connectors</b>								
Connectors and Misc. hardware		1	unit	\$420.00	<b>\$420.00</b>			
Relays, Terminals, Wire, CAT6 cable		1	set	\$630.00	<b>\$630.00</b>			
<b>Total</b>					<b>\$42,141.00</b>	<b>32</b>		<b>\$4,448.00</b>

Professional Labor								
Item/Description	MATERIAL					LABOR		
	Vendor	Qty	UM	Unit Cost	Material	Total MHRS	Rate p/hr	Labor Cost
<b>Project Management</b>								
ACAD and O&Ms			Days			<b>4</b>	<b>\$60.00</b>	<b>\$240.00</b>
Project Engineer/Field coordination			Days			<b>24</b>	<b>\$125.00</b>	<b>\$3,000.00</b>
Programming			Days			<b>22</b>	<b>\$125.00</b>	<b>\$2,750.00</b>
Shop set up and test			Days			<b>8</b>	<b>\$47.00</b>	<b>\$376.00</b>
<b>LABOR TOTAL</b>								<b>\$10,814.00</b>

General Conditions								
Item/Description	MATERIAL					LABOR		
	Vendor	Qty	UM	Unit Cost	Material	Total MHRS	Rate p/hr	Labor Cost
<b>Equipment</b>								
Welding Equipment & Supplies			Days					
Forklift or Lull			Days					
Fuel, Oil, Lube & Repair			Days					
<b>Plant &amp; Equipment</b>								
Scaffolding & Staging			Days					
Storage Trailer			Days					
Small Tools & Consumables			Days					
Truck and expenses			Days					
<b>Training</b>								
Operational Training		0.5	Days			<b>4</b>	<b>\$139.00</b>	<b>\$556.00</b>
Maintenance Training			Days					
Video Taping		0.5	Days			<b>4</b>	<b>\$139.00</b>	<b>\$556.00</b>
<b>Miscellaneous</b>								
Hotel			Days			<b>2</b>	<b>\$80.00</b>	<b>\$160.00</b>
Per diem			Days			<b>2</b>	<b>\$66.00</b>	<b>\$132.00</b>
Gas			Days			<b>2</b>	<b>\$10.00</b>	<b>\$20.00</b>
Parking			LS					
Mileage			ea					
Travel			Days			<b>12</b>	<b>\$99.50</b>	<b>\$1,194.00</b>
Warranty			ea			<b>1</b>		<b>\$510.15</b>
Freight (to shop and to site)								<b>\$250.00</b>
<b>Totals</b>								<b>\$3,378.15</b>

## Clackamas County Courthouse – ACS Change order #19



Honeywell International  
15001 NE 36<sup>th</sup> Street  
B14  
Redmond, WA 98052

**Quote Date:** 28-Nov-2023  
**Quote Number:** 25040020  
**Honeywell Professional:** Vishnu Srinivasan & Steve Grosvenor

**Site:** Clackamas Count Courthouse

**Customer:** Cornerstone Inc.

**Contact:**  
**Phone:**  
**Email:**

**Contact:** Joseph Etinger  
**Phone:** 720-417-0000  
**Email:** jetinger@cornerstoneinc.com

### OVERVIEW OF SCOPE

- A) Program 10 levels of lockdown and test as noted in Change order #19 document. **Cost breakout \$11,669.00**
- B) Provide, program and test on a new Honeywell PC in CUP and test for same 10 levels of lockdown programmed above. **Cost breakout \$10,274.00**
- C) Provide and install a new Honeywell PRO 42 controller to interface with C-cure and test for 1 level of lockdown described in Changer order #19. **Cost Breakout: \$18,035.00**

One year warranty on parts and labor

### CLARIFICATIONS / EXCLUSIONS

General clarification/exclusion:

- All work to be performed during normal business hours.

Clarification/Exclusion for Scope of work A)

- Clarification: Active lockdown level information will be passed on to PLC via dry contact. Installation by others

Clarification/Exclusion for Scope of work B)

- Clarification:
  - a) The County operator would use the Honeywell PC in CUP to initiate the lockdown of new courthouse building only. All other campus buildings are put to lockdown by the process the county currently follows. Putting the campus on lockdown on C-Cure system doesn't put the new courthouse on lockdown.
  - b) the PC will be hosted on the county network and will be provided firewall access to communicate to Honeywell system in new courthouse.
- Exclusion:
  - a) 120V and CAT6 LAN to county network.
  - b) Any subsequent changes in the lockdown door list would be additional cost. Reason: the programming change might be minimal, but Honeywell must retest all doors in lockdown list once a new program is downloaded.

Clarification/Exclusion for Scope of work C)

- Clarification: the new PRO42 controller will be installed in CUP MDF room. There must be enough space to mount Honeywell cabinet.
- Exclusion:
  - a) 120V and CAT6 LAN to county network.
  - b) Installation cost for the new Honeywell Panel and wiring to the C-Cure panel.
  - c) Cost for modification to C-Cure (JCI) panel hardware, software programming and testing is not included by Honeywell in this proposal.
  - d) Any subsequent changes in the lockdown door list would be additional cost. Reason: the programming change might be minimal, but Honeywell have to retest all doors in lockdown list once a new program is downloaded.



QUOTATION TOTAL: \$39,978.00

THIS QUOTATION is valid for 30 days.  
Sales tax, if applicable, will be invoiced separately.  
Use tax, if applicable, is included in the price.  
Currency: USD

**Terms and Conditions**

This offer is subject to Honeywell Terms & Conditions, copy available upon request. This quotation is valid for a period of 30 days from the date of issue. We reserve the right to apply for partial payment at any time during contract performance.

Payment: Upon Customer acceptance of this proposal or contract execution, whichever occurs first, the Customer shall pay Honeywell \$0 of the Price. Such payment shall be used for engineering, drafting, and other mobilization costs reasonably incurred prior to on-site installation.

To accept this proposal, simply sign the document and return together with an official purchase order to either the issuing engineer or via post/fax to the address listed above. By accepting this quotation, the Customer Responsible Person is aware of and agrees with the proposed system modification(s).

Honeywell reserves the right, in its discretion, to increase the price(s) set forth in this Proposal in the event that tariffs (or similar governmental charges) imposed by the United States or other countries result in any increase in the costs that Honeywell used to determine such price(s).

I confirm acceptance of this quotation in accordance with the aforementioned Terms & Conditions. I agree that any terms and conditions referenced in the official purchase order shall be considered null and void.

---

Honeywell Professional

**Customer Acceptance**

Name:

Title:

Date:

Signature:

Purchase Order #:



**CONSTRUCTION**

**▶ TOGETHER WE BUILD SUCCESS**

## **Exhibit 2**

Attachment B – Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation

Per County request this scope is excluded from this Change Proposal, the County has elected to perform the operations and maintenance work themselves.

**Honeywell**

Date: February 12, 2024

Type of Change: **CCP#019** – County Requirement Change Request - Pursuant to Section 7.12

Subject: **Courtroom lockdown Levels**

Jon:

Pursuant to Section 3.1 Changes (a) Facilities Coordination Review and Approval Confirmation, Honeywell is acknowledging that the change “**CCP#019 – Courtroom Lockdown Levels - Pursuant to Section 7.12**” does not create an operability, reliability, or longevity issue for the Service Contractor.

The change being requested will affect the OPEX or CAPEX for Clackamas County Circuit Courthouse Project. The Change will result in the following costs for the project

- The OPEX for this will be at a cost of \$6,222.08 (all taxes included)
- The CAPEX for this will be at a cost of \$62,807.25 (all taxes included)

**NOTE:**

The estimate is based on the ability to accommodate the standard schedule. Continuous access is required to maintain price based on scope of work provided when the contractor is on site.

Please see the estimate breakdown of costing in the attached change order estimate.

Regards,

*Dennis Crawford*

Dennis Crawford

P3 Operations Leader  
Honeywell Building Solutions  
4411 6 Street S.E., Suite 100  
Calgary, Alberta T2G 4E8  
Office – 403 -221-2184  
Dennis.Crawford@honeywell.com

# Honeywell

Project Clackamas County Circuit Courthouse  
Address: 2051 Kaen Road Oregon City, OR 97045  
December 21, 2023 Change Order #019 Courtroom Lockdown Levels  
ProjectCo Fengate Capital Management

Maintenance	Cost
Provide and install a new Honeywell PRO 42 controller to interface with C-cure and test for 1 level of lockdown	\$5,410.50
Mark Up	\$811.58
<b>Sub Total Install</b>	<b>\$6,222.08</b>
Renewal	Cost
Provide and install a new Honeywell PRO 42 controller to interface with C-cure and test for 1 level of lockdown	\$54,105.00
Project Management	\$510.00
Mark Up	\$8,192.25
<b>Sub Total Renewal</b>	<b>\$62,807.25</b>
<b>Grand Total</b>	<b>\$69,029.33</b>



**Project** Clackamas County Circuit  
**Courthouse**  
 2051 Kaen Road Oregon City, OR  
 97045  
**Address:**  
**Contact** Dennis Crawford  
**Contact email** Dennis.Crawford @honeywell.com

December 21, 2023 Change Order #019 Courtroom  
 ProjectCo Lockdown Levels  
 Fengate Capital Management

Description-1	Description-2	QTY	Install	Opex	Capex	Frequency
with C-cure and test for 1 level of lockdown		1	\$ 18,035.00	6,222.08	62,220.75	3
Project Management		2	\$ 85.00		617.10	3
<b>Sub-Total</b>			<b>\$ 18,120.00</b>	<b>\$ 6,222.08</b>	<b>\$ 62,837.85</b>	

		Renewal
with C-cure and test for 1 level of lockdown	\$5,410.50	\$54,105.00
Project Management	\$0.00	\$510.00

Sub Total	\$5,410.50	\$54,615.00
Mark Up	\$811.58	\$8,192.25
<b>Estimate Total</b>	<b>\$6,222.08</b>	<b>\$62,807.25</b>

**Total**

**\$69,029.33**

## CHANGE ORDER ESTIMATE (OPEX)

**PROJECT:** Change Order #019 Courtroom Lockdown Levels

**Contractor:** Fengate Capital Management

**DATE:** December 21, 2023

### Maintenance Payment

Month	this change add to HWL payments (2023)	Contract Period
Jul 1-31, 2025	\$17.28	Year 1
Aug 1-31, 2025	\$17.28	
Sep 1-30, 2025	\$17.28	
Oct 1-31, 2025	\$17.28	
Nov 1-30, 2025	\$17.28	
Dec 1-31, 2025	\$17.28	
Jan 1-31, 2026	\$17.28	
Feb 1-28, 2026	\$17.28	
Mar 1-31, 2026	\$17.28	
Apr 1-30, 2026	\$17.28	
May 1-31, 2026	\$17.28	
Jun 1-30, 2026	\$17.28	
Jul 1-31, 2026	\$17.28	Year 2
Aug 1-31, 2026	\$17.28	
Sep 1-30, 2026	\$17.28	
Oct 1-31, 2026	\$17.28	
Nov 1-30, 2026	\$17.28	
Dec 1-31, 2026	\$17.28	
Jan 1-31, 2027	\$17.28	
Feb 1-28, 2027	\$17.28	
Mar 1-31, 2027	\$17.28	
Apr 1-30, 2027	\$17.28	
May 1-31, 2027	\$17.28	
Jun 1-30, 2027	\$17.28	
Jul 1-31, 2027	\$17.28	Year 3
Aug 1-31, 2027	\$17.28	
Sep 1-30, 2027	\$17.28	
Oct 1-31, 2027	\$17.28	
Nov 1-30, 2027	\$17.28	
Dec 1-31, 2027	\$17.28	
Jan 1-31, 2028	\$17.28	

Feb 1-29, 2028	\$17.28	
Mar 1-31, 2028	\$17.28	
Apr 1-30, 2028	\$17.28	
May 1-31, 2028	\$17.28	
Jun 1-30, 2028	\$17.28	
Jul 1-31, 2028	\$17.28	Year 4
Aug 1-31, 2028	\$17.28	
Sep 1-30, 2028	\$17.28	
Oct 1-31, 2028	\$17.28	
Nov 1-30, 2028	\$17.28	
Dec 1-31, 2028	\$17.28	
Jan 1-31, 2029	\$17.28	
Feb 1-28, 2029	\$17.28	
Mar 1-31, 2029	\$17.28	
Apr 1-30, 2029	\$17.28	
May 1-31, 2029	\$17.28	
Jun 1-30, 2029	\$17.28	
Jul 1-31, 2029	\$17.28	Year 5
Aug 1-31, 2029	\$17.28	
Sep 1-30, 2029	\$17.28	
Oct 1-31, 2029	\$17.28	
Nov 1-30, 2029	\$17.28	
Dec 1-31, 2029	\$17.28	
Jan 1-31, 2030	\$17.28	
Feb 1-28, 2030	\$17.28	
Mar 1-31, 2030	\$17.28	
Apr 1-30, 2030	\$17.28	
May 1-31, 2030	\$17.28	
Jun 1-30, 2030	\$17.28	
Jul 1-31, 2030	\$17.28	Year 6
Aug 1-31, 2030	\$17.28	
Sep 1-30, 2030	\$17.28	
Oct 1-31, 2030	\$17.28	
Nov 1-30, 2030	\$17.28	
Dec 1-31, 2030	\$17.28	
Jan 1-31, 2031	\$17.28	
Feb 1-28, 2031	\$17.28	
Mar 1-31, 2031	\$17.28	
Apr 1-30, 2031	\$17.28	
May 1-31, 2031	\$17.28	
Jun 1-30, 2031	\$17.28	
Jul 1-31, 2031	\$17.28	Year 7
Aug 1-31, 2031	\$17.28	
Sep 1-30, 2031	\$17.28	
Oct 1-31, 2031	\$17.28	



# Honeywell

Nov 1-30, 2031	\$17.28	
Dec 1-31, 2031	\$17.28	
Jan 1-31, 2032	\$17.28	
Feb 1-29, 2032	\$17.28	
Mar 1-31, 2032	\$17.28	
Apr 1-30, 2032	\$17.28	
May 1-31, 2032	\$17.28	
Jun 1-30, 2032	\$17.28	
Jul 1-31, 2032	\$17.28	Year 8
Aug 1-31, 2032	\$17.28	
Sep 1-30, 2032	\$17.28	
Oct 1-31, 2032	\$17.28	
Nov 1-30, 2032	\$17.28	
Dec 1-31, 2032	\$17.28	
Jan 1-31, 2033	\$17.28	
Feb 1-28, 2033	\$17.28	
Mar 1-31, 2033	\$17.28	
Apr 1-30, 2033	\$17.28	
May 1-31, 2033	\$17.28	
Jun 1-30, 2033	\$17.28	
Jul 1-31, 2033	\$17.28	Year 9
Aug 1-31, 2033	\$17.28	
Sep 1-30, 2033	\$17.28	
Oct 1-31, 2033	\$17.28	
Nov 1-30, 2033	\$17.28	
Dec 1-31, 2033	\$17.28	
Jan 1-31, 2034	\$17.28	
Feb 1-28, 2034	\$17.28	
Mar 1-31, 2034	\$17.28	
Apr 1-30, 2034	\$17.28	
May 1-31, 2034	\$17.28	
Jun 1-30, 2034	\$17.28	
Jul 1-31, 2034	\$17.28	Year 10
Aug 1-31, 2034	\$17.28	
Sep 1-30, 2034	\$17.28	
Oct 1-31, 2034	\$17.28	
Nov 1-30, 2034	\$17.28	
Dec 1-31, 2034	\$17.28	
Jan 1-31, 2035	\$17.28	
Feb 1-28, 2035	\$17.28	
Mar 1-31, 2035	\$17.28	
Apr 1-30, 2035	\$17.28	
May 1-31, 2035	\$17.28	
Jun 1-30, 2035	\$17.28	
Jul 1-31, 2035	\$17.28	Year 11

# Honeywell

Aug 1-31, 2035	\$17.28	
Sep 1-30, 2035	\$17.28	
Oct 1-31, 2035	\$17.28	
Nov 1-30, 2035	\$17.28	
Dec 1-31, 2035	\$17.28	
Jan 1-31, 2036	\$17.28	
Feb 1-29, 2036	\$17.28	
Mar 1-31, 2036	\$17.28	
Apr 1-30, 2036	\$17.28	
May 1-31, 2036	\$17.28	
Jun 1-30, 2036	\$17.28	
Jul 1-31, 2036	\$17.28	Year 12
Aug 1-31, 2036	\$17.28	
Sep 1-30, 2036	\$17.28	
Oct 1-31, 2036	\$17.28	
Nov 1-30, 2036	\$17.28	
Dec 1-31, 2036	\$17.28	
Jan 1-31, 2037	\$17.28	
Feb 1-28, 2037	\$17.28	
Mar 1-31, 2037	\$17.28	
Apr 1-30, 2037	\$17.28	
May 1-31, 2037	\$17.28	
Jun 1-30, 2037	\$17.28	
Jul 1-31, 2037	\$17.28	Year 13
Aug 1-31, 2037	\$17.28	
Sep 1-30, 2037	\$17.28	
Oct 1-31, 2037	\$17.28	
Nov 1-30, 2037	\$17.28	
Dec 1-31, 2037	\$17.28	
Jan 1-31, 2038	\$17.28	
Feb 1-28, 2038	\$17.28	
Mar 1-31, 2038	\$17.28	
Apr 1-30, 2038	\$17.28	
May 1-31, 2038	\$17.28	
Jun 1-30, 2038	\$17.28	
Jul 1-31, 2038	\$17.28	Year 14
Aug 1-31, 2038	\$17.28	
Sep 1-30, 2038	\$17.28	
Oct 1-31, 2038	\$17.28	
Nov 1-30, 2038	\$17.28	
Dec 1-31, 2038	\$17.28	
Jan 1-31, 2039	\$17.28	
Feb 1-28, 2039	\$17.28	
Mar 1-31, 2039	\$17.28	
Apr 1-30, 2039	\$17.28	

# Honeywell

May 1-31, 2039	\$17.28	
Jun 1-30, 2039	\$17.28	
Jul 1-31, 2039	\$17.28	Year 15
Aug 1-31, 2039	\$17.28	
Sep 1-30, 2039	\$17.28	
Oct 1-31, 2039	\$17.28	
Nov 1-30, 2039	\$17.28	
Dec 1-31, 2039	\$17.28	
Jan 1-31, 2040	\$17.28	
Feb 1-29, 2040	\$17.28	
Mar 1-31, 2040	\$17.28	
Apr 1-30, 2040	\$17.28	
May 1-31, 2040	\$17.28	
Jun 1-30, 2040	\$17.28	
Jul 1-31, 2040	\$17.28	Year 16
Aug 1-31, 2040	\$17.28	
Sep 1-30, 2040	\$17.28	
Oct 1-31, 2040	\$17.28	
Nov 1-30, 2040	\$17.28	
Dec 1-31, 2040	\$17.28	
Jan 1-31, 2041	\$17.28	
Feb 1-29, 2041	\$17.28	
Mar 1-31, 2041	\$17.28	
Apr 1-30, 2041	\$17.28	
May 1-31, 2041	\$17.28	
Jun 1-30, 2041	\$17.28	
Jul 1-31, 2041	\$17.28	Year 17
Aug 1-31, 2041	\$17.28	
Sep 1-30, 2041	\$17.28	
Oct 1-31, 2041	\$17.28	
Nov 1-30, 2041	\$17.28	
Dec 1-31, 2041	\$17.28	
Jan 1-31, 2042	\$17.28	
Feb 1-29, 2042	\$17.28	
Mar 1-31, 2042	\$17.28	
Apr 1-30, 2042	\$17.28	
May 1-31, 2042	\$17.28	
Jun 1-30, 2042	\$17.28	
Jul 1-31, 2042	\$17.28	Year 18
Aug 1-31, 2042	\$17.28	
Sep 1-30, 2042	\$17.28	
Oct 1-31, 2042	\$17.28	
Nov 1-30, 2042	\$17.28	
Dec 1-31, 2042	\$17.28	
Jan 1-31, 2043	\$17.28	

# Honeywell

Feb 1-29, 2043	\$17.28	
Mar 1-31, 2043	\$17.28	
Apr 1-30, 2043	\$17.28	
May 1-31, 2043	\$17.28	
Jun 1-30, 2043	\$17.28	
Jul 1-31, 2043	\$17.28	Year 19
Aug 1-31, 2043	\$17.28	
Sep 1-30, 2043	\$17.28	
Oct 1-31, 2043	\$17.28	
Nov 1-30, 2043	\$17.28	
Dec 1-31, 2043	\$17.28	
Jan 1-31, 2044	\$17.28	
Feb 1-29, 2044	\$17.28	
Mar 1-31, 2044	\$17.28	
Apr 1-30, 2044	\$17.28	
May 1-31, 2044	\$17.28	
Jun 1-30, 2044	\$17.28	
Jul 1-31, 2044	\$17.28	Year 20
Aug 1-31, 2044	\$17.28	
Sep 1-30, 2044	\$17.28	
Oct 1-31, 2044	\$17.28	
Nov 1-30, 2044	\$17.28	
Dec 1-31, 2044	\$17.28	
Jan 1-31, 2045	\$17.28	
Feb 1-29, 2045	\$17.28	
Mar 1-31, 2045	\$17.28	
Apr 1-30, 2045	\$17.28	
May 1-31, 2045	\$17.28	
Jun 1-30, 2045	\$17.28	
Jul 1-31, 2045	\$17.28	Year 21
Aug 1-31, 2045	\$17.28	
Sep 1-30, 2045	\$17.28	
Oct 1-31, 2045	\$17.28	
Nov 1-30, 2045	\$17.28	
Dec 1-31, 2045	\$17.28	
Jan 1-31, 2046	\$17.28	
Feb 1-29, 2046	\$17.28	
Mar 1-31, 2046	\$17.28	
Apr 1-30, 2046	\$17.28	
May 1-31, 2046	\$17.28	
Jun 1-30, 2046	\$17.28	
Jul 1-31, 2046	\$17.28	Year 22
Aug 1-31, 2046	\$17.28	
Sep 1-30, 2046	\$17.28	
Oct 1-31, 2046	\$17.28	

# Honeywell

Nov 1-30, 2046	\$17.28	
Dec 1-31, 2046	\$17.28	
Jan 1-31, 2047	\$17.28	
Feb 1-29, 2047	\$17.28	
Mar 1-31, 2047	\$17.28	
Apr 1-30, 2047	\$17.28	
May 1-31, 2047	\$17.28	
Jun 1-30, 2047	\$17.28	
Jul 1-31, 2047	\$17.28	Year 23
Aug 1-31, 2047	\$17.28	
Sep 1-30, 2047	\$17.28	
Oct 1-31, 2047	\$17.28	
Nov 1-30, 2047	\$17.28	
Dec 1-31, 2047	\$17.28	
Jan 1-31, 2048	\$17.28	
Feb 1-29, 2048	\$17.28	
Mar 1-31, 2048	\$17.28	
Apr 1-30, 2048	\$17.28	
May 1-31, 2048	\$17.28	
Jun 1-30, 2048	\$17.28	
Jul 1-31, 2048	\$17.28	Year 24
Aug 1-31, 2048	\$17.28	
Sep 1-30, 2048	\$17.28	
Oct 1-31, 2048	\$17.28	
Nov 1-30, 2048	\$17.28	
Dec 1-31, 2048	\$17.28	
Jan 1-31, 2049	\$17.28	
Feb 1-29, 2049	\$17.28	
Mar 1-31, 2049	\$17.28	
Apr 1-30, 2049	\$17.28	
May 1-31, 2049	\$17.28	
Jun 1-30, 2049	\$17.28	
Jul 1-31, 2049	\$17.28	Year 25
Aug 1-31, 2049	\$17.28	
Sep 1-30, 2049	\$17.28	
Oct 1-31, 2049	\$17.28	
Nov 1-30, 2049	\$17.28	
Dec 1-31, 2049	\$17.28	
Jan 1-31, 2050	\$17.28	
Feb 1-29, 2050	\$17.28	
Mar 1-31, 2050	\$17.28	
Apr 1-30, 2050	\$17.28	
May 1-31, 2050	\$17.28	
Jun 1-30, 2050	\$17.28	
Jul 1-31, 2050	\$17.28	Year 26

# Honeywell

Aug 1-31, 2050	\$17.28	
Sep 1-30, 2050	\$17.28	
Oct 1-31, 2050	\$17.28	
Nov 1-30, 2050	\$17.28	
Dec 1-31, 2050	\$17.28	
Jan 1-31, 2051	\$17.28	
Feb 1-29, 2051	\$17.28	
Mar 1-31, 2051	\$17.28	
Apr 1-30, 2051	\$17.28	
May 1-31, 2051	\$17.28	
Jun 1-30, 2051	\$17.28	
Jul 1-31, 2051	\$17.28	Year 27
Aug 1-31, 2051	\$17.28	
Sep 1-30, 2051	\$17.28	
Oct 1-31, 2051	\$17.28	
Nov 1-30, 2051	\$17.28	
Dec 1-31, 2051	\$17.28	
Jan 1-31, 2052	\$17.28	
Feb 1-29, 2052	\$17.28	
Mar 1-31, 2052	\$17.28	
Apr 1-30, 2052	\$17.28	
May 1-31, 2052	\$17.28	
Jun 1-30, 2052	\$17.28	
Jul 1-31, 2052	\$17.28	Year 28
Aug 1-31, 2052	\$17.28	
Sep 1-30, 2052	\$17.28	
Oct 1-31, 2052	\$17.28	
Nov 1-30, 2052	\$17.28	
Dec 1-31, 2052	\$17.28	
Jan 1-31, 2053	\$17.28	
Feb 1-29, 2053	\$17.28	
Mar 1-31, 2053	\$17.28	
Apr 1-30, 2053	\$17.28	
May 1-31, 2053	\$17.28	
Jun 1-30, 2053	\$17.28	
Jul 1-31, 2053	\$17.28	Year 29
Aug 1-31, 2053	\$17.28	
Sep 1-30, 2053	\$17.28	
Oct 1-31, 2053	\$17.28	
Nov 1-30, 2053	\$17.28	
Dec 1-31, 2053	\$17.28	
Jan 1-31, 2054	\$17.28	
Feb 1-29, 2054	\$17.28	
Mar 1-31, 2054	\$17.28	
Apr 1-30, 2054	\$17.28	

# Honeywell

May 1-31, 2054	\$17.28	
Jun 1-30, 2054	\$17.28	
Jul 1-31, 2054	\$17.28	Year 30
Aug 1-31, 2054	\$17.28	
Sep 1-30, 2054	\$17.28	
Oct 1-31, 2054	\$17.28	
Nov 1-30, 2054	\$17.28	
Dec 1-31, 2054	\$17.28	
Jan 1-31, 2055	\$17.28	
Feb 1-29, 2055	\$17.28	
Mar 1-31, 2055	\$17.28	
Apr 1-30, 2055	\$17.28	
May 1-31, 2055	\$17.28	
Jun 1-30, 2055	\$17.28	
<b>Total</b>	<b>\$6,222.08</b>	

## CHANGE ORDER ESTIMATE (CAPEX)

<b>PROJECT:</b>	<b>Change Order #019 Courtroom Lockdown Levels</b>
<b>Contractor:</b>	<b>Fengate Capital Management</b>
<b>DATE:</b>	<b>December 21, 2023</b>

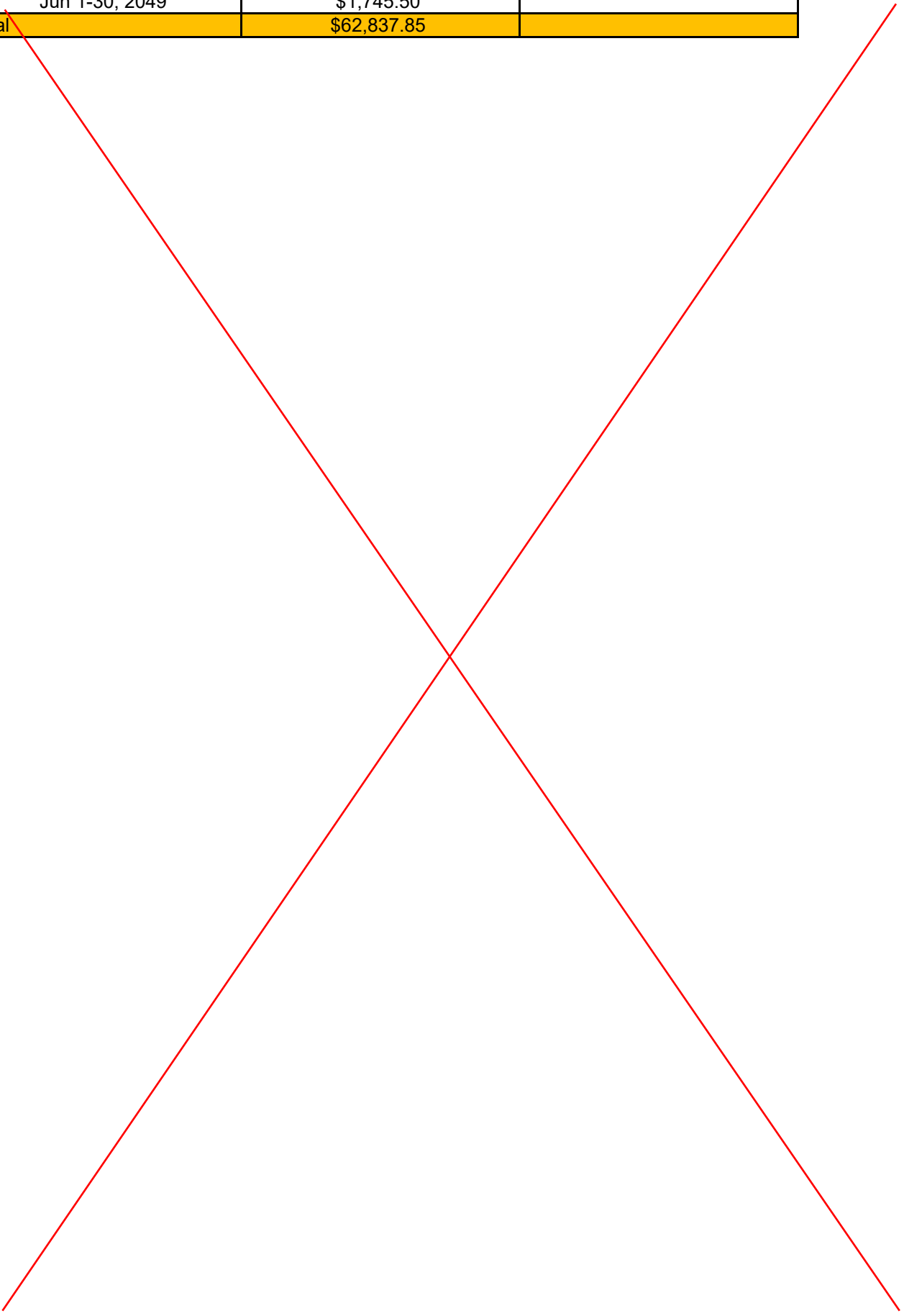
**DBFM Agreement, Schedule 14 (Payment Schedule),  
Appendix 1, Column D**

### Renewal Payment

Month	this change add to HWL payments (2023)	Contract Period
Jul 1-31, 2032	\$1,745.50	Year 8
Aug 1-31, 2032	\$1,745.50	
Sep 1-30, 2032	\$1,745.50	
Oct 1-31, 2032	\$1,745.50	
Nov 1-30, 2032	\$1,745.50	
Dec 1-31, 2032	\$1,745.50	
Jan 1-31, 2033	\$1,745.50	
Feb 1-28, 2033	\$1,745.50	
Mar 1-31, 2033	\$1,745.50	
Apr 1-30, 2033	\$1,745.50	
May 1-31, 2033	\$1,745.50	
Jun 1-30, 2033	\$1,745.50	
Jul 1-31, 2040	\$1,745.50	Year 16
Aug 1-31, 2040	\$1,745.50	
Sep 1-30, 2040	\$1,745.50	
Oct 1-31, 2040	\$1,745.50	
Nov 1-30, 2040	\$1,745.50	
Dec 1-31, 2040	\$1,745.50	
Jan 1-31, 2041	\$1,745.50	
Feb 1-29, 2041	\$1,745.50	
Mar 1-31, 2041	\$1,745.50	
Apr 1-30, 2041	\$1,745.50	
May 1-31, 2041	\$1,745.50	
Jun 1-30, 2041	\$1,745.50	
Jul 1-31, 2048	\$1,745.50	Year 24
Aug 1-31, 2048	\$1,745.50	
Sep 1-30, 2048	\$1,745.50	
Oct 1-31, 2048	\$1,745.50	
Nov 1-30, 2048	\$1,745.50	
Dec 1-31, 2048	\$1,745.50	
Jan 1-31, 2049	\$1,745.50	
Feb 1-29, 2049	\$1,745.50	
Mar 1-31, 2049	\$1,745.50	



Apr 1-30, 2049	\$1,745.50	
May 1-31, 2049	\$1,745.50	
Jun 1-30, 2049	\$1,745.50	
<b>Total</b>	<b>\$62,837.85</b>	



## **EXHIBIT 11**

DRCR 44.4 – Interior Doors

November 20, 2023

Office of the County Administrator  
Public Services Building  
2051 Kaen Road  
Oregon City, OR, 97045

Attention: Nancy Bush, Clackamas Courthouse Project Manager, [nbush@clackamas.us](mailto:nbush@clackamas.us)

**Reference: Clackamas County Circuit Courthouse  
Design and Construction Requirement Change Proposal No. 044R4**

Dear Ms. Bush,

In accordance with the Project Agreement, Article 7 Section 7.10, Clackamas Progress Partners, LLC. hereby submits the attached documents and information pertaining to: Appendix 6, Section 10.2.3 Interior Doors, Design-Build Contract Amendments and Design-Build Contract Administration Memoranda.

This change results in a **credit** to County in the amount of \$21,633.00.

Notwithstanding anything to the contrary, the changes in the Work and impacts caused thereby, attributable to this Design and Construction Requirement Change proposal (the "Change Proposal") are limited to the direct work and terms as described above and does not include any work that is not specially set forth herein. The Change Proposal excludes any Work that is not expressly described and committed to by Developer, Design Builder or Facilities Manager herein or any work that exceeds the submitted value thereof. The Compensation Amounts requested herein are an estimate only and are not to be construed as "as paid" or "actually incurred". Capitalized terms used and not otherwise defined in this letter shall have the meanings given to such terms in the DBFOM Agreement.

Best regards,



**Karl E. Schaefer**, CCM, DBIA, LEED  
Clackamas Progress Partners, LLC  
Project Company Representative

cc: Stephen Hadanich, WTP Associate Vice President  
Jon Kindrachuk, PCL Project Director

Enclosure: Appendix A – Design Builder submittal package dated November 19, 2023



CONSTRUCTION

November 19, 2023

**Karl E. Schaefer**, CCM, DBIA, LEED  
Project Executive  
Fengate PCL Progress Partners  
TD North Tower  
77 King Street West, Suite 3410  
Toronto, ON M5K 1H1  
karl.schaefer@fengate.com

**Subject: Clackamas County Circuit Courthouse**

**Reference: DR CR [#044R4] - Section 7.10 (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT DESIGN-BUILDER REQUEST) – [DR CR #044R3 - Appendix 6, Section 10.2.3 Interior Doors]**

**File: Project No. 5701126: 1J.5**

Dear Mr. Schaefer,

Pursuant to Section 7.10 of the Design Build Agreement (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT DESIGN-BUILDER REQUEST), Design-Builder provides Project Company DR CR [#044R4] enclosed as Attachment A. Design Builder is to provide notice of, and reasonable opportunity to review and comment upon, any Design and Construction Requirement Changes proposed to be made at the Design-Builder's request. The notice shall contain sufficient information for the Project Company to determine that the Design and Construction Requirement Change:

- (1) Does not diminish the capacity of the Project to be operated so as to meet the Contract Standards (as defined in the Project Agreement);
- (2) Does not impair the quality, integrity, durability and reliability of the Project;
- (3) Is reasonably necessary or is advantageous for the Design-Builder to fulfill its obligations under this Design-Build Contract; and
- (4) Is feasible.

Cost and schedule impacts are evaluated pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work) enclosed as Exhibit 1. The proposal value of the cost is [-\$21,633.00] and the scheduled time has been calculated as a [0] calendar day(s) extension to the Occupancy Readiness Date.

Design Builder has verified the proposed changes with the Design and Construction Standards pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation). These verifications are memorialized within the enclosed Exhibit 2.



**CONSTRUCTION**

▶ **TOGETHER WE BUILD SUCCESS**

Please advise if Project Company should require anything additional, as it relates to the subject matter contained herein.

If you have any further questions relating to this matter, promptly contact Contractor at [GAYourechuk@pcl.com](mailto:GAYourechuk@pcl.com).

Kind Regards,

**PCL Construction Services, Inc.**

*Greg Yourechuk*

Greg Yourechuk  
Authorized Representative

GY/cgf

cc: Matt Glassman, Design Manager  
Jennifer Canning, Quality Assurance Manager  
Jon Kindrachuk, Design Build Project Manager  
W.T. Sermeus, Lead Project Manager

See Enclosed Documents:

Exhibit 1 – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

Exhibit 2 – Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation)



**Attachment A - Change Proposal #044R4**

<b>Date:</b>	<b>November 19, 2023</b>
<b>Pursuant to:</b>	Article 7, Section 7.10, (DESIGN AND CONSTRUCTION REQUIREMENT CHANGES MADE AT PROJECT COMPANY REQUEST) of the DBFOM Agreement, Project Company shall give the County written notice of, and reasonable opportunity to review and comment upon, any Design and Construction Requirement Changes proposed to be made at the Project Company's request.
<b>Changes to:</b>	<b>DRCR #044R4 - Appendix 6, Section 10.2.3 interior Doors]</b>

Enclosed is Change proposed, as it pertains to [**DRCR #044R4 - Appendix 6, Section 10.2.3 Interior Doors**] of the Project Agreement, Design and Construction Standards. Capitalized terms used and not otherwise defined in this proposal shall have the meanings given to such terms in the DBFOM Agreement.

The Contractor is pleased to provide the following information in accordance with Article 7, Section 7.10 of the DBFOM Agreement:

1. a detailed description of the Requirement Change proposed of the D&C Work:

a) Identify and label the proposed DBFOM language:

Appendix 6, Section 10.2.3 Interior Doors

b) Identify specific DBFOM language to which a Requirement Change is requested:

Appendix 6, Section 10.2.3 Interior Doors defines ID-7 (no door).

Appendix 6, Section 10.2.3. Interior Doors defines ID-1b “Single Wood Door, Plastic Laminate or Painted”.

Appendix 6, Section 10.2.3. Interior Doors defines ID-2b “Double Wood Door, Plastic Laminate or Painted”.

<b>RDS Code</b>	<b>Description</b>
ID-1a	Single Wood Door, Natural Stained Finish
ID-1b	Single Wood Door, Plastic Laminate or Painted
ID-2a	Double Wood Door, Natural Stain Finish
<b>ID-2b</b>	Double Wood Door, Plastic Laminate or Painted
ID-3	Single Aluminum & Glass Door
ID-4	Double Aluminum & Glass Door

RDS Code	Description
ID-5	Single Hollow Metal Door, Painted
ID-6a	Double Hollow Metal Door, Painted
ID-6b	Coiling Counter Door
ID-7	No Door (wall opening)
ID-8	Detention Grade Door, ASTM 1450 Grade III
ID-9	Overhead Coiling Door

**Table 6. 10.5 (Interior Door Requirements)**

RDS calls for WA4 and OS1 to receive ID-7 (no door).

	MINIMUM REQUIREMENT	NOTES
<b>DOORS &amp; WINDOWS</b>		
Visual Privacy	PR-4 No Visual Privacy	
Exterior Doors		
Exterior Door Hardware Function		
Exterior Glazing	Yes	
Exterior Window Treatment		Provide shading and glare control without interior window treatment.
Interior Doors	ID-7 No Door (wall opening)	
Interior Door Hardware Function		
Interior Glazing		
Interior Window Treatment		
Specialty Door/Window Features		
Daylight & Views	DV-3 Circulation Area	

RDS calls for OS1 to receive ID-7 (no door).

<b>DOORS &amp; WINDOWS</b>		
Visual Privacy	PR-4 No Visual Privacy	
Exterior Doors		
Exterior Door Hardware Function		
Exterior Glazing	No	
Exterior Window Treatment		
Interior Doors	ID-7 No Door (wall opening)	
Interior Door Hardware Function		
Interior Glazing		
Interior Window Treatment		
Specialty Door/Window Features		

RDS calls for ST1 to receive “ID-1b Double Wood Door, Plastic Laminate or Painted”.

DOORS & WINDOWS		
Visual Privacy	PR-4 No Visual Privacy	
Exterior Doors		
Exterior Door Hardware Function		
Exterior Glazing		
Exterior Window Treatment		
Interior Doors	ID-1b Double Wood Door, Plastic Laminate or Painted	
Interior Door Hardware Function	HW-7 Storeroom Lockset	
Interior Glazing		
Interior Window Treatment		
Specialty Door/Window Features		
Daylight & Views		

- c) Identify specific changes to the DBFOM language to which a Requirement Change is requested:

RDS WA4 and OS1 to receive:

ID-1b or ID-7 (~~no~~ doors)

RDS ST1 to receive:

ID-1b or ID-2b Double Wood Door, Plastic Laminate or Painted

- d) Identify how the change sought constitutes good practice, maintains safety and performance

- a. WA4 and OS1 need to receive doors for security and LEED purposes. Providing doors is not in compliance with the RDS, so revising the RDS to allow these doors where required will allow the design to function and meet LEED AIQ goals.
- b. RDS defines ST1 receiving “ID-1B “Double Wood Door, Plastic Laminate or Painted”. This door type is a combination of ID-1B and ID-2B. Some instances of ST1 have accommodated double doors as requested through design review. The RDS should be updated to allow both single and double doors in the design as coordinated.
- c. Project Company has communicated and reviewed this change with the DLR Group and has confirmed that this deviation will have no impact on the projects ability to meet the LEED Gold standard that is required per the Project Agreement.
- d. Does not diminish the capacity of the Project to be operated so as to meet the Contract Standards
- e. Does not impair the quality, integrity, durability and reliability of the Project;



- f. Is reasonably necessary or is advantageous for the Project Company to fulfill its obligations under this Project Agreement; and
  - g. Is feasible.
2. a detailed description of the impact of the Requirement Change proposed on the D&C Work
- See revised language proposed in 1.(C)

3. a detailed description of the impact of the Requirement Change proposed the O&M Work;

Facilities Manager (Honeywell) has provided an evaluation of the proposed change Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation), enclosed as Exhibit 2.

4. if the Requirement Change is issued before the Operational Readiness Date, a detailed description of any proposed adjustments to the Project Schedule, including to any Contract Deadline, required as a result of any delay that would be caused by the implementation of the Change proposed:

Any work or tasks associated with, or arising from the Change request shall be considered a condition to achieving a Contract Deadline. No change in schedule

5. where adjustments to Contract Deadlines are proposed:

- (i) a time impact analysis that identifies Critical Path impacts (with activity numbers, durations, predecessor and successor activities, resources, costs and reasons why Float is not available), illustrates the effect of schedule changes or disruptions on the Contract Deadlines and complies with the requirements of (Time Impact Analysis for Proposed Extensions of Time) of the Design and Construction Standards

N/A

- (ii) an assessment of the feasibility of accelerating the Work to meet the original deadline or to reduce the total delay period; and

N/A

- (iii) if acceleration is feasible, an estimate of the cost to accelerate;

N/A

6. an estimate of any compensation amount claimed;

N/A

7. an estimate of the cost savings, if any, resulting from the Requirement Change proposed;

N/A

8. the effect (if any) of the Requirement Change request on Developers ability to perform the O&M Work stated by Contract Year;

N/A

9. where relief from obligations under the Contract Documents is sought, the effect of the Change proposed on Project Company's ability to perform any of its obligations under the Contract Documents that if not performed would result in the accrual of Noncompliance, the assessment of Deductions or the occurrence of a Developer Default, in each case including details of the relevant obligations, the effect on each such obligation, the likely duration of that effect and the specific relief sought;

N/A

10. a description of any additional consents or approvals required, including amendments, if any, of any Governmental Approvals required to implement the contemplated Requirement Change request;

N/A

11. a detailed description of the steps Project Company will take to implement the Change Request, including measures that Project Company will take to mitigate the costs, delay and other consequences of the Requirement Change request;

N/A

12. any other relevant information related to the Requirement Change request;

N/A



### **Exhibit 1**

Attachment A – Pursuant to Article 16, Section 16.11 of the Design Build Agreement (Negotiated Lump Sum Pricing of Additional Work)

The proposal value of the cost is **[-\$21,633.00]** and the scheduled time has been calculated as a **[0]** calendar day(s) extension to the Occupancy Readiness Date.



# CRX Detail Report - DRCR-044R2

PCL Construction Services, Inc.

Project #: 5701126

Project Name: Clackamas County Circuit Court

Location: 2125 Kaen Road  
Oregon City, OR

CRX description: RDS ST1 - Interior Door Revisions

Header Summary		Summary		Subtrade	Quote \$
Type	Scope Change	Labor	1,118.01	J.S. Perrott & Co.	-22,068.00
CRX status	Quoted to Project Company	Material	0.00		
Schedule days quoted	0	Equipment	0.00		
Quoted date	11/18/2023	Subtrade	-22,068.00		
Initiated date	9/15/2023	Direct Costs & SDI	-850.71		
		Fee	167.70		
		<b>Total Quote:</b>	<b>\$-21,633.00</b>		

Cost Code	Description	Quantity	UoM	Labor Hours		Labor		Material		Equipment		Subtrade		Total	
				Prod	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total
	<b>DIRECT FORCES WORK</b>														
010100	DB Project Manager	1.00	MO	1.000	1.000	152.04	152	---	---	---	---	---	---	---	152.04
010100	Lead Project Manager	1.00	MO	1.000	1.000	139.39	139	---	---	---	---	---	---	---	139.39
010100	Project Managers	1.00	MO	4.000	4.000	122.56	490	---	---	---	---	---	---	---	490.24
010400	Project Engineers	1.00	MO	2.000	2.000	85.29	171	---	---	---	---	---	---	---	170.58
010560	Accountant	1.00	MO	2.000	2.000	82.88	166	---	---	---	---	---	---	---	165.76
<b>TOTAL</b>	<b>DIRECT FORCES WORK</b>				10.0		1,118.01	---	---	---	---	---	---	---	1,118.01
	<b>MARKUP ON DIRECT FORCES</b>														
990100	OH&P on Direct Forces		LS	---	---	15.00%	168	15.00%	---	15.00%	---	---	---	---	167.70
<b>TOTAL</b>	<b>MARKUP ON DIRECT FORCES</b>						167.70	---	---	---	---	---	---	---	167.70
	<b>SUBTRADE WORK</b>														
081100	Doors, Frames & Hardware	-18.00	LS	---	---	---	---	---	---	---	---	---	-22,068	---	-22,068.00
<b>TOTAL</b>	<b>SUBTRADE WORK</b>												-22,068.00	---	-22,068.00
	<b>SUBTRADE MARKUP</b>														
990100	OH&P on Subcontract Costs		MO	---	---	---	---	---	---	---	---	---	---	---	---
<b>TOTAL</b>	<b>SUBTRADE MARKUP</b>												0.00	---	0.00
<b>TOTAL</b>	<b>DIRECT FORCES &amp; SUBTRADES</b>				10.0		1,285.71	---	---	---	---	---	-22,270.14	---	-20,984.43
	<b>DIRECT COST SUMMARY</b>														
014120	Security		LS	---	---	---	---	---	---	---	---	---	---	.222%	-46.59
014100	Bond		LS	---	---	---	---	---	---	---	---	---	---	.500%	-105.16
014200	Subtrade Default Insurance (SDI)		LS	---	---	---	---	---	---	---	---	---	---	.916%	-202.14
014300	Insurance		LS	---	---	---	---	---	---	---	---	---	---	1.773%	-374.74
014850	CAT Tax		LS	---	---	---	---	---	---	---	---	---	---	.570%	-122.61
014300	Rounding		LS	---	---	---	---	---	---	---	---	---	---	-.002%	0.53
<b>TOTAL</b>	<b>DIRECT COST SUMMARY</b>														-850.71
<b>TOTAL</b>	<b>CRX #: DRCR-044R2</b>				10.0		1,285.71	---	---	---	---	---	-22,270.14	---	-21,633.00



Main Office  
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Project: 2570 - Clackamas County Courthouse  
1000 Courthouse RD  
Oregon City, Oregon 97045

**Client Contract Potential Change Order #002: ST1 Spaces change from double door to single door at 18 openings, special unit pricing.**

<b>TO:</b>	PCL Construction Services	<b>FROM:</b>	JS Perrott
<b>PCO NUMBER/REVISION:</b>	011 / 2	<b>CONTRACT:</b>	
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Nick Tollefson
<b>STATUS:</b>	Pending - Pricing	<b>CREATED DATE:</b>	
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
		<b>TOTAL AMOUNT:</b>	(\$22,068.00)

**POTENTIAL CHANGE ORDER TITLE:** ST1 Spaces change from double door to single door at 18 openings

**CHANGE REASON:** Client Request

**ATTACHMENTS:**

#	Description	Amount
1	ST1 Spaces change from double door to single door at 18 openings, special unit pricing.	\$(22,068.00)
	<b>Subtotal:</b>	<b>\$(22,068.00)</b>
	<b>Rounding ( ≈ -0.02% Applies to all line item types.):</b>	<b>\$0.00</b>
	<b>Grand Total:</b>	<b>\$(22,068.00)</b>



**CONSTRUCTION**

**▶ TOGETHER WE BUILD SUCCESS**

## **Exhibit 2**

Attachment B – Pursuant to Section 3.1(a) of the Facilities Coordination Agreement, (Changes during Design Build Period), and Section 10.8 Facilities Management Services (Changes Facilities Coordination Review and Approval Confirmation

Date: August 15, 2023  
Type of Change: **DRCR #044** – Requirement Change Request - Pursuant to Section 7.10  
Subject: **DRCR #044 - Appendix 6, Section 10.2.3 Interior Doors**

Pursuant to Section 3.1 Changes (a) Facilities Coordination Review and Approval Confirmation, Honeywell is acknowledging that the change “**DRCR #044** – Requirement Change Request - Pursuant to Section 7.10 **Appendix 6, Section 10.2.3 Interior Doors** ” does not create an operability, reliability, or longevity issue for the Service Contractor.

This change being requested will not affect the OPEX or CAPEX for Clackamas County Circuit Courthouse Project.

Regards,

*Dennis Crawford*

Dennis Crawford

P3 Operations Leader  
Honeywell Building Solutions  
4411 6 Street S.E., Suite 100  
Calgary, Alberta T2G 4E8  
Office – 403 -221-2184  
Dennis.Crawford@honeywell.com

## **EXHIBIT 12**

Project Agreement Attachment 06 – Design and Construction Standards





Appendix 6 of the Project Agreement

## Design and Construction Standards

Clackamas County

New Courthouse Replacement Project

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# 1 GENERAL REQUIREMENTS

## 1.1 SCOPE OF APPLICATION

- (a) These Design and Construction Standards set forth certain minimum technical requirements for the Project. Nothing in these Design and Construction Standards shall relieve the Project Company of its obligation to achieve Occupancy Readiness in accordance with Article 7 (Design and Construction) and Article 8 (Occupancy Readiness) of this Project Agreement.
- (b) Except as otherwise provided in this Project Agreement, the Project Company shall comply with the requirements of these Design and Construction Standards in the performance of the Design-Build Work. The Project Company acknowledges that, within the broad scope and intent of these Design and Construction Standards, there may be work that is (i) not herein described, and (ii) not required by the Contract Standards and/or Applicable Law, but that are otherwise necessary for the performance of the work described in this Project Agreement. In such circumstances, the Project Company shall perform such work.

## 1.2 ACCESSIBILITY REQUIREMENTS

- (a) All rooms and areas within the Project that are open to the public shall be designed and constructed so that such rooms and areas are accessible to people with disabilities in compliance with the Contract Standards.
- (b) The New Courthouse shall be accessible to persons regardless of their physical and mental abilities. The United States Access Board, a federal agency promoting equality for people with disabilities through the development of accessibility guidelines and standards, has published a report providing standards for courthouse accessibility: *Justice for All: Designing Accessible New Courthouses*, November 2006. This shall be used as criteria for accessibility design of exterior spaces, security, assembly spaces, and courtrooms.
- (c) In addition to the sustainability requirements set forth in Section 6 (Sustainability Requirements) of these Design and Construction Standards, the Project Company shall design and construct the Project to comply with LEED v4.1 BD+C Sustainable Sites: Open Space Credit (SSc3).
- (d) Without limitation, public users with disabilities, as defined per Applicable Law, shall be able to approach and utilize the following rooms and areas in the same way that non-disable public users would be able to:
  - (i) all main entrances into the New Courthouse without having to take a circuitous route;
  - (ii) all clerical and information counters serving public users;
  - (iii) all Jury Assembly areas;



- (iv) all Jury Deliberation areas;
  - (v) all Toilet Rooms available to public users;
  - (vi) all Toilet Rooms available to In-Custody Persons;
  - (vii) all paths of egress from all public areas in the Project;
  - (viii) all Courtrooms and all public user stations within Courtrooms;
  - (ix) all vending areas;
  - (x) all signage required for wayfinding and information as required by the Contract Standards; and
  - (xi) all areas under Central Holding Area, as defined in the Courthouse Program.
- (e) Without limitation, all areas within the Project that are restricted to New Courthouse and Project Company employees shall be designed and constructed to be universally accessible or adaptable to universal accessibility. The following Functional Areas shall be fully accessible by the Occupancy Readiness date:
- (i) all Toilet Rooms available and/or restricted to New Courthouse and Project Company employees;
  - (ii) all ramps required for changes in elevation;
  - (iii) all signage required by the Contract Standards; and
- (f) all kitchenettes available to New Courthouse and Project Company employees (provide knee space and clearance at sink, easily convertible to access).

### **1.3 DESIGN LIFE**

The Project shall be designed and constructed to meet the minimum requirements for remaining useful life set forth in Section 6.2.3 (Project Condition and Remaining Useful Life) of the Facilities Management Standards.

### **1.4 NEW COURTHOUSE OPERATIONAL SCHEDULE**

The New Courthouse shall be designed, constructed, operated, and maintained in consideration of the following operational schedules:

- (a) the Operating Hours for the Project shall be as defined in the Project Agreement;
- (b) Judicial Chambers and Circuit Court Administration Management Offices are routinely used after-hours;
- (c) Courtrooms may be used beyond Operating Hours for extended court sessions;

- (d) the Server Room and other critical Functional Units as described in the Room Data Sheets shall be operational twenty-four (24) hours per day, seven (7) days per week; and
- (e) Mechanical Systems shall include a convenient method to override the unoccupied mode.

## **2 MANAGEMENT OF THE DESIGN-BUILD WORK**

### **2.1 PROJECT MEETINGS**

#### **2.1.1 Progress Meetings**

- (a) During the Design-Build Period, the Project Company shall conduct meetings with the County and representatives of the Oregon Judicial Department, as designated by the County Representative, to discuss the progress of the Design-Build Work as described in this Section 2.1.1 (each, a **“Progress Meeting”**).
- (b) Such Progress Meetings shall be held, at a minimum, on a weekly basis, unless otherwise agreed upon in writing by the County Representative and the Project Company Representative.
- (c) At each Progress Meeting held during the performance of the design work throughout the Design-Build Period, the Project Company shall provide a plan of design activities to be performed during the upcoming four (4) weeks and discuss any issues with the design work in the preceding week.
- (d) At each Progress Meeting held during the performance of the construction work throughout the Design-Build Period, the Project Company shall provide a plan of construction activities to be performed during the upcoming six (6) weeks and discuss any issues with the construction work in the preceding week.
- (e) The Project Company shall be responsible for the coordination and management of each Progress Meeting, including calendars, notifications, and invitations, electronic or otherwise.
- (f) Individual Progress Meetings may be cancelled by the County without prior notification. The County reserves the right to designate an Oregon Judicial Department representative to attend any meeting in such cases, in lieu of cancelling any meeting.
- (g) The Project Company shall not cancel any Progress Meetings unless approved by the County Representative.
- (h) Progress Meetings shall be held and conducted at the Construction Office, a Governmental Body office as designated by the County Representative, or at any other place as mutually agreed upon in writing by the County Representative and the Project Company Representative. The Project Company Representative shall be responsible for securing such Progress Meeting location, with the exception of a County office, where the County Representative shall bear the responsibility of securing a Progress Meeting location.

- (i) The Project Company Representative shall be responsible for providing Progress Meeting agendas, materials, and exhibits three (3) Business Days prior to each Progress Meeting to all Progress Meeting participants and any other County or Oregon Judicial Department employee as designated by the County Representative.
- (j) No later than three (3) Business Days after each Progress Meeting, the Project Company Representative shall provide the County Representative and the Oregon Judicial Department representatives who attended such Progress Meeting with meeting minutes for review and comment. After obtaining the comments from the County Representative and the Oregon Judicial Department who attended such Progress Meeting on such Progress Meeting minutes, if any, the Project Company shall incorporate such comments into the Progress Meeting minutes and then save an electronic copy of such Progress Meeting minutes on the Data Management System.
- (k) Shall portions of the design and construction work, or the Design-Build Work and Facilities Management Services be concurrent, a single Progress Meeting may be held, in which case Project Company shall ensure a representative from each workstream or phase attends such Progress Meeting.

#### **2.1.2 Design Review Meetings**

- (a) During the performance of the Design-Build Work, the County and the Project Company shall conduct joint meetings to discuss the progress of the design work (each, a “**Design Review Meeting**”). The Design Review Meetings shall:
  - (i) involve all relevant decisionmakers, including representatives of the Oregon Judicial Department;
  - (ii) begin within thirty (30) days from the Effective Date and continue on a bi-weekly basis for the performance of the Design-Build Work, unless the parties mutually agree upon a different timeframe for such Design Review Meetings; and
  - (iii) be in addition to the Progress Meetings set forth in Section 2.1.1 (Progress Meetings) of these Design and Construction Standards.
- (b) In connection with the Design Review Meetings, the Project Company shall:
  - (i) develop meeting agendas and submit to the County within a reasonable timeframe prior to each Design Review Meeting;
  - (ii) record and distribute Design Review Meeting minutes;
  - (iii) provide early drafts of related Work Submittals to the County to facilitate the County’s formal review; and
  - (iv) ensure that relevant key Project Company Persons from the appropriate design disciplines are present to accommodate timely discussion and collaboration.
- (c) The Design Review Meeting process shall:

- (i) not constitute a formal review process;
  - (ii) include a representative of the Oregon Judicial Department as designated by the County Representative;
  - (iii) only be considered by the Project Company as informal, non-binding input from the County; and
  - (iv) not affect the Project Company's compliance with the Project Schedule and the Submittal Review Procedure.
- (d) Regardless of any input provided by the County or any representative of the Oregon Judicial Department during each Design Review Meeting, the Project Company shall be responsible for complying with the requirements set forth in the Contract Standards.

### 2.1.3 Utility and Third-Party Coordination Meetings

- (a) The Project Company shall be responsible for holding meetings with Utility Owners, Governmental Bodies, Authorities Having Jurisdiction, and other stakeholders as required, in connection with the performance of the work (each, a "**Third-Party Coordination Meeting**"), in accordance with the requirements of this Section 2.1.3.
- (b) The Project Company shall be responsible for the coordination and management of each Third-Party Coordination Meeting, including calendars, notifications, and invitations, electronic or otherwise, securing a location for each Third-Party Coordination Meeting, providing agendas to each of the attendees, and producing materials or exhibits, as required, for each Third-Party Coordination Meeting. Electronic copies of such agendas, materials and exhibits shall be saved to the Data Management System.
- (c) Third-Party Coordination Meetings coordinated by the Project Company do not require the approval or attendance of the County, but the Project Company shall notify the County of each Third-Party Coordination Meeting at least three (3) Business Days in advance. The County reserves the right to attend any Third-Party Coordination Meeting.
- (d) No later than three (3) Business Days after each Third-Party Coordination Meeting, the Project Company shall produce meeting minutes for such meetings, and save such meeting minutes to the Data Management System. Meeting minutes for each Third-Party Coordination Meeting shall include the name of each attendee and the entity they represent, topics discussed and corresponding resolution, action items and persons or parties responsible for each action item.

### 2.1.4 Other Meetings

The Project Company shall be available to meet with the County and other stakeholders when requested by the County. In such cases, the Project Company shall (as reasonably requested by the County):

- (a) coordinate and manage the calendars, notifications, and invitations for such meetings, electronic or otherwise;

- (b) secure a location for such meetings;
- (c) provide an agenda and/or meeting materials or exhibits for such meetings; and
- (d) produce meeting minutes of such meetings, to be saved to the Data Management System no later than three (3) Business Days after the occurrence of such meeting.

## **2.2 PROGRESS REPORTING AND DOCUMENTATION**

### **2.2.1 Progress Report**

- (a) Each month for the duration of the Design-Build Period, after five (5) Business Days after the end of each month, the Project Company shall submit to the County a report that describes the progress of the Design-Build Work in accordance with the requirements of this Section 2.2 (each, a **“Progress Report”**).
- (b) Each Progress Report shall be provided to the County Representative with one (1) electronic copy (PDF format) of the Progress Report, and place one (1) electronic copy on the Data Management System.
- (c) Each Progress Report shall:
  - (i) describe the progress for the ongoing phases of the Design-Build Work;
  - (ii) include any Project Schedule Reports, as required by Section 2.4.7 (Project Schedule Monthly Update) of these Design and Construction Standards;
  - (iii) identify Schedule Activities planned for the upcoming period;
  - (iv) identify Critical Path issues and proposed resolution;
  - (v) identify problems and issues that arose during the period from the submission of the previous month’s Progress Report and the submission of the current month Progress Report, including their status;
  - (vi) summarize resolution or mitigation raised in previous Progress Reports and their status;
  - (vii) include a Monthly Quality Report, as required by Section 4 (Quality Management) of the General Design, Construction and Facilities Management Technical Requirements;
  - (viii) include any environmental noncompliance and remediating or mitigating actions;
  - (ix) identify any unexpected environmental occurrences during the period from the submission of the previous month’s Progress Report and the submission of the current Progress Report, including a summary of their resolution, mitigation and/or status;

- (x) include a list of Change Orders identified or executed during the period from the submission of the previous month's Progress Report and the submission of the current Progress Report, including their status;
- (xi) identify any Relief Events that have resulted in an amendment to the Project Agreement in accordance with Section 13.1 (Relief Events Generally) of the Project Agreement during the period from the submission of the previous month's Progress Report and the submission of the current month's Progress Report, and describe status;
- (xii) identify requested and/or required actions by the County for the next month; and
- (xiii) include a diversity and C2P2 implementation progress dashboard as further described in Section 2.8 (C2P2 and D/M/W/ESB/SDVBE Reporting Requirements) of these Design and Construction Standards.

### **2.2.2 Project Website**

The Project Company shall establish and maintain throughout the Design-Build Period a public Project website which shall contain, at a minimum, a description of the Project, general updates on the progress of the Design-Build Work, a section for frequently asked questions, and the diversity and C2P2 implementation progress dashboard described in Section 2.8 (C2P2 and D/M/W/ESB/SDVBE Reporting Requirements) below.

## **2.3 BUILDING INFORMATION MODELING ("BIM") AND DIGITAL DATA**

### **2.3.1 General Requirements**

- (a) As part of the Project Company's submittals during the performance of the Design-Build Work, the Project Company shall develop a three-dimensional digital model of the Project in accordance with this Section 2.3 (the "**BIM Record Model**").
- (b) The BIM Record Model to be submitted to the County for review and acceptance in accordance with the Work Submittal Review Procedure are specified in Section 28 (Design-Build Period Submittals).

## **2.4 DESIGN-BUILD WORK PROJECT SCHEDULE**

### **2.4.1 Scope of Application**

- (a) During the performance of the Design-Build Work, the Project Company shall develop and maintain a Design-Build Work schedule that shows all major aspects of the Design-Build Work, including the design work, the construction work, the Demolition Work, and testing and commissioning of the Project, in accordance with the requirements of this Section 2.4.
- (b) Several Forms of the Project Schedule shall be required, as further defined below:
  - (i) Project Schedule;
  - (ii) Preliminary Project Baseline Schedule;

- (iii) Project Baseline Schedule;
  - (iv) Revised Project Baseline Schedule;
  - (v) Project Schedule Monthly Update;
  - (vi) As-Built Project Schedule; and
  - (vii) Recovery Schedule.
- (c) The most recent version of such Project schedule as submitted to the County in accordance with the Submittal Review Procedure, whether the Project Baseline Schedule or the Project Schedule Monthly Updates, shall be the considered the most recent **“Project Schedule”**.

#### **2.4.2 Project Schedule Contents**

- (a) The Project Schedule shall include the elements set forth in this Section 2.4.2.
- (b) The Project Schedule shall:
- (i) be based on Business Days; and
  - (ii) be developed using the latest edition of Primavera P6 software, or the latest edition of other suitable software as approved by the County in writing.
- (c) The Project Schedule shall provide details of construction logistics, sequencing, and resourcing for the County to monitor and track the Project Company’s performance of the Work, and for the Project Company no monitor its own planning and monitoring of the Critical Path.
- (d) The Project Schedule shall be broken down into phases or elements of the Design-Build Work that reflect the construction phasing. For each major activity, the Project Company shall indicate the duration (in Business Days or calendar days as applicable) required to perform the activity and the anticipated beginning and completion date for each activity.
- (e) The Project Schedule shall divide the Design-Build Work into activities of reasonable duration with appropriate logic ties to show the Project Company’s overall approach to the planning, scheduling, and execution of the Design-Build Work (the **“Schedule Activities”**).
- (f) Each Schedule Activity shall be clearly and logically linked to other Schedule Activities in a manner that represents the Project Company’s intended performance of the Work, including the sequence of performing each major activity and the logical dependencies and inter-relationships among the Schedule Activities.
- (g) At a minimum, the Project Schedule shall clearly identify the Critical Path and the following activities:

- (i) all Schedule Activities for the design work, including milestones in respect of such design work;
  - (ii) all Schedule Activities for the construction work, including milestones in respect of such construction work;
  - (iii) all Schedule Activities for the coordination and interfacing activities with the County, Governmental Bodies, including all Third-Party Coordination Meetings, and other Project meetings as required;
  - (iv) all applicable Governmental Approvals; and
  - (v) any other details reasonably requested by the County.
- (h) The Project Schedule shall include a separate narrative that describes the Project Company's proposed methods of operation for delivering the Design-Build Work. The narrative shall describe the general sequence of design and construction activities, the proposed Critical Path of the Design-Build Work, all construction milestone deadlines and how these relate to the initial year of the performance of the Facilities Management Services.
- (i) Unless otherwise specified, the Project Schedule shall be based on a Work Breakdown Structure ("**WBS**"), which shall contain as many levels as necessary to clearly illustrate components and deliverables of the Design-Build Work.

#### **2.4.3 Preliminary Project Baseline Schedule**

- (a) No later than thirty (30) days after the Effective Date, the Project Company shall develop and submit to the County an initial Work schedule that complies with the requirements set forth in this Section 2.4.3 (the "**Preliminary Project Baseline Schedule**").
- (b) Such Preliminary Baseline Schedule shall be consistent with the logic-based Project schedule included in Appendix 7 (Design and Construction Proposal Commitments) of the Project Agreement.
- (c) The Preliminary Project Baseline Schedule shall include all the elements set forth in the preceding Section 2.4.2 (Project Schedule Contents). The Preliminary Project Baseline Schedule shall also include all aspects of the Design-Build Work, including the design work, the construction work, and the Demolition Work required for the Project, and the following elements:
- (i) all Schedule Activities for the testing and commissioning of the Project;
  - (ii) all Schedule Activities related to County FF&E and State FF&E;
  - (iii) all Schedule Activities related to the planning, milestones, and phasing of the Demolition Work;
  - (iv) all Schedule Activities for all Utility Work, including all Third-Party Coordination Meetings with Utility Owners; and



- (v) all Schedule Activity for the Project Company’s mobilization and preparation of the Services.
- (d) The Preliminary Project Baseline Schedule shall be submitted to the County for review and acceptance in accordance with the Work Submittal Review Procedure.
- (e) Once accepted by the County, the Preliminary Project Baseline Schedule shall become the Project Baseline Schedule.

**2.4.4 Work Breakdown Structure**

The Preliminary Project Baseline Schedule developed for the Design-Build Period shall be organized consistent with the WBS levels show in Table 6. 2.1 (WBS Level of Detail).

Level	Description	Intent
1	Master Project Summary	Level 1 shall ‘roll up’ all level 2 key milestones and identify all Project milestones.
2	Project Phases	Level 2 elements shall set out key deliverable milestones for phases of each program element. Examples include design, permitting, Work Submittals and approvals, procurement / prefabrication, construction, commissioning, FF&E and Final Completion.
3	Sub-Phase or Component	Level 3 elements shall set out activities by sub-phase or component. Examples include design sub-phases like DDs, permit sets and CDs or construction elements like structure, exterior envelope, MEP, etc.
4	Detailed Tasks	Level 4 shall set out each measurable Schedule Activity within each of the trades or disciplines and provide the basis for detailed monitoring of progress.

**Table 6. 2.1 (WBS Level of Detail)**

**2.4.5 Project Baseline Schedule**

- (a) Once accepted by the County in accordance with the Submittal Review Procedure, the Preliminary Project Baseline Schedule shall become the “**Project Baseline Schedule**”. The Project Baseline Schedule shall also be the Project Schedule in accordance with item 2.4.1(b) of these Design and Construction Standards, until that time when the Project Baseline Schedule is updated in accordance with Section 2.4.6 (Revised Project Baseline Schedule ) of these Design and Construction Standards.
- (b) The Project Company shall keep the Project Baseline Schedule in its original form as accepted by the County, without any further revisions, for the remainder of the performance of the Work. The Project Baseline Schedule will serve as the basis of comparison between such Project Baseline Schedule and the then current Project Schedule.
- (c) The Project Baseline Schedule developed for the Design-Build Period shall cover the time from Financial Close until Final Completion.

#### 2.4.6 Revised Project Baseline Schedule

- (a) The Project Company shall update the current Project Schedule after the occurrence of any Change Orders, and/or any Relief Event that causes a revision to the Scheduled Occupancy Readiness Date in accordance with this Project Agreement, whether caused by the Project Company or the County, or any other event (each, a “**Revised Project Baseline Schedule**”).
- (b) Each Revised Project Baseline Schedule shall identify and contain the elements set forth in Section 2.2 (Project Schedule Contents) of the Design and Construction Standards.
- (c) Each Revised Project Baseline Schedule shall be submitted to the County for review and acceptance in accordance with the Work Submittal Review Procedure, and once accepted by the County, such most recent Project Schedule Update shall become the Project Schedule.
- (d) Each Revised Project Baseline Schedule shall include a narrative providing an explanation for the aforementioned revisions to the Project Schedule.
- (e) Changes to the Project Schedule shall be made in accordance with the Project Documents. Any change or delay to dates to achieve the Project milestones shall not alter the Project Company’s obligations to achieve those dates in accordance with the Project Agreement.

#### 2.4.7 Project Schedule Monthly Update

- (a) The Project Company shall submit the most recent Project Schedule Monthly Update reflecting actual progress and defining future activities to accurately reflect the Project Company’s plan for completing the remaining Work in each monthly Progress Report until the D&C Work is completed in accordance with the requirements of this Section 2.4.7 (each, a “**Project Schedule Monthly Update**”). The last day of each monthly reporting period shall be the date used to calculate the schedule. It is understood that this is a design-build project and the Project Schedule will be updated within the Project Schedule Monthly Update in a rolling wave format to mimic the evolution of the design development.
- (b) The Project Schedule Report shall include a snapshot beginning on the first day of the following month and covering the Schedule Activities shown in the most recent Project Schedule as accepted by the County to be performed during the next thirty (30) days, unless otherwise specified in the Contract Documents.
- (c) Each Project Schedule Report shall:
  - (i) identify the Critical Path;
  - (ii) accurately reflect the Project’s progress as of the commencement of the Project Schedule Report timeframe;
  - (iii) forecast finish for in-progress Schedule Activities;
  - (iv) reforecast early dates and late dates for remaining Schedule Activities;

- (v) indicate the overall physically complete percent of the Design-Build Work; and
  - (vi) modify activity relationships in the currently established Project Schedule only as necessary to correct out-of-sequence progress for on-going activities or to accurately reflect Developer's plan for completing remaining Work.
- (d) The County shall use the Project Schedule Report to manage its activities in order to be responsive to the Project Schedule and to monitor the Project Company's performance in accomplishing the Design-Build Work. Once submitted, the Project Schedule Monthly Update shall become the latest Project Schedule.

#### **2.4.8 As-Built Schedule**

At Final Completion, the Project Company shall submit the final Project Schedule Monthly Update identified as the "**As-Built Schedule**". The As-Built Schedule shall reflect the manner in which the Design-Build Work up to Final Completion was actually performed (including start and completion dates, Schedule Activities, actual durations, sequences and logic).

#### **2.4.9 Recovery Schedule**

If the Design-Build Work is delayed on any Critical Path item for a period which exceeds the greater of either:

- (a) thirty (30) days in the aggregate; or
- (b) a number of days in the aggregate equal or greater to 5% of the days remaining until Final Completion;

then the next Project Schedule Update and Project Schedule Report shall include a recovery schedule demonstrating the proposed plan to put the Design-Build Work back on schedule (the "**Recovery Schedule**").

### **2.5 STAFFING MANAGEMENT DURING THE DESIGN-BUILD PERIOD**

#### **2.5.1 General Staffing Requirements**

The Project Company shall implement and adhere to the Staffing Management Plan, applicable to the Design-Build Period, in conformance with the requirements of Section 26.3.2.2 (Staffing Management Plan) of these Design and Construction Standards throughout the Design-Build Period, and as applicable to each phase of the Project.

#### **2.5.2 Project Company's Staff Background Checks**

- (a) Throughout the Design-Build Period, all Project Company staff, including the staff of all Project Contractors and Subcontractors, shall undergo a background check conducted by the County, as set forth in Section 2.5.3 (County Responsibilities) below. The Project Company shall be responsible for scheduling, or causing all Project Company staff assigned to the New Courthouse to schedule, such background checks through the County's Facilities Management Division, or any other County department as indicated by the County Representative.

- (b) If and when requested by the County, the Project Company shall be able to provide without delay, and in any case, no later than twenty-four (24) hours after requested, the results and records of any background check conducted in accordance with this Section 2.5.2.

### **2.5.3 County Responsibilities**

Throughout the Design-Build Period, the County shall be responsible for performing all background checks for all Project Company staff, including all Project Contractors and Subcontractors, and shall provide the results of such background checks to the Project Company no later than twenty (21) days after the initial request, or as otherwise mutually agreed upon by the parties, provided that the Project Company staff complies with all required appointments as mandated by the County for such background checks.

### **2.5.4 Workforce Training**

- (a) The Project Company shall provide all training and orientation to Project Company staff as required by Applicable Law and the Project Agreement, including training for emergency management as set forth in the Project Company's Design-Build Period Emergency Management Plan.
- (b) From time to time, either party may request that the Project Company provides training and orientation to Governmental Body staff or Project Company staff. In such case, both parties shall cooperate within reason to accommodate such request as necessary.

## **2.6 OCCUPATIONAL HEALTH AND SAFETY DURING THE DESIGN-BUILD PERIOD**

### **2.6.1 General Requirements**

- (a) Throughout the Design-Build Period, the Project Company shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Design-Build Work and shall be responsible for the safety of its Project Company Persons affected by the Design-Build Work.
- (b) Without limiting the foregoing and throughout the Design-Build Period, the Project Company shall comply with all Applicable Law, guidelines, and recommendations issued in respect of occupational health and safety within the Project Site, including those issued by Oregon OSHA and the Occupational Safety and Health Administration under the United States Department of Labor, as applicable

### **2.6.2 Design-Build Safety Officer**

The Project Company shall designate a Project Company Person who will be responsible for developing and implementing the Project Company's Period Health and Safety Plan and safety related activities (the "**Safety Officer**") to be conducted during the performance of the Design-Build Work. The Safety Officer shall report directly to the Project Executive, shall have authority to stop work when the requirements of the Health and Safety Plan are not being met, and shall be available to review Design Documents, and suggest modifications to the designs, means and methods, and to work collaboratively with appropriate parties (whether other Project Company Persons, Project Company Person employees, County staff, or other Governmental Bodies staff)

for any necessary modifications based on Project Site conditions or the performance of the Design-Build Work. The Safety Officer shall be a Key Individual.

### **2.6.3 Personal Protective Equipment**

Throughout the Design-Build Period, the Project Company shall require all persons entering an area under the Project Company's control to wear appropriate personal protective equipment ("PPE"), as required by Applicable Law and Contract Standards.

### **2.6.4 Pandemic Provisions**

The Project Company shall ensure all Applicable Law and Contract Standards issued by the County, or any other local, State and/or federal Governmental Body in respect of COVID-19 or any other pandemic as determined by any Governmental Body including, but not limited to the utilization of face masks, face shields or any other PPE required to limit the spread of COVID-19 or any other pandemic, are fully implemented and observed at all times by all Project Company employees, until such time when the Governmental Body determines, in their sole discretion, that such pandemic is no longer a threat to the health and safety of Project Users and that such PPE is no longer required.

## **2.7 ENVIRONMENTAL MANAGEMENT**

### **2.7.1 General Requirements**

Throughout the Term, the Project Company shall be solely responsible for managing and tracking all environmental matters associated with the Design-Build Work, in accordance with this Section 2.7.

### **2.7.2 Project Company Environmental Compliance Manager**

- (a) The Project Company shall assign a Project Company Person to develop and implement policies designed to protect potentially sensitive areas, wildlife, and other environmental resources within the Project Site (the "**Environmental Compliance Manager**"). The Environmental Compliance Manager shall ensure compliance with environmental laws and regulations governing construction, the management of Hazardous Substances and the disposal of Hazardous Substances. The Environmental Compliance Manager shall be the single, identified entity or person responsible for, at a minimum, the following duties:
- (i) planning of environmentally sensitive construction methods;
  - (ii) oversight of construction methods for environmental soundness;
  - (iii) ensuring that all training has been conducted, and flagging and barriers to potentially sensitive areas have been installed;
  - (iv) ensuring compliance with the Oregon Department of Environmental Quality Stormwater Discharge Permit, Grading Permit, and any other applicable Governmental Approval;
  - (v) coordination with the County;

- (vi) coordination with Governmental Bodies;
  - (vii) compliance with environmental Governmental Approvals; and
  - (viii) conducting meetings with necessary Governmental Bodies.
- (b) All environmental monitoring duties conducted by the Environmental Compliance Manager shall be recorded in the form of a standard report and photographic log (as required by Applicable Law). The photographic log shall be kept in both electronic and hardcopy form. All reports shall be submitted to the County in summary form on a weekly basis. Copies of all daily monitoring records shall be maintained at the Project Site by the Environmental Compliance Manager.

### **2.7.3 Wildlife and Protected Species Surveys and Protection**

If required by the Clackamas County Department of Planning and Zoning or the City of Oregon City in the site development plan process, the Project Company shall develop and comply with a plan to avoid disturbing protected species that may be affected during the performance of the Design-Build Work.

### **2.7.4 Hazardous Substances**

#### **2.7.4.1 Project Company Hazardous Substances**

Any Project Company Hazardous Substances shall be the responsibility of the Project Company. The Project Company shall obtain an EPA identification number for all Project Company Hazardous Substances, listing the Project Company's name and construction site address as the generator of the Project Company Hazardous Substance. The Project Company shall be responsible for the identification, analysis, profiling, documentation, reporting, transport and disposal of Project Company Hazardous Substances.

#### **2.7.4.2 Hazardous Substances Management Program**

The Project Company shall develop and maintain written Hazardous Substances management program that includes as a minimum, but is not limited to, the requirements specified in this Section 2.7.4. A copy of the Hazardous Substance Management Program shall be submitted to the County. The interests of the County are that accidental spill, site contamination, and injury of personnel on the site are avoided. The County shall notify the Project Company of suspected violations. If in the opinion of the County, the Project Company fails to address the suspected violations in a timely and appropriate manner, the County shall notify all appropriate Governmental Bodies, report the suspected violations to them, and request that they inspect the Project Company's operations. Any fines that may be levied against the County for violations relating to Project Company Hazardous Substances shall be reimbursed immediately by the Project Company. All documents required by the Hazardous Substances Management Program shall be made available to the County immediately upon request.

### **2.7.5 Noise Mitigation**

Prior to initiation of disruptive work, the Project Company shall provide a construction noise mitigation program to the County for review and acceptance in accordance with the Submittal Review Procedure. In connection with such disruptive work, the Project Company shall

implement and comply with the construction noise mitigation program as accepted by the County. In addition to complying with any and all requirements set forth by the Oregon City Municipal Code, the construction noise mitigation program shall include to the following requirements:

- (a) construction activities within five hundred (500) feet of any occupied residences shall be restricted to between the hours of 7:00 AM and 6:00 PM on weekdays and Saturdays with no construction on Sundays and holidays;
- (b) all noise-producing equipment and vehicles using internal combustion engines shall be equipped where appropriate with exhaust mufflers and air-inlet silencers in good operating condition that meet or exceed original factory specifications;
- (c) mobile or fixed “package” equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment;
- (d) mobile or fixed noise-producing equipment that is regulated for noise output by local, state or federal agency shall comply with such regulation;
- (e) electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, when such equipment is available at commercially reasonable rates the Oregon City area;
- (f) material stockpiles, mobile equipment staging, construction vehicle parking, and maintenance areas shall be located as far as practicable from noise-sensitive land use;
- (g) stationary noise sources such as generators or pumps shall be located as far as practicable away from noise-sensitive land uses;
- (h) noise-producing signals, including horns, whistles, alarms, and bells, shall be used for safety warning purposes only. No Project Company public address loudspeaker, two-way radio, or music systems shall be audible at any adjacent noise-sensitive receptor except for emergency use;
- (i) temporary noise barriers shall be installed where Design-Build Work is unavoidably close to noise-sensitive receptors;
- (j) the noisiest construction operations shall be scheduled to occur together to avoid continuing periods of the greatest annoyance, to the extent doing so would align with Good Design-Build Practice;
- (k) construction vehicle trips shall be routed as far as practical from existing residential uses; and
- (l) the loudest construction activities, such as demolition, blasting, and pile driving, shall be scheduled in accordance with item 2.7.5(a).

### **2.7.6 Archeological and Paleontological Resources**

- (a) In the event that evidence of deposits of historical or archaeological interest, including human remains, is found during the performance of the Design-Build Work, the Project Company shall cease the Design-Build Work affecting the find and immediately notify the County Representative. The Project Company shall not disturb deposits until written notice from the County Representative is given to proceed.
- (b) In the event that evidence of deposits of paleontological interest is found during the performance of ground-disturbing Design-Build Work, the Project Company shall cease such Design-Build Work affecting the find and immediately notify the County Representative. Such deposits shall not be disturbed until written notice from County Representative is obtained.

### **2.7.7 Recycling**

- (a) The Project Company shall obtain one credit related to LEED v4.1 Construction and Demolition Waste Management Credit and pursue option 1 (50% Diversion) of such credit.
- (b) The Project Company shall keep the area where the construction waste recycling and waste containers are located neat and clean.
- (c) The Project Company shall keep materials to be recycled free of Hazardous Substances and other substances deleterious to the recycling process.
- (d) The Project Company shall arrange for collection or delivery of construction waste to appropriate recycling centers or transfer stations.
- (e) The Project Company shall provide the County with the opportunity to select demolition waste for reuse. The Project Company shall provide to the County documentation demonstrating that demolition waste not selected for reuse by the County has been recycled.

### **2.8 C2P2 AND D/M/W/ESB/SDVBE REPORTING REQUIREMENTS**

- (a) Throughout the performance of the Design-Build Work, the Project Company shall implement and adhere to its C2P2 Implementation Plan and D/M/W/ESB/SDVBE Subcontracting Plan as included in Appendix 7 (Design and Construction Proposal Extracts). The Project Company shall report to the County on the implementation progress of both plans at each Progress Meeting.
- (b) The Project Company shall prepare and include in each monthly Progress Report a diversity and C2P2 implementation progress dashboard that summarizes by way of graphics, based on contract amounts (a) the percentage of participation for each D/M/W/ESB/SDVBE category (based on subcontract dollar amounts against the total capital cost of the Project); (b) the total dollars contractually assigned to each D/M/W/ESB/SDVBE category; (c) the percentage of apprenticeship by trade for the each month; (d) the percentage of minority male journey and apprenticeship by trade hours; and the percentage of minority female journey and apprenticeship by trade hours.



- (c) The Project Company shall make the diversity and C2P2 implementation progress dashboard available to the public via the Project website described in Section 2.2.2 (Project Website) of these Design and Construction Requirements.

### 3 PROJECT SITE PREPARATION

#### 3.1 RED SOILS CAMPUS MASTER PLAN

Unless otherwise specified in this Project Agreement, the Project's design and construction shall not preclude the County from implementing the elements provided in the *Red Soils Master Plan, August 2017 Update* or most recent version (the "**Red Soils Campus Master Plan**") developed by SERA Architects.

#### 3.2 ZONING REQUIREMENTS

The design and construction of the Project and the Project Site shall comply with all Applicable Law, including the *Clackamas County Zoning and Development Ordinance 1005: Site and Building Design* and the Oregon City Municipal Code.

#### 3.3 PROJECT SITE FENCING AND SECURITY

- (a) During the performance of the construction work, the Project Company:
  - (i) shall, prior to commencement of construction work in any area of the Project Site, install 6-foot-high (or higher) chain link site security fencing and gates. Fencing shall include dark, solid-colored shade screen (including black, blue, brown or green) to shield construction activities from view. The Project Company shall maintain fencing around active construction areas within the Project Site and shall remove fencing only with County's prior acceptance;
  - (ii) shall be responsible, during the performance of the construction work, for locking the Project Site and all storage areas during non-working hours. County shall have no responsibility for missing or stolen equipment, tools, materials or any other items within the Project Site;
  - (iii) may, at its own expense, employ a third party to provide security and access control at the Project Site during working and/or non-working hours. In the event the Project Company employs a third party to provide certain security and access services, the Project Company shall:
    - (1) notify the County that the Project Company has engaged a third party to provide security and access control, including identification of the third party and a description of the services that such third party will provide;
    - (2) submit a list of such third-party security personnel to the County Representative and cause each such person to comply with the requirements set forth in Section 4.2 (Project Company's Staff Background Checks) of the General Design, Construction and Facilities Management Technical Requirements;

- (3) ensure that security personnel adhere at all times to all Applicable Law, and any other policies in regards to fire arms, during the performance of the Work; and
  - (4) provide the County with access to the Project Site as requested.
- (b) Throughout the performance of the construction work, the Project Company, Project Contractors and Subcontractors shall not place any signs, advertisements, notices or graphic materials anywhere on the Project Site without the County's written consent, with the exception of those signs, advertisements, notices or graphic materials required by Applicable Law.

### **3.4 LAND SURVEYING REQUIREMENTS**

During the performance of the construction work, the Project Company shall:

- (a) locate and protect control points prior to the commencement of the construction work;
- (b) protect all permanent reference points throughout the performance of the construction work;
- (c) not change reference points without prior written consent of the County;
- (d) report the loss or destruction of any reference point, or the need to relocate a reference point in connection with the performance of the construction work to the County; and
- (e) repair or replace any reference point that is lost, destroyed, or requires relocation in connection with the performance of the construction work.

### **3.5 TEMPORARY PROJECT FACILITIES**

- (a) Temporary Project facilities or elements necessary for the performance of the construction work shall be provided, installed, maintained and removed by the Project Company, including, but not limited to:
  - (i) scaffolding, staging, runways, and similar equipment necessary to complete the construction work;
  - (ii) temporary rigging, trash chutes, ladders between floors and similar equipment;
  - (iii) barricades, lights and similar safety precautions;
  - (iv) OSHA- and Oregon OSHA-compliant guardrails at floor openings and building perimeter, as well as toe guards upon placement of concrete slabs; and
  - (v) temporary OSHA- and Oregon OSHA-compliant guardrail system around the storm drain and sanitary sewer excavations.

- (b) All temporary facilities and elements of the construction work shall conform to all requirements that pertain to operation, safety and fire hazard as set forth in the Technical Requirements and Applicable Law.
- (c) Upon completion of an aspect of the Work, the Project Company shall remove all temporary facilities and elements of the construction work.

### **3.6 TRAFFIC AND PEDESTRIAN CONTROL**

Throughout the performance of the construction work, the Project Company shall:

- (a) perform the Work in a manner that minimizes disruption to traffic around the Project Site;
- (b) maintain pedestrian and bicycle access around and adjacent to the Project Site as required by Contract Standards and Applicable Law;
- (c) furnish, at the Project Company's expense, all barricades and any other devices and means necessary, including staff utilized for flagging and traffic control operations during the performance of the construction work, to control traffic; and
- (d) before the commencement of any construction work that impacts vehicular traffic, pedestrian or bicycle circulation around the Project Site:
  - (i) provide the County for review and comment a schedule of activities that will impact such vehicular, pedestrian and bicycle traffic, and corresponding traffic control measures; and
  - (ii) obtain all approvals required by Authorities Having Jurisdiction and Applicable Law.

### **3.7 DEMOLITION WORK**

- (a) The performance of the Design-Build Work shall include:
  - (i) the complete decommissioning, demolition, and removal of the following buildings:
    - (1) the OC Hilltop Building, located at 998 Library Court, Oregon City, OR;
    - (2) the Stewart Community Center, located at 1002 Library Court, Oregon City, OR; and
    - (3) the removal and replacement of Parking Lot "J";
  - (ii) the removal of all infrastructure, Utilities, Hazardous Materials and any other elements associated with the facilities described in items 3.7(a)(i), deemed not necessary for the Project;

- (iii) the proper disposal of any and all debris resulting from such demolition and removal Work; and
- (iv) the restoration, re-grading, and landscaping in accordance with the Technical Requirements for unpaved surfaces impacted by such demolition and removal Work; or
- (v) the design and construction of the Project, in accordance with this Project Agreement,

(the “**Demolition Work**”).

- (b) The Project Company shall include the Demolition Work in the Project Schedule prepared for the Design-Build Work.
- (c) The Demolition Work shall not commence without prior written approval by the County Representative. The Project Company shall request such approval thirty (30) days prior to the commencement of such Demolition Work, except as otherwise provided in this Project Agreement.
- (d) The County shall have first right of refusal for all material and equipment removed as part of the performance of the Demolition Work. All material and/or equipment refused by the County shall be the property of the Project Company and shall be removed and disposed of in accordance with Section 3.11 (Project Site Cleanup and Salvage) of the Design and Construction Standards.

### **3.8 PROJECT SITE CLEARING**

- (a) The Project Company shall take all necessary measures to protect existing trees within the Project Site not impacted by the design and construction of the Project from construction damage and keep them in a healthy condition throughout the Design-Build Period.
- (b) The Project Company may stockpile and reuse for landscape work any topsoil found during the performance of the Design-Build Work.
- (c) Depressions caused by clearing and grubbing operations shall be filled and graded in accordance with Section 3.10 (Project Site Grading) of the Design and Construction Standards.

### **3.9 PROJECT SITE EROSION AND SEDIMENTATION CONTROL**

All Project Site erosion prevention and sedimentation control shall be in accordance with the requirements set forth in the *Erosion Prevention Planning and Design Manual* by the Clackamas Water Environment Services Department, and all Contract Standards and Applicable Law.

### **3.10 PROJECT SITE GRADING**

- (a) Project Site grading shall be designed and constructed in conformance with all Contract Standards and Applicable Law, with consideration of adjacent properties, buildings and

roadways so that landforms and grade transitions are smooth and coordinated between the Project Site and such abutting properties, buildings and roadways.

- (b) Maximum slopes shall not exceed 3:1 (horizontal : vertical).
- (c) Minimum slopes on grass / vegetated areas shall be no less than 2.5%, except that defined swales shall be no less than 2%.
- (d) Minimum asphalt pavement slope shall be no less than 1.5%, and no more than 5% for parking areas, and 8% for driveways that do not have parking immediately adjacent.
- (e) Minimum slope on concrete pavement shall be 1%.

### **3.11 PROJECT SITE CLEANUP AND SALVAGE**

To the extent practicable during the Design-Build Period, the Project Company shall keep the Project Site free of debris and Project waste resulting from the Design-Build Work. Such debris and Project waste shall be disposed of in accordance with all Applicable Law.

### **3.12 CONSTRUCTION OFFICE**

#### **3.12.1 General Construction Office Requirements**

- (a) During the Design-Build Phase and within the Project Site, the Project Company shall provide a fully functional, fully outfitted, and ADA-compliant temporary office space from which to manage the Design-Build Work for all Project Company Persons, and County staff (the “**Construction Office**”).
- (b) The Project Company shall ensure parking spaces serving the Construction Office:
  - (i) are provided for the Project Company Persons;
  - (ii) are provided for County Staff, whether such staff is working on permanent or temporary capacity, or working on a full-time or part-time basis;
  - (iii) include ADA-compliant spaces as required by Applicable Law and Contract Standards;
  - (iv) include an additional 50% capacity to be designated as “Visitor Parking”; and
  - (v) are paved with all-weather material.
- (c) The County shall allow the Project Company and all associated contractors to use other parking areas outside of the Project Site, but within the Red Soils Campus. Such approval shall be coordinated with the County and shall include the estimated number of Project Company Persons that will be utilizing such parking.
- (d) The Project Company shall ensure that all common deliveries are delivered to the Project Company’s Construction Office (or that a Project Company Persons is always available to receive such deliveries in the event the Project Company Persons and County staff are collocated within the same Construction Office), or some other location under the Project

Company's control, as appropriate. The County shall not accept deliveries on behalf of the Project Company.

- (e) The Construction Office's systems, infrastructure and FF&E, including those utilized by the County, shall be acquired, owned and maintained at all times, and replaced as required, by the Project Company. The Project Company shall take all necessary measures to find a temporary solution for any systems or equipment not operating as intended within one (1) hour from being notified, and a permanent solution within twenty (24) hours.
- (f) Within the Construction Office, the Project Company shall provide a minimum number of restrooms and associated fixtures in accordance with ADA requirements, Contract Standards, and Applicable Law. The Project Company shall ensure each restroom/sanitary facility within the Construction Office is fully stocked with all necessary appurtenances including, but not limited to toilet paper and appropriate toilet paper dispenser, paper towels and appropriate paper towel dispenser, liquid soap and appropriate liquid soap dispenser, waste baskets at each workstation and within each enclosed space, including private offices, conference rooms, each kitchen/breakroom areas, and first-aid kit, as required. Each restroom/sanitary facility shall be cleaned and inspected on a daily basis.
- (g) The Project Company shall equip the kitchen/breakroom area with a microwave, refrigerator with freezer, coffee maker machine, and hot and cold-water dispenser. The Project Company shall ensure a steady supply of coffee, tea, biodegradable disposable cups and stirrers, sugar, and creamer.
- (h) The Construction Office and supporting FF&E shall remain the Project Company's property at all times. The Project Company shall decommission and remove the Construction Office no later than thirty (30) days from obtaining an occupancy permit and moving Project Company and County staff into their corresponding office spaces within the New Courthouse, unless otherwise agreed upon in writing by the Project Company Representative and the County Representative. No less than thirty (30) days prior to moving Project Company and County personnel their corresponding office spaces within the New Courthouse, the Project Company shall provide notification of such activity to the County Representative and County staff at the Construction Office.
- (i) The Project Company shall provide keys to County staff as required by the County Representative.
- (j) The Project Company shall submit the Construction Office's site plan and floor plans for review and acceptance in accordance with the requirements set forth in the Submittal Review Procedure.

### **3.12.2 Construction Office Minimum Space Requirements**

In addition to the spaces required for Project Company Persons, the Construction Office shall include the following spaces for County staff:

- (a) two (2) private offices, each with a minimum area of one hundred (100) net square feet;

- (b) six (6) workstations within an open office area, each with a minimum area of eighty (80) net square feet;
- (c) one (1) large conference room to accommodate private meetings of ten (10) personnel with a minimum area of three hundred (300) net square feet;
- (d) one (1) small conference room (shared space) to accommodate private meetings of six (6) personnel with a minimum area of two hundred (200) net square feet;
- (e) one (1) file/storage room with a minimum area of two hundred (200) net square feet;
- (f) one (1) copy/reproduction room (shared) with a minimum area of two hundred (200) net square feet; and
- (g) one (1) kitchen/breakroom area (shared) with a minimum area of one hundred seventy-five (175) net square feet.

### **3.12.3 Construction Office Information Technology and Communications Requirements**

The Project Company shall provide the following equipment for all County staff in the Construction Office:

- (a) telephone system for each office, desk, cubicle and conference room, including remotely accessible voicemail;
- (b) two (2) network connected, high-capacity printer/copier/scanner/fax to be placed in the copy/reproduction room and capable of handling double-sided printing and 11" x 17" paper size;
- (c) high-speed internet access, business-grade internet connection;
- (d) local area network connections at each office, desk, cubicle and conference room; and
- (e) a wireless area network, with a guest account in addition to the County's account, separate from Project Company's wireless area network.

### **3.12.4 OC Hilltop Building as Construction Office**

- (a) In lieu of providing a temporary structure for the Construction Office, the Project Company may elect to use the OC Hilltop Building prior to its demolition as required in Section 3.7 (Demolition Work) of these Design and Construction Standards. The utilization of the OC Hilltop Building as the Project's Construction Office shall:
  - (i) not delay or impede the Demolition Work related to the Stewart Building;
  - (ii) not delay or impede the Design-Build Work of the New Courthouse and the Project;
  - (iii) comply with all the requirements set forth in this Section 3.12; and

- (iv) allow for the performance of the Demolition Work of the OC Hilltop Building prior to achieving Occupancy Readiness.

## **4 UTILITY WORK DURING THE DESIGN-BUILD PERIOD**

### **4.1 UTILITY MANAGEMENT SERVICES**

- (a) Throughout the Design-Build Period, the Project Company shall:
  - (i) verify the location of all Utilities directly with Utility Owners during the performance of any Work that may impact or damage such Utilities;
  - (ii) coordinate directly with Utility Owners in respect of any Utility Work required to be performed within the Project Site, and in connection with any Work that will require the shutdown of any Utility services to any facility within the Red Soils Campus and adjacent properties; and
  - (iii) at least sixty (60) days prior to any Utility shutdown required by the Design-Build Work, notify the County, and any Governmental Body and members of the general public that may be impacted by such Utility shutdown.
- (b) In the event of an incident that requires an immediate Utility shutdown in order to safeguard the health and safety of County staff, Project Company Persons, and members of the general public, the requirement set forth in the preceding item 4.1(a)(iii) shall not apply and the Project Company shall notify the County as soon as practicable.
- (c) All Utility shutdowns shall be scheduled to take place outside of Operational Hours.
- (d) When coordinating meetings with Utility Owners, the Project Company shall comply with the requirements set forth in Section 2.1.3 (Utility and Third-Party Coordination Meetings) of these Design and Construction Standards.

### **4.2 TEMPORARY UTILITIES**

- (a) The Project Company shall obtain temporary Utilities for all Design-Build Work either from the County or directly from Utility Owners and be responsible for the cost of such temporary Utilities. The Project Company shall provide and maintain any necessary temporary structures required in connection with temporary Utilities.
- (b) The Project Company shall submit to the County for review and acceptance in accordance with the Submittal Review Procedure drawings and plans for temporary Utilities during the performance of the Design-Build Work.
- (c) All temporary Utilities and associated temporary structures shall be promptly removed at the completion of the construction work for which such temporary Utilities and associated temporary structures were required.
- (d) During the Design-Build Period, the Project Company shall conform to all Contract Standards and Applicable Law for all temporary fire protection and:



- (i) ensure that no burning is performed on the Project Site;
- (ii) provide and maintain fire protection equipment including extinguishers, fire hoses, and other equipment as necessary for proper fire protection during the Design-Build Period; and
- (iii) locate fire extinguishers in field offices, storage sheds, tool houses, other temporary buildings, and throughout the Project Site, as required by Applicable Law.

### **4.3 PERMANENT UTILITIES**

#### **4.3.1 General Requirements**

- (a) All underground and above-ground permanent Utilities shall be shown on design development site plans in accordance with Contract Standards and Applicable Law, and submitted to the County for review and acceptance in accordance with the Submittal Review Procedure.
- (b) All above-ground Utility devices including but not limited to backflow preventers, transformers, fire hydrants, meters, and pressure reducing stations shall:
  - (i) be placed on appropriately sized concrete pads as applicable;
  - (ii) be located no less than three (3) feet behind the back of curb if adjacent to a vehicular travel way or parking area, so as to avoid vehicle impact;
  - (iii) not create safety impacts or impede pedestrian circulation or vehicular maneuvering within the Project Site; and
  - (iv) not be located near the New Courthouse main entrance.
- (c) Vaults shall not be located on primary walking paths and shall be shown on design development site plans.
- (d) All above-grade Utility devices shall be painted or coated to protect them from corrosion and to minimize their visual presence, and consistent with existing Utility devices within the Red Soils Campus. Specific paint or coating shall be subject to the County's review and shall be consistent with current County's practices.
- (e) Where applicable, Utilities alignments shall be generally oriented to align with roadways (Loop Road, Relocated Kaen Road, and Library Court Extension) so as not to create conflicts or impediments to future construction.
- (f) Separation between water lines and other Utilities shall never be less than one (1) foot for Utilities not covered by Applicable Law.
- (g) All non-metallic underground water piping two (2) inches and larger, and all fiber optic cable piping shall be accompanied by a solid core #10 insulated copper tracer wire. The wire shall be fastened to the top of the pipe so that it is not displaced or broken during

backfilling, such as by affixing the wire to the pipe with duct tape at approximately 10 feet intervals. Both ends of the tracer wire shall be accessible at all Utility valve boxes, manholes or vaults and shall terminate on the top of the valve box.

- (h) Provide detectable warning tape for all underground Utilities. Such detectable warning tape shall be permanent, brightly colored, and intended for direct burial service. Provide color coding appropriate to the Utility with black printing denoting such Utility. The tape shall be installed directly over the pipe, eighteen (18) inches to twenty-four (24) inches above the top of pipe. For concrete-encased high voltage electrical duct banks, provide one (1) warning tape for each twelve (12) inches width of concrete duct bank or fraction thereof. Utilities supplied via Utilidor are exempt from this requirement.
- (i) All water pipes shall be tested and inspected in accordance with AWWA standards. Piping for fire protection shall be tested in accordance with NFPA 24 and NFPA 13. All piping utilized for the potable water system shall be disinfected and tested for bacteriological contamination prior to being put into service.
- (j) All underground piping and fitting materials shall take into consideration the acidity of the local soil conditions.
- (k) Backfill materials shall generally be granular in the vicinity of the pipe and non-expansive soils for the balance of backfill. Pea gravel is not an acceptable trench backfill material.
- (l) Trench excavation and backfill shall be such that water will not be allowed to follow the excavation to beneath the New Courthouse.

#### **4.3.2 Water Mains**

The Project Company shall design and construct all water mains in accordance with all the requirements set forth by the Clackamas Public Health Department, including all applicable requirements set forth in Division 61 (Drinking Water) of Chapter 333 of the *Oregon Administrative Rules*, by the Public Health Division of the Oregon Health Authority, and all Contract Standards and Applicable Law.

#### **4.3.3 Wastewater Management**

The Project Company shall design and construct all sewer mains and wastewater systems in accordance with the requirements set forth in the *Water Environment Services Rules and Regulations* (July 2018) or the most recent version by the Clackamas Water Environment Services Department, and all Contract Standards and Applicable Law.

#### **4.3.4 Stormwater Management**

The Project Company shall design and construct all stormwater management systems in accordance with the Clackamas Water Environment Services Stormwater Standards and all Contract Standards and Applicable Law.

#### **4.3.5 Electric, and Communications**

The Project Company shall design and construct electric and communications Utilities for the Project in accordance with corresponding Utility Owners, all Contract Standards, and Applicable Law.

#### **4.4 UTILIDOR AND CENTRAL UTILITY PLANT**

Refer to Appendix 4 (Central Utility Plant Description and Assumed Operating Performance Parameters) for information on the County's Utilidor and Central Utility Plant, corresponding parameters, and Project connection requirements.

### **5 SITE PLANNING AND IMPROVEMENTS**

#### **5.1 GENERAL REQUIREMENTS**

Vehicular and pedestrian circulation systems shall be designed and constructed to minimize vehicular and pedestrian traffic conflicts throughout Project Site.

#### **5.2 BUILDING HEIGHT AND LOCATION**

- (a) The New Courthouse's building height shall not exceed one hundred five (105) feet. Oregon City has approved a deviation from the requirements set forth in Subsection C.1 of Section 17.31.060 (Dimensional Standards) of the *Oregon City Municipal Code*.
- (b) For the purposes of interpretation of Section 5.2(a), building height shall be defined in accordance with Subsection 17.04.550 (Height of Building) of the *Oregon City Municipal Code*.
- (c) There are not restrictions on the location or orientation of the New Courthouse within the Project Site provided that its location and orientation meet all the architectural requirements set forth in these Design and Construction Standards, and that the New Courthouse's main entrance into the Main Lobby is facing the west end of the Red Soils Campus Circle of Honor (located between the DSB and the PSB) and perpendicular to the Circle of Honor's centerline. There are no minimum distance requirements from the New Courthouse's main entrance and the west end of the Circle of Honor.

#### **5.3 EXTERIOR FEATURES**

##### **5.3.1 Exterior Lighting**

- (a) The Project Company shall design and install exterior lighting to adequately light the Project Site. Such exterior lighting shall consist, without limitation, of pedestrian level pole lights, bollard lights, building up lighting, and parking lot lights.
- (b) The style of exterior light fixtures and poles shall generally match the style, color and material of existing lighting devices within the Red Soils Campus or as set forth by the 2017 *Red Soils Campus Master Plan*. Standard roadway lighting shall not be acceptable.
- (c) All exterior lighting shall be LED.

- (d) The exterior lighting design shall meet or exceed IESNA recommendations of one (1) foot candle average. The exterior lighting design shall also be compliant with IDA recommendations.

### **5.3.2 Sidewalks and Pedestrian Pathways**

- (a) All sidewalks and pedestrian pathways designed and constructed by the Project Company shall:
  - (i) be designed and constructed as concrete in accordance with the applicable Oregon City Municipal Code, Contract Standards and Applicable Law;
  - (ii) be ADA-compliant; and
  - (iii) have a minimum sidewalk width of five (5) feet.
- (b) Exterior Areas shall clearly, effectively and safely link all key pedestrian connections from the New Courthouse to parking facilities, other buildings within the Red Soils Campus, and the Circle of Honor.

### **5.3.3 Fencing**

In the event fences are required, such fences shall be high quality ornamental metal fence, and shall comply with Project's security requirements. Chain-link fence is not acceptable, except when matching existing fence along the Red Soils Campus property line. Fence architectural design and style shall generally match the style, color and material of existing features and retaining walls within the Red Soils Campus or as set forth in the *2017 Red Soils Campus Master Plan*.

### **5.3.4 Retaining Walls**

In the event retaining walls are required, design and construction of such retaining walls shall be segmental block or cast in place concrete, and generally match the architectural intent of the Red Soils Campus. Fencing on the top of the walls shall be in accordance with Section 5.3.3 (Fencing) of Appendix.

### **5.3.5 Exterior Furniture and Amenities**

- (a) Exterior furniture and amenities including, but not limited to flagpoles, benches, bollards, planters, bike racks, tables, chairs, and handrails shall match and integrate with the architectural intent of the New Courthouse and the style of existing features in the Red Soils Campus. Such exterior furniture shall be universally accessible and provide for and enhance the public realm.
- (b) Permanent bollards shall comply with the security requirements set forth in Section 5.5.1 (Vehicular Deterrence and Security Barriers) of these Design and Construction Standards.
- (c) Exterior furniture and amenities shall be made of metal and have metal finishes (such as stainless steel, galvanized steel, or powder coating) and generally be low maintenance and high quality (wood, plastic or composite materials are not acceptable). Exterior furniture

or amenities with long, continuous surfaces, such as long continuous benches, shall include breaks so as not to permit damage from skateboarding.

- (d) The Project Company shall provide two (2) aluminum flagpoles near the New Courthouse's entrance into the Main Lobby to accommodate one flag of the United States and one flag of the State of Oregon.
- (e) The Project Company shall provide a dedication plaque and/or cornerstone, with relevant project information and dates, that is permanently placed in a prominent exterior location (in the case of a cornerstone), or a prominent exterior or interior location (in the case of a plaque). Prior to installation, submit the plaque and/or cornerstone and its featured text to the County in accordance with the Submittal Review Procedure for review and acceptance by the County.
- (f) The Project Company shall provide outside bicycle racks and bicycle lockers as required by the LEED Gold Certification.

### **5.3.6 Exterior Waste Receptacles**

The Project Company shall install exterior waste receptacles throughout the exterior areas of the Project Site where the presence or circulation of pedestrians can be reasonably expected. Such exterior waste receptacles shall integrate within the architectural style and finishes of the Red Soils Campus. Each receptacle shall include clearly labeled bins for "trash" and "recycling".

### **5.3.7 Integrated Pest Management**

The Project Company shall design and construct all aspects of the Project and the Project:

- (a) to inhibit bird roosting and nesting on exterior façades and roof overhangs, provide means of preventing bird roosting or nesting on horizontal surfaces greater than six (6) inches deep, especially in protected or covered areas;
- (b) to exclude pests, ensure that the Project do not provide potential attraction or habitat for pests, and prevent damage or soiling to the Project;
- (c) to protect the environmental quality, appearance and cleanliness of the Project Site and the Project; and
- (d) to facilitate inspection and monitoring of pest activities.

## **5.4 LANDSCAPING**

All landscaping within the Project Site shall be designed and constructed in accordance with the Oregon City Municipal Code. Federal Unified Facilities Criteria for anti-terrorism and building security shall be considered when designing landscaping.

## **5.5 EXTERIOR SECURITY**

### **5.5.1 Vehicular Deterrence and Security Barriers**

- (a) All vehicular security barriers, used in areas where vehicles associated with the function of the New Courthouse require access to the Project Site shall be rated to stop a 15,000-

pound vehicle traveling at the maximum attainable speed based on distance and the design of the vehicular route approaching the security barriers. All fencing used in conjunction with security barriers shall be rated to the same protection level as the vehicular security barrier. Vehicular security gates shall not be manned by the Sheriff's department and shall be controlled by the Security Control Room. Vehicular security barriers shall enhance perceived protection and create a perception of the New Courthouse as a hard target. This requirement does not apply to vehicle gates for at-grade secure parking areas.

- (b) Vehicular security barrier systems may consist of landscaping elements, fixed outdoor furniture, grade changes, planters, walls, bollards, or other anti-ram designs that comply with the requirements of Section 5.5.1(a) and that are integrated into the Project Site design or New Courthouse architecture in accordance with Section 5.3.5 (Exterior Furniture and Amenities). Such security barriers, however, shall not be an impediment to visual surveillance by law enforcement.

### **5.5.2 Vehicle Standoff Distance**

The New Courthouse shall have a 70-foot vehicle standoff distance, except for Secure Parking. All vehicular security barriers installed or constructed to maintain such vehicle standoff distance shall comply with the requirements of the preceding Section 5.5.1 (Vehicular Deterrence and Security Barriers).

### **5.5.3 Building Notification System**

The Project Company shall install an interior building notification system in accordance with the following minimum requirements:

- (a) all equipment for the interior building notification system shall be provided by Alertus Technologies, LLC ("**Alertus**");
- (b) the building notification system shall include speakers with sufficient volume and clarity to ensure fully audible notification with a high level of speech intelligibility at all points of the building; and
- (c) the building notification system shall be integrated with the existing campus Alertus system and, at a minimum, to the workstations in the Building Monitoring Room, Captain Office, Sergeant Office, and Lead Entrance Screening Officer Room.
- (d) Building notification events will be broadcast and distributed through integration with the paging system.
- (e) The system shall also be capable of sending alert messages to end users (recipients) via multiple delivery methods, including but not limited to the following: audio-visual network alerts to computers via desktop pop-up, text alerts to mobile phones and pagers, text alerts to email clients, text alerts to textual visible appliances, alerts to visible appliances, audio alerts to phones, audio alerts to speakers, audio alerts to existing wide-area or building voice and/or other building notification systems, network alerts to any other IP-connected devices via standard XML and CAP protocols. The system is required

to be capable of one hundred (100) separate/unique messages to notification appliances. The building notification messaging system shall be capable of the following:

- (i) automatically distribute at least one hundred (100) simultaneous and unique messages to the appropriate notification appliances;
- (ii) allow multiple operators to send messages simultaneously;
- (iii) grant access for control to another control station if the location in control becomes inoperable and/or the authorized operator at that control station can no longer operate the control station;
- (iv) send voice messages and text messages with an indication of the source of the message that can only be sent from the message source;
- (v) send alert messages to end users (recipients) via multiple delivery methods;
- (vi) live announcements or prerecorded messages. Live messages shall take precedence over prerecorded messages;
- (vii) voice messages shall be distributed via the paging system and shall consist of speakers located to provide intelligible instructions throughout the building. Specific zones, such as courtrooms, shall be separated as necessary;
- (viii) give priority to building notification system announcements over other audible announcements of the system including fire alarm system in a normal or alarm state. When an announcement is activated during a fire alarm, fire alarm system functions shall continue in an alarm state, except for the output signals of the fire alarm audible and visual notification appliances;
- (ix) capable of overriding local control of speaker volume levels for emergency communications. Local controls shall be permitted to adjust volume levels of non-emergency signals only, such as, but not limited to, background music and convenience paging; and
- (x) through integration with the existing Alertus system shall be capable of providing separate messages to one individual building or to multiple buildings at any given time if the MNS serves more than one building. Capable of monitoring emergency notifications from multiple data sources (National Weather Service, Emergency Managers Weather Information Network, Naval Meteorology and Oceanography, and others as determined locally) and automatically send out notifications to designated facilities and personnel based on pre-defined rules.

#### **5.5.4 New Courthouse Perimeter Security**

The Project Company shall:

- (a) design, construct and install exterior lighting so that the Project Site, New Courthouse perimeters, walkways, and drives are illuminated, in accordance with Section 5.3.1 (Exterior Lighting);
- (b) ensure that trees at partial or full projected growth do not impede lighting and restrict the line of sight of exterior security cameras throughout the Project Site;
- (c) restrict heights of landscaping to maintain natural surveillance and avoid landscaping that will allow for the concealment of packages twelve (12) inches tall within the building setback distance;
- (d) protect utilities at entrance to the Project Site through burial or concrete encasement; and
- (e) comply with the secure perimeter requirements for the Sally Port Area set forth in Sections 9.11.2.1 (Secure Perimeter) and 9.11.2.2 (Vehicle Sally Port) of these Design and Construction Standards.

#### **5.5.5 Vehicular Movement and Access / Egress**

- (a) The Project Company shall design vehicular circulation so that each of the following: (i) Loading Dock Sub-Area, (ii) the Secure Parking Area, and (iii) the Sally Port Area have separate vehicular access.
- (b) Vehicles entering or exiting the Loading Dock Sub-Area and the Sally Port Area shall not obstruct ingress into and egress out of the Secure Parking Area.
- (c) Security measures for vehicular entry shall involve intercoms, access-card readers, sheriff's radio communication, vehicle barriers, overhead doors, and security cameras. Refer to Section 21 (New Courthouse Security Requirements) of these Design and Construction Standards for specific secure access requirements into each Functional Area.
- (d) Vehicular routes shall be planned to prevent unauthorized vehicles traveling or parking near or around the secured area.
- (e) The queueing length for ingress into (and outside of) the Sally Port Area shall be able to hold one in-custody person van and two patrol cars.

### **5.6 CIRCULATION ROADWAYS**

#### **5.6.1 General Requirements**

- (a) The Project Company shall design and construct a Loop Road segment and extend Library Court to serve the Project, as shown in Attachment 1D (Site Plan of Existing Facilities and Developable Area) to Appendix 1 (Site-Related Information) of the Project Agreement, and as further described in this Section 5.6.
- (b) The Project Company shall design and construct all features in accordance with the requirements set forth by the current versions of the *Roadway Standards* (Transportation



Engineering Division of the County's Department of Transportation and Development), the *Oregon City Municipal Code*, all Contract Standards, and Applicable Law.

- (c) Such roadway segments shall:
  - (i) be designed for a vehicular design speed of twenty (20) miles per hour and a posted speed of fifteen (15) miles per hour;
  - (ii) to the extent practicable, be able to accommodate pedestrian traffic through the implementation of sidewalks, in accordance with the Red Soils Campus Master Plan, the Contract Standards and Applicable Law; and
  - (iii) be in compliance with Section 3.1 (Red Soils Campus Master Plan) of these Design and Construction Standards, except as otherwise expressly specified in this Project Agreement.
- (d) All plans and drawings for such new roadway segments serving the Project shall be submitted to the County for review and acceptance in accordance with the Submittal Review Procedure.

#### **5.6.2 Roadway Design Performance Requirements**

The Project Company shall design and construct the Loop Road segment and an extension to Library Court in accordance with the requirements set forth in this Section 5.6.2.

- (a) The alignment for Loop Road shall generally follow the alignment shown in Attachment 1D (Site Plan of Existing Facilities and Developable Area) to Appendix 1 (Site-Related Information) of the Project Agreement.
- (b) The alignment for Library Court's extension to the west into Loop Road shall follow exactly the alignment of existing Library Court and form a "T" intersection to be stop-controlled.
- (c) The minimum cross section for Loop Road shall, at a minimum:
  - (i) match the cross sections indicated in Section 4.5 (Systems) of the Red Soils Campus Master Plan (street types B and E) for the prescribed length shown on the "Street Plan" figure on page 50 of the Red Soils Campus Master Plan; and
  - (ii) for the segment of Loop Road connecting to existing Kaen Road, match Kaen Road's existing cross section.
- (d) All roadway design features including, without limitation, curb and gutter size and height, crown, cross slopes, pavement structure and composition, and intersection approaches shall be designed and constructed in accordance with the County's Roadway Standards, applicable sections of the Oregon City Municipal Code, all Contract Standards, and Applicable Law.
- (e) The minimum design vehicles for all roadways within the campus shall be a single unit truck ("**SU**") per the most recent version of *A Policy on Geometric Design of Highways and*

*Streets* (or “AASHTO Green Book” by the American Association of State Highway and Transportation Officials (“**AASHTO**”).

- (f) The design and construction of each roadway shall not encroach into wetland or wetland buffer zones adjacent to the Project Site. The Project Company shall conduct its own wetland delineation within the Project Site.
- (g) All roadway signage shall be in accordance with the County’s *Roadway Standards*, the *Manual on Uniform Traffic Control Devices* (“**MUTCD**”) and any other Contract Standards, and Applicable Law.

## **5.7 PUBLIC PARKING PERFORMANCE REQUIREMENTS**

- (a) As part of the Project, the Project Company shall design and construct a surface parking facility in close proximity to the New Courthouse within the Project Site which shall serve the New Courthouse and the Development Services Building (“**Project Site Surface Parking Lot**”), which shall replace Parking Lot “J” shown in Attachment 1B (Site Plan of Existing Facilities and Developable Area) to Appendix 1 (Site-Related Information) of the Project Agreement.
- (b) Such parking facility shall be designed and constructed in accordance with section 17.52 (Off-Street Parking and Loading) of the Oregon City Municipal Code.
- (c) The Project Company shall design and construct a minimum of two hundred twenty-one (221) parking stalls, including the one-to-one replacement of the existing one hundred eighty-nine (189) parking spaces serving the Development Services Building.
- (d) The minimum number of ADA-compliant parking spaces shall be twice the amount of the minimum required by the Contract Standards and Applicable Law.
- (e) The new Project Site Surface Parking shall include the minimum number of electric vehicle charging stations as required by the USGBC LEED v4.1 BD+C Location and Transportation Credit – Electric Vehicles Option 1, Electric Vehicle Charging.
- (f) Vehicular access into the public parking facilities shall be designed and constructed so as not to preclude future access control and the collection of fees.
- (g) Parking facilities shall be planned and laid out to facilitate anticipated vehicular, pedestrian, and bicycle usage patterns.
- (h) The Project Company shall design and construct proper pedestrian connections to the pedestrian circulation network within the Red Soils Campus, the New Courthouse and the Development Services Building from the parking facilities.
- (i) Parking facilities shall be designed and constructed to operate without excessive vehicle queues, internal to such parking facility, that impede or restrict vehicle parking maneuvering.

- (j) Parking facilities shall be designed and constructed to provide a minimum of one (1) entry lane and one (1) exit lane for every five hundred (500) parking stalls or fraction thereof for a total of two (2) entry lanes and two (2) exit lanes.
- (k) The new Project Site Surface Parking Lot shall be paved with asphalt or concrete, and shall be structurally designed and constructed to accommodate the design vehicle and maximum anticipated load in accordance with Section 5.6 (Circulation Roadways) of these Design and Construction Standards. Such parking area shall be striped in accordance with all Contract Standards and Applicable Law.
- (l) All wayfinding signage for such parking facility shall match existing wayfinding signage within the Red Soils Campus.

## 6 SUSTAINABILITY REQUIREMENTS

### 6.1 GENERAL REQUIREMENTS

- (a) The Project Company shall design and construct the Project in compliance with the requirements set forth in this Section 6, Contract Standards and Applicable Law.
- (b) The Project Company's design and construction of the Project shall not preclude the County from achieving its aspirational goal of achieving carbon neutrality by the year 2050 (*Performance Clackamas*, adopted March 2021) as outlined in the County's Climate Action Plan, and Governor Brown's Executive Order on Climate Change (EO 20-04) and on Accelerating Efficiency in Oregon's Built Environment (EO 17-20) directing state agencies to take actions to reduce and regulate greenhouse gas emissions.
- (c) The Project Company shall design and construct the Project in compliance with the *Oregon Administrative Rules*, Chapter 330 Division 135 (1.5 Percent for Green Energy Technology in Public Building Construction Contracts), including all necessary documentation and procedures.
- (d) The Project Company shall not compromise the County's LEED status or credits in respect of the any existing Red Soils Campus buildings, or any County-owned facilities, and shall ensure that the Project facilitates the County's continued compliance with LEED on any County-owned or operated facilities.

### 6.2 USGBC LEED GOLD CERTIFICATION

- (a) The Project Company shall obtain, at a minimum, the United States Green Building Council's ("**USGBC**") Leadership in Energy and Environmental Design ("**LEED**") Building Design and Construction ("**BD+C**") v4.1 Green Building Rating System (the "**LEED Rating System**") Gold certification ("**LEED Gold Certification**") for the Project.

### 6.3 USGBC REGISTRATION REQUIREMENTS

- (a) Within sixty (60) days of the Effective Date, the Project Company shall register the Project with the USGBC under the LEED Rating System.

- (b) If, at any time after the Project Company obtains registration with the USGBC in accordance with Section 6.3(a), the requirements to achieve LEED Gold Certification under the LEED Rating System change, and the Project Company is required to comply with such change in order to achieve LEED Gold Certification of the Buildings, then the Project Company shall forthwith notify the County of such change and such change will be implemented as an Owner Change in accordance with Article 10 (Capital Modifications and Facilities Management Services Changes) of the Project Agreement.
- (c) The Project Company shall be responsible for all costs and fees associated with obtaining and maintaining LEED Gold Certification for the Project.

**6.4 MANDATORY PREREQUISITES AND CREDITS**

- (a) To obtain LEED Gold Certification for the Project, the Project Company shall:
  - (i) obtain the full credit for each credit marked as “Mandatory Credit” under the *Mandatory Credit Points* column in Table 6. 6.1 (Mandatory LEED Gold Prerequisites and Credit Points); and
  - (ii) obtain the minimum number of points for each credit, as indicated in Table 6. 6.1 (Mandatory LEED Gold Prerequisites and Credit Points).
- (b) The Project Company may, in its discretion, determine which additional LEED credits and points to pursue for those credits marked as “Optional” in Table 6. 6.1 (Mandatory LEED Gold Prerequisites and Credit Points), except that the Project Company shall not pursue, or rely on, for purposes of achieving LEED Gold Certification for the Project, any Innovation & Design credits that require investment by the County in future equipment or procurement processes that may increase County’s costs of operation.

Tag	Category	Title	Mandatory Credits and Minimum Mandatory Points per Credit
IPc1	Integrative Process	Integrative Process	1 point minimum
LTc1	Location and Transportation	LEED for Neighborhood Development Location	Optional
LTc2	Location and Transportation	Sensitive Land Protection	Optional
LTc3	Location and Transportation	High Priority Site and Equitable Development	Optional
LTc4	Location and Transportation	Surrounding Density and Diverse Uses	Optional
LTc5	Location and Transportation	Access to Quality Transit	Optional
LTc6	Location and Transportation	Bicycle Facilities	1 point minimum
LTc7	Location and Transportation	Reduced Parking Footprint	Optional
LTc8	Location and Transportation	Electric Vehicles	1 point minimum <i>(shall pursue option)</i>

Tag	Category	Title	Mandatory Credits and Minimum Mandatory Points per Credit
			1), as set forth in Section 5.7(e) of these Design and Construction Standards.
SSp1	Sustainable Sites	Construction Activity Pollution Prevention	Required Credit
SSc1	Sustainable Sites	Site Assessment	Optional
SSc2	Sustainable Sites	Protect or Restore Habitat	Optional
SSc3	Sustainable Sites	Open Space	1 point (as set forth in Section 1.2(c) of these Design and Construction Standards.
SSc4	Sustainable Sites	Rainwater Management	Optional
SSc5	Sustainable Sites	Heat Island Reduction	Optional
SSc6	Sustainable Sites	Light Pollution Reduction	Optional
WEp1	Water Efficiency	Outdoor Water Use Reduction	Required Credit
WEp2	Water Efficiency	Indoor Water Use Reduction	Required Credit
WEp3	Water Efficiency	Building-Level Water Metering	Required Credit
WEc1	Water Efficiency	Outdoor Water Use Reduction	1 point minimum
WEc2	Water Efficiency	Indoor Water Use Reduction	Optional
WEc3	Water Efficiency	Optimize Process Water Use	Optional
WEc4	Water Efficiency	Water Metering	Optional
EAp1	Energy and Atmosphere	Fundamental Commissioning and Verification	Required Credit
EAp2	Energy and Atmosphere	Minimum Energy Performance	Required Credit
EAp3	Energy and Atmosphere	Building-Level Energy Metering	Required Credit
EAp4	Energy and Atmosphere	Fundamental Refrigerant Management	Required Credit
EAc1	Energy and Atmosphere	Enhanced Commissioning	3 points minimum
EAc2	Energy and Atmosphere	Optimize Energy Performance	9 points minimum (shall pursue option 1)
EAc3	Energy and Atmosphere	Advanced Energy Metering	Optional

Tag	Category	Title	Mandatory Credits and Minimum Mandatory Points per Credit
EAc4	Energy and Atmosphere	Grid Harmonization	Optional
EAc5	Energy and Atmosphere	Renewable Energy	3 points minimum <i>(Shall pursue onsite renewables option)</i>
EAc6	Energy and Atmosphere	Enhanced Refrigerant Management	Optional
MRp1	Materials and Resources	Storage and Collection of Recyclables	Required Credit
MRC1	Materials and Resources	Building Life-Cycle Impact Reduction	Optional
MRC2	Materials and Resources	Environmental Product Declarations	Optional
MRC3	Materials and Resources	Sourcing of Raw Materials	Optional
MRC4	Materials and Resources	Material Ingredients	Optional
MRC5	Materials and Resources	Construction and Demolition Waste Management	Required credit (see Section 2.7(d) of this Appendix).
IEQp1	Indoor Environmental Quality	Minimum Indoor Air Quality Performance	Required Credit
IEQp2	Indoor Environmental Quality	Environmental Tobacco Smoke Control	Required Credit
IEQc1	Indoor Environmental Quality	Enhanced Indoor Air Quality Strategies	Optional
IEQc2	Indoor Environmental Quality	Low-Emitting Materials	Optional
IEQc3	Indoor Environmental Quality	Construction Indoor Air Quality Management Plan	Optional
IEQc4	Indoor Environmental Quality	Indoor Air Quality Assessment	Optional
IEQc5	Indoor Environmental Quality	Thermal Comfort	Optional
IEQc6	Indoor Environmental Quality	Interior Lighting	Optional
IEQc7	Indoor Environmental Quality	Daylight	Optional
IEQc8	Indoor Environmental Quality	Quality Views	Optional
IEQc9	Indoor Environmental Quality	Acoustic Performance	Optional
Ic1	Innovation	Innovation	Optional
Ic2	Innovation	LEED Accredited Professional	1 point minimum

Tag	Category	Title	Mandatory Credits and Minimum Mandatory Points per Credit
Rc1	Regional Priority	Regional Priority: Specific Credit	Optional
Rc1	Regional Priority	Regional Priority: Specific Credit	Optional
Rc1	Regional Priority	Regional Priority: Specific Credit	Optional
Rc1	Regional Priority	Regional Priority: Specific Credit	Optional

\* The eighteen (18) points required to obtain credit EAc2 (Energy and Atmosphere, Optimize Energy Performance) shall be achieved within the New Courthouse and its building envelope.

**Table 6. 6.1 (Mandatory LEED Gold Prerequisites and Credit Points)**

## 6.5 CONNECTION TO THE CENTRAL UTILITY PLANT

The Project Company shall connect the New Courthouse to the CUP in accordance with the requirements set forth in Appendix 4 (Central Utility Plant Description and Assumed Operating Performance Parameters) of the Project Agreement. The Project Company may elect to exclude the CUP from all of its energy modeling developed in connection with this Section 6.

## 6.6 SUSTAINABILITY MANAGER

### 6.6.1 General Requirements

- (a) For the duration of the Term, the Project Company shall appoint an individual who shall, irrespective of such person’s responsibilities:
  - (i) have a defined authority for ensuring the incorporation of sustainability requirements during the performance of the Design-Build Work;
  - (ii) be responsible for the coordination, management and collection of required occupancy data during any Certification Period;
  - (iii) be responsible for the coordination, management, and the provision of all information required by the USGBC to obtain LEED Gold Certification;
  - (iv) ensure the New Courthouse obtains LEED Gold Certification; and
  - (v) ensure the New Courthouse maintains such LEED Gold Certification throughout the Term; and
  - (vi) have experience in managing the sustainability aspects of projects of similar scope, complexity, and sustainability aspirations,
 (the “**Sustainability Manager**”).

- (b) The identity of the Sustainability Manager (and any replacement thereof) and the Sustainability Manager’s job specification and responsibilities shall be subject to the County’s acceptance (such acceptance not to be unreasonably withheld or delayed), and the Sustainability Manager shall be considered a Key Individual.

### **6.6.2 Sustainability Manager’s Specific Responsibilities**

Without limiting the generality of the foregoing, the job specification and responsibilities of the Sustainability Manager shall include the following:

- (a) developing, implementing, and maintaining an effective system of tracking progress toward LEED Gold Certification;
- (b) initiating design and construction reviews, not less frequently than monthly, and taking other actions necessary to ensure the New Courthouse’s LEED Gold Certification;
- (c) developing and implementing training and orientation related to the New Courthouse’s LEED Gold Certification;
- (d) coordinating and managing, and preparing and submitting to the County and all LEED Gold required documentation to fulfil USGBC’s requirements necessary for the LEED Gold Certification;
- (e) developing, implementing, and managing a plan for LEED Gold Certification, including corrective actions, and a plan to communicate with USGBC and maintain the County informed of all progress related to sustainability and the New Courthouse’s LEED Gold Certification;
- (f) liaising with an USGBC representative and acting as the primary representative for the Project Company on all matters relating to the New Courthouse’s LEED Gold Certification process and achievement; and
- (g) providing Project in regards to sustainability and respond to data requests from the County Representative at key design and construction milestones, and throughout the Term of the Project.

## **7 STRUCTURAL SYSTEMS REQUIREMENTS**

### **7.1 GENERAL REQUIREMENTS**

- (a) The Project Company shall design and construct the Project’s structural systems in accordance with the requirements of this Section 7, and the Oregon Structural Specialty Code (“**OSSC**”), all Contract Standards, and Applicable Law.
- (b) The Project Company shall conduct all evaluations of various structural systems and shall be responsible for the selection of such structural systems for the Project that meets the specific requirements of the Project.



## **7.2 STRUCTURAL FRAME**

- (a) The New Courthouse's structural frame shall be designed to minimize impact on the New Courthouse Program and visual appearance of the interior of the New Courthouse. Columns and braces shall not be placed in a manner that limits interior functional floor area or usable wall area.
- (b) The following Functional Areas within the New Courthouse shall be designed and constructed with the longest practical clear span of the horizontal framing members between columns:
  - (i) Main Entrance & Lobby Area;
  - (ii) Courtrooms Sub-Area; and
  - (iii) Main Jury Assembly Sub-Area.
- (c) Structural framing systems for the Secure Parking Area, Sally Port Area, and the Loading Dock Sub-Area shall provide enough height and width clearance for the vehicles specified.

## **7.3 FOUNDATIONS**

- (a) After the Effective Date, the Project Company shall provide their own geotechnical engineer to evaluate the site conditions and make recommendations for foundation design.
- (b) The foundations for the New Courthouse shall be designed and constructed in conformance with the Project Company's own geotechnical investigation report and in compliance with Contract Standards and Applicable Law.
- (c) If required by the Project Company's design, any perimeter walls shall be designed and constructed for lateral soil, hydrostatic and seismic soil pressure, as designated by the site soil conditions referenced in the Project Company's geotechnical investigation report.
- (d) As required, and as recommended by the Project Company's geotechnical investigation report, the Project Company shall provide subdrainage systems for below-grade elements to relieve hydrostatic pressure.
- (e) The Project Company shall provide waterproof face of below-grade walls and/or other elements as required by the Project Company's geotechnical investigation report, Contract Standards, and Applicable Law.
- (f) The Project Company shall provide waterstops at pipe penetrations and at construction joints below design water table as required by the Project Company's geotechnical investigation report, Contract Standards, and Applicable Law.
- (g) The Project Company shall design and construct basement walls of reinforced concrete to safely sustain all vertical loads, earthquake-induced loads and loads due to unbalanced lateral earth pressure.

#### 7.4 GRAVITY LOADS

The structural frame of the New Courthouse shall conform to the design live loads set forth in the most recent version of the OSSC, Contract Standards, and Applicable Law.

#### 7.5 VIBRATION PERFORMANCE REQUIREMENTS

In addition to complying with Contract Standards and Applicable Law, the design and construction of the New Courthouse shall comply with the following requirements in respect of vibration:

- (a) In all cases, vibration causing equipment shall be isolated with the provision of isolating mounts or motion arresting pads to eliminate perceptible vibration in adjacent paces.
- (b) The Project Company shall also design an appropriate floor framing and slab system to address floor vibrations caused by human activity, such as walking, in accordance with the applicable requirements of the AISC Steel Design Guide #11 (Vibrations of Steel – Framed Structural Systems to Human Activity) per the table below:

Occupancy	Acceleration Limit $a_0/g_x$ 100%
Circulation corridors, assembly areas, public spaces	1.5%
All other occupied areas	0.5%

#### 7.6 SEISMIC PERFORMANCE REQUIREMENTS

In addition to complying with Contract Standards and Applicable Law, the design and construction of the New Courthouse shall comply with the following requirements in respect of seismic performance:

- (a) Non-structural components, including building elements such as supports, frames, backing, restraints for built in equipment, FF&E and User building contents shall be designed and constructed to comply with Applicable Law relating to seismic requirements at the time of submittal of the Final Design Documents.
- (b) Seismic resisting systems shall be designed and constructed in accordance with Contract Standards and Applicable Law. Preferably, such systems shall be designed for easy access and repair following a design level earthquake.
- (c) The design of all structural and non-structural seismic systems shall undergo reviews in accordance with Applicable Law.
- (d) The New Courthouse shall be designed and constructed in accordance with Section 1613 (Earthquake Loads) of the OSSC, and to meet the design criteria required for a Seismic Design Category “D” and a minimum Seismic Design Risk Category III.

## 8 BUILDING EXTERIOR

### 8.1 BUILDING ENVELOPE

#### 8.1.1 General

- (a) Provide an exterior envelope system, including roofing, that is a complete weather and moisture proof assembly that will prevent infiltration into the building's occupied or unoccupied areas. Design the building to prevent the introduction or long-term growth of mold or other pathogens that could adversely affect the indoor environmental quality or work environment. Provide a complete moisture and damp-proofing system at all concrete slabs on grade, retaining walls, and other below-grade structures.
- (b) Water testing and inspection of the roof and exterior wall construction is required during installation:
  - (i) Roof testing: survey entire roof area for potential leaks using electric field vector mapping (“**EFVM**”).
  - (ii) Exterior wall testing:
    - (1) Water-spray test: system shall be tested according to AAMA 501.2 and shall not evidence water penetration.
    - (2) Air Infiltration: Exterior windows and doors shall be field tested according to ASTM E 783.
    - (3) Water Penetration: system shall be tested according to ASTM E 1105 and shall not evidence water penetration.
- (c) System testing:
  - (i) air infiltration: exterior windows, curtain walls and doors shall have air leakage of no more than 0.06 cfm/sq. ft. when factory tested according to ASTM E 283 at test-pressure difference or 6.24 lbf/sq. ft.
  - (ii) water penetration under static pressure: no water penetration when tested according to ASTM E 331 at test-pressure difference of 10 lbf/sq. ft.
  - (iii) water penetration under dynamic pressure: no water penetration through when tested at dynamic pressure of 10 lbf/sq. ft.
- (d) Detailing:
  - (i) Construction documents shall clearly depict all drainage and air passages.
  - (ii) Detail in three dimensions where practical, indicating elements including critical corner terminations, interface of all differing systems, or proper sealant methodologies.

- (iii) Contractor shall obtain an independent peer review of the building waterproofing design.

- (e) Source Limitations: obtain each product from a single manufacturer.

### **8.1.2 Exterior Walls**

- (a) Unit Masonry, installations shall comply with the following provisions:

- (i) Brick: General Specifications

- (1) Clay brick is acceptable as a material for building exteriors. Brick walls shall be of modular brick with a nominal size equivalent to the existing Red Soils campus buildings laid in a running, common, Flemish or English bond pattern.

- (ii) Mortar: provide pigmented mortar as approved by the County.

- (iii) Provide metal flashing throughout:

- (1) Stainless steel flashing where concealed or exposed.
- (2) Galvanized steel flashing with fluoropolymer coating to match cladding systems where exposed.

- (iv) Provide weep and drainage system:

- (1) weep/vent product: aluminum weep hole/vent: units made from sheet aluminum, designed to fit into a head joint preferred. Manufactured plastic weep vents color matched with adjoining grout are acceptable.
- (2) drainage system: strips, full depth of cavity and ten (10) inches high, with dovetail shaped notches seven (7) inches deep that prevent clogging with mortar droppings.

- (b) Cast-in-Place Concrete:

- (i) Where formed concrete is exposed to view on surfaces of completed building provide special concrete materials, formwork, placement, and finishes to obtain high quality architectural appearance.

- (ii) Finish to be smooth rubbed or formed finish.

- (c) Architectural Precast Concrete:

- (i) Architectural Precast Concrete is an acceptable exterior finish product.

- (ii) The use of Architectural Precast Concrete is strongly encouraged for use in articulating the building's base.

- (iii) Use of stainless-steel connection materials are strongly encouraged.
- (d) Panelized systems:
  - (i) Wood siding:
    - (1) Wood is an acceptable exterior finish product in select prominent locations. Wood shall be sealed to maintain longevity, finish and ease of maintenance.
    - (2) Wood shall be locally sourced. Twenty percent (20%) or more of the materials construction budget shall come from within five hundred (500) kilometers of construction site.
    - (3) Attach with stainless steel or hot-dip galvanized fasteners.
  - (ii) Metal Panel Rain Screen:
    - (1) Metals can be Aluminum, Galvanized Steel, or copper.
    - (2) Galvanized steel shall have factory finished “three coat fluoropolymer” finish complying with AAMA 621, that contains not less than seventy (70) percent PVDF resin by weight in color coat.
    - (3) Aluminum shall have either a “color anodic finish” complying with AAMA 611, a fluoropolymer finish complying with AAMA 2605, that contains not less than seventy (70) percent PVDF resin by weight in color coat, or a powder coating complying with AAMA 2604 or 2605.
    - (4) Color for exterior metal panels shall be approved by the County.
    - (5) Finish Warranty: twenty (20) years.
  - (iii) Metal Composite Panel systems can be used when utilizing fire retardant cores.
  - (iv) Fiber cement:
    - (1) Fiber Cement is an acceptable exterior finish product.
    - (2) Warranty Requirement: twenty (25) years.
- (e) Equipment screens and Canopies:
  - (i) Equipment screening is required to conceal mechanical equipment.
    - (1) Mechanical equipment located on the roof shall be placed in the middle 1/3 of the roof to the extent possible and shall avoid placement at the perimeter of the roof.

- (2) Mechanical equipment located on grade shall be placed in discreet locations away from public view.
  - (3) The County will, in its discretion, allow minor deviations from mechanical equipment location. Any minor deviation shall be determined during the design review process and submitted to the County for approval. The County reserves the right to approve or deny any minor deviation.
  - (ii) Equipment screens shall be constructed of perforated metal wall panels with a “coat fluoropolymer” finish complying with AAMA 2605, that contains not less than seventy (70) percent PVDF resin by weight in color coat.
  - (iii) Canopies can be made of stainless steel, glass, CLT and/or galvanized steel. Exposed non-galvanized steel shall have “three coat fluoropolymer” finish complying with AAMA 621, that contains not less than seventy (70) percent PVDF resin by weight in color coat.
- (f) Insulation:
- (i) Methylene chloride and perchloroethylene shall not be intentionally added in insulation products.
  - (ii) Cavity wall insulation shall be mineral wool semi-rigid board insulation.
  - (iii) Insulation within the weatherproofing barrier shall formaldehyde free and be one of the following:
    - (1) Glass-fiber blanket insulation.
    - (2) Mineral wool blanket insulation
    - (3) Cellulosic-fiber or glass fiber loose-fill insulation.
  - (iv) Exposed acoustic insulation shall be Spray-Applied Cellulosic Insulation.
  - (v) Foam insulation:
    - (1) Provide fire retardants that contain no hexabromocyclododecane (“**HBCD**”) flame retardants. Use Polymeric flame retardants in lieu of these products.
    - (2) Extruded-Polystyrene Board insulation shall only be used for perimeter insulation.
    - (3) Polyisocyanurate Board insulation shall only be used for roof insulation.
    - (4) The use of spray polyurethane foam insulation is strongly discouraged.
- (g) Air Barriers will be required:

- (i) Products will be fluid applied or non-bituminous self-adhering air barriers.
  - (ii) Air barriers will have a minimum vapor permeance of fifteen (15) perms.
- (h) Joint Sealants:
- (i) The volatile organic compound (“**VOC**”) content of all field-applied adhesives, adhesive bonding primers, sealant primers and sealants used on the interior of this Project shall not exceed the limits defined in Rule 1168 (Adhesive and Sealant Applications) of the South Coast Air Quality Management District (SCAQMD), of the State of California, with a rule amendment date of October 6, 2017.
  - (ii) Provide preconstruction sealant compatibility and adhesion testing. Field test all joint sealants prior to installation to assure compatibility with all system sealants interact with.
  - (iii) Joint sealants will be as follows:
    - (1) For exterior joints in vertical surfaces and horizontal nontraffic surfaces joints shall be Silicone Type S, Grade NS, Class 100/50.
    - (2) For Exterior joints in horizontal traffic surfaces joints shall be Urethane, M, NS, 50, T, NT.
- (i) Flashing and Trim:
- (i) The design of metal flashing trim shall follow the recommendations of the *Architectural Sheet Metal Manual*, by the Sheet Metal and Air Conditioning Contractors' National Association.
  - (ii) Sheet metal flashing and trim shall be stainless steel or galvanized sheet metal with G90 coating.
  - (iii) Ledges, sills, and caps on the façade shall have drip edges when they meet the vertical plane.
  - (iv) All sheet metal flashing and trim specifications shall comply with the following provisions:
    - (1) Stainless steel or copper flashing where concealed.
    - (2) Galvanized steel flashing with fluoropolymer coating to match cladding systems, stainless steel, or copper where exposed.
    - (3) Warranty: all flashing adjoining roofs shall be warranted with the roofing. All other flashing shall be warranted for five (5) years, and any damage to building resulting from failure will be repaired to satisfaction of the County at no additional cost.

- (j) Waterproofing:
  - (i) The exterior envelope shall be designed to be weather resistant as defined by the Oregon State Building Code.
  - (ii) Fluid applied or self-adhering sheet waterproofing membrane are acceptable systems.
  - (iii) Provide blindside sheet waterproofing for vertical and horizontal applications where required. Use a uniform, flexible, multilayered-composite sheet membrane that forms a permanent bond with fresh concrete placed against it, complete with accessories and preformed shapes for an unbroken waterproofing assembly.
  - (iv) Warranty Requirements: fifteen (15) years.
- (k) Under-slab Vapor Retarders:
  - (i) Unless otherwise advised by geotechnical reports, provide vapor barriers underneath all slabs-on-grade that maintain a permeance of less than 0.1.

### **8.1.3 Exterior Glazing**

- (a) General:
  - (i) Design shall include a decreased glazing hazard consistent with 4/1,000 probability of breakage at design load. No permanent framing deformation at overload (150% design load) is allowed. Center of glass deflection relative to glass edges shall not exceed one (1) inch, with no impacts to serviceability or occupant comfort.
  - (ii) Aluminum-framed door and window systems shall meet the requirements of AAMA Standard 101/I.S. 2/A440. Only optimal performance classes may be used.
  - (iii) Provide a framing assembly U Value of 0.30 Maximum, in accordance with NFRC 100.
  - (iv) Window system installers shall be experienced in completing successful similar assemblies.
  - (v) Vinyl window systems shall not be permitted.
  - (vi) Mullions:
    - (1) Window mullions, to the extent possible, shall be located on the floor-planning grid to permit the abutment of interior partitions. Partitions shall not jog to meet mullions at exterior wall.
- (b) Curtainwall:
  - (i) Curtain wall glazing is preferred over storefront glazing.



- (ii) Where structural-sealant glazing is used, comply with ASTM C 1401.
  - (iii) Warranty: ten (10) years.
  - (iv) Finish:
    - (1) Opaque Finish: three coat fluoropolymer finish complying with AAMA 2605, that contains not less than seventy (70) percent PVDF resin by weight in color coat, with a 20-year finish warranty.
    - (2) Color Anodic Finish complying with AAMA 611, with a 10-year finish warranty.
    - (3) Powder Coated Finish complying with AAMA 2604 or 2605, with a 20-year warranty.
- (c) Storefront:
- (i) Aluminum-framed door and window systems shall meet the requirements of AAMA Standard 101/I.S. 2/A440.
  - (ii) Exterior storefront framing will be thermally broken.
  - (iii) Warranty: ten (10) years.
  - (iv) Finish:
    - (1) Opaque finish: three coat fluoropolymer finish complying with AAMA 621, that contains not less than seventy (70) percent PVDF resin by weight in color coat, with a 20-year finish warranty.
    - (2) Color Anodic Finish complying with AAMA 611, with a 10-year finish warranty.
- (d) Windows:
- (i) For all spaces the minimum performance class is AW 40 Minimum Performance Class, defined in AAMA/WDMA/CSA 101/I.S.2/A440.
  - (ii) Operable windows shall comply with the following provisions:
    - (1) Where operable windows are used, windows shall be casement or awning type.
    - (2) Casement or awning windows shall have a four (4) inch limiting device. The hardware for casement or awning windows shall consist of crank handles for window operation. Sensor/interlocks tied to the mechanical systems shall be installed. All operable windows shall be provided with aluminum wire fabric insect screens.

- (e) Shading and glare control: control glare and heat gain at all work areas and public spaces. The glazing in the public lobby shall be mitigated for temperature and glare control so that security screeners and any other staff can work and see monitors in comfort, and security cameras can produce quality photographs.
- (f) Glass shall comply with the following provisions:
  - (i) The facility shall have provisions for cleaning the interior and exterior surfaces of all windows, skylights, and other glazed openings. Demonstrate that cleaning and maintenance of interior glazing surfaces can be achieved without extraordinary means and methods. Submit this information with the construction documents.
  - (ii) Standard Glazing: one (1) inch insulating units with solar control low emissivity (low-E) coating.
  - (iii) Minimum thickness exterior lites  $\frac{1}{4}$  inch (6 mm).
  - (iv) Use heat treated glass as required by thermal stress analysis.
  - (v) Safety glazing shall comply with 16 CFR 1201, Category II.
  - (vi) Insulating Glass:
    - (1) Seals: polyisobutylene primary seal and silicone secondary seals.
    - (2) Low-E coating shall be used on the #2 surface of the IGUs.
    - (3) Visible Transmittance: 60% Minimum.
    - (4) Solar Heat Gain Coefficient (“**SHGC**”): 0.40, in accordance with NFRC 200.
  - (vii) Spandrel Glass:
    - (1) Use heat treated glass as required.
    - (2) Space immediately behind Spandrel glass shall be adequately vented.
  - (viii) Laminated glass:
    - (1) Shall be used at the innermost pane of all exterior glazing per Security and Hardening requirements of Section 8.1.3(g).
    - (2) Use for obscure or translucent glazing.
    - (3) Minimum 0.030-inch (0.76 mm) PVB interlayer.
    - (4) Minimum thickness of each pane of glass  $\frac{1}{4}$  inch (6 mm).
- (g) Security/Hardening:

- (i) Glass: The innermost pane of all exterior glass shall be laminated. From inside to outside, the typical glazing system shall consist of: ¼" laminated annealed glass, with 30-mil inner layer, ½" air gap, and ¼" monolithic annealed glass. Ideally, the glass pane shall be as weak as possible, so as not to transmit additional load to the frames, mullions, and anchorage. Structural silicone sealant shall be used along the exterior perimeter of the pane to adhere the glass to the frame. Monitor with an intrusion alarm system.
- (ii) At a minimum, provide Level 2 bullet-resistant glazing at judicial chambers. Bullet-resistant glazing is not required at support or auxiliary spaces adjacent to judicial chambers. In addition, where glazing assemblies at judicial chambers are located on an inset face of the building and/or don't allow a perpendicular line of fire to the glazing assembly, bullet-resistant glazing is not required.
- (iii) Mullions, Frames, and Anchorage: Frames and anchorage shall be designed to resist the maximum capacity of the glass. This approach creates a balanced design in which the weakest element, the glass, fails first and creates a controlled, instead of catastrophic, failure of the system. Aluminum or steel mullions are preferred. Typically, curtain wall systems, including unitized systems, can be modified with deeper or thicker sections than generally used.

**8.1.4 Exterior Doors**

8.1.4.1 Exterior Door Types

RDS Code	Description
ED-1	Single Aluminum & Glass Door
ED-2	Double Aluminum & Glass Door
ED-3	Single Hollow Metal Door
ED-4	Double Hollow Metal Door
ED-5	Coiling Overhead Door

**Table 6. 8.1 (Exterior Door Types)**

8.1.4.2 Aluminum and glass storefront doors

- (a) The exterior entrance and window system shall be an aluminum storefront system. Balanced swinging doors, power-assisted swinging doors, or power-activated sliding doors are appropriate for courthouse public entries.
- (b) All doors and frames shall accommodate insulated glazing.
- (c) Double doors shall not have central mullions in the path of travel.
- (d) Warranty: ten (10) years.
- (e) Door hardware shall match make and style as specified, submitted, and approved for all doors in Project scope.

- (f) Finish:
  - (i) Opaque Finish: Three Coat Fluoropolymer finish complying with AAMA 2605, that contains not less than seventy (70) percent PVDF resin by weight in color coat, with a 20-year finish warranty.
  - (ii) Color Anodic Finish complying with AAMA 611, with a ten-year finish warranty.

#### 8.1.4.3 Hollow Metal Doors and Frames

- (a) Exterior doors will comply with SDI A250.8, Level 4 maximum heavy duty.
- (b) All exterior doors and frames shall be galvanized.
- (c) Doors will be Model 2, seamless.
- (d) Frame fire and acoustic ratings shall be suitable for the door type, function, and frequency of use to ensure no loss of performance or integrity during the design life of the building.
- (e) All frames set in concrete block walls, which are to be grout-filled, shall be coated with asphaltic paint on the inside of the frames and on all frame anchors.
- (f) Hollow metal door frames and hollow metal doors shall have a semi-gloss finish, which shall be coordinated with the paint schedule.

#### 8.1.4.4 Sectional Overhead Doors

Provide overhead door components and operators capable of operating for not less than fifty thousand (50,000) operation cycles.

#### 8.1.4.5 Door Hardware

Hardware on exterior doors shall be stainless steel.

#### 8.1.5 **Exterior Louvers**

- (a) Louvers shall be a minimum of five inches deep and constructed from aluminum extrusions.
- (b) Louvers shall be wind driven rain resistant.
- (c) Fasteners shall be the same material as items fastened or 300-series stainless steel. Do not use metals that are corrosive or incompatible with joined materials.

#### 8.1.6 **Exterior Stairs and Railings**

- (a) Utility stairways:
  - (i) Provide poured concrete stairs with abrasive tread surface.
  - (ii) Provide galvanized steel railings with a painted finish.

- (b) Roof top and mechanical platform stairways:
  - (i) Provide aluminum grated stairs, mill finish.
  - (ii) Provide aluminum railing, mill finish.

### **8.1.7 Exterior Fabrications**

#### **8.1.7.1 Metal Fabrications**

- (a) Provide materials with smooth, flat surfaces unless otherwise indicated. For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.
- (b) Products constructed of carbon steel are not permitted in exterior construction, which includes exterior walls, soffits, or roofs, except where protected by a galvanic coating. Sheet metal products (such as studs, channels and items fabricated from cold rolled sheet steel) must comply with a minimum ASTM A 653/A 653M, G90 coating designation. All other carbon steel non-sheet metal products must comply with ASTM A 153/ A 153M, coating designation described by material class.
- (c) Shelf angles and lintels shall be carefully selected and considered with regard to material, sizing, and fasteners.
- (d) Anchors in concrete shall be fabricated from corrosion resistant materials. Anchors in wet areas, areas subject to wetting and moisture, and anchors in soil to be stainless steel.
- (e) Thermal Movements: Allow for thermal movements from 120°F ambient and 180°F for material surface temperature changes acting on exterior metal fabrications by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects.
- (f) Galvanized steel shall have factory finished Three Coat Fluoropolymer finish complying with AAMA 621, that contains not less than 70% PVDF resin by weight in color coat.

#### **8.1.7.2 Emergency Key Cabinets**

- (a) Shall be monitored through the Security System.
- (b) Shall be surface mounted recessed with side hinged doors, large enough to hold all necessary keys.
- (c) Finish: Black or aluminum.

#### **8.1.7.3 Expansion Joint Covers**

- (a) Where required, design expansion joints to be minimally visible and watertight. Joint cover assemblies shall meet all code requirements for impact, loading, and fire protection.
- (b) Provide expansion joint covers at all building expansion joints.

- (c) Provide matching covers from a single manufacturer, that interconnect across all exterior expansion joints.

#### 8.1.7.4 Protection of Building Entrances

Protect building entries from exposure to weather. Provide exterior canopies, building recesses, or overhangs at all exterior entrances to protect doorways from exposure to rain and snow.

## 8.2 ROOFING

### 8.2.1 General

- (a) The roof shall be weather-tight and provided with a positive drainage that will effectively dispose of rainwater. The roof shall be insulated. Low-sloped roofs shall provide a minimum of ¼" per foot slope along straight lines and minimum 1/8" per foot slope along valleys.
- (b) Clerestories, penthouses, ventilation louvers, mechanical screening and other appurtenances, shall be designed as integral elements of the overall composition of the New Courthouse.
- (c) Membrane waterproofing and roofing design shall follow the recommendations of the National Roofing Contractors Association ("**NRCA**") in the NRCA Waterproofing Manual.
- (d) Roofing shall follow the recommendations of the *Architectural Sheet Metal Manual* by the Sheet Metal and Air Conditioning Contractors' National Association.
- (e) Required clearances for access and maintenance of rooftop equipment shall be considered during the performance of the design work to avoid the need of excessive climbing, stooping or bending.
- (f) Roof design shall be coordinated to avoid water run-off from adjacent systems.
- (g) All roof detailing shall be completed in consultation with the selected roofing manufacturer.
- (h) Roofing color shall not be white. Gray is acceptable.
- (i) Chosen system shall be suitable for a roof top condition with multiple penetrations.
- (j) Roof 'wells' are prohibited.
- (k) Roof drains shall be recessed below the roof level to form a collection basin; roof drain bodies shall be a two-part cast iron type that allows the waterproof membrane to be clamped between drain body parts, so that water infiltrating the roofing layers can drain into the system.
- (l) Warranty requirements: 20-year warranty, no dollar limit.
- (m) ENERGY STAR Listing: Roofing system shall be listed on the DOE's ENERGY STAR "Roof Products Qualified Product List" for low-slope roof products.

### **8.2.2 Steep-Slope Roofing**

Solar Reflectance Index (SRI) – steep slope: three-year-aged SRI not less than thirty-two (32) or initial SRI not less than thirty-nine (39) when calculated according to ASTM E 1980, based on testing identical products by a qualified testing agency.

### **8.2.3 Low-Slope Roofing**

- (a) Solar Reflectance Index (SRI) – low slope: Three-year-aged SRI not less than sixty-four (64) or initial SRI not less than eighty-two (82) when calculated according to ASTM E 1980, based on testing identical products by a qualified testing agency.
- (b) Low-slope roofing shall withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Roofing and base flashings shall remain watertight.
  - (i) Accelerated Weathering: roofing system shall withstand two thousand (2000) hours of exposure when tested according to ASTM G 152, ASTM G 154, or ASTM G 155.
  - (ii) Impact Resistance: roofing system shall resist impact damage when tested according to ASTM D 3746 or ASTM D 4272.
- (c) Insulation shall be mechanically fastened. Coverboards shall be installed on top of roof insulation.
- (d) Fluid applied roofing directly installed onto roof decks is the preferred system. This roofing system would ideally be covered by a green roof installation.
- (e) Built-up roofing is also approved for use.
  - (i) Built-up Asphalt roofing consists of multiple layers of hot-applied asphalt alternating with several ply sheets that combine to produce a weatherproof roofing membrane.
  - (ii) Modified bitumen sheet roofing SBS (styrene-butadiene-styrene) with mineral granular surface sheet, applied with hot asphalt, and reflective coating.
- (f) Single-ply membrane roofing systems, which include PVC and KEE systems, shall be avoided. TPO systems are acceptable.

### **8.2.4 Roof Accessories**

- (a) Locate equipment in rooftop penthouses or behind visual screens. Integrate the location, size, and finish of rooftop penthouses and visual screens with the architectural design. Install critical roof-top equipment to permit roof system replacement without unreasonable disruption of equipment operation.
- (b) All roof mounted equipment shall be mounted on platforms. All platforms (curbs or pads) shall be a minimum of eight (8) inches in height from the finished roof surface.

- (c) The minimum distance allowed by roofing manufacturer to allow adequate installation clearances and turn up shall set the distance between all platforms.
- (d) Fall protection shall be an integral part of the roof design. Incorporate a permanent fall protection system to allow maintenance and access to all areas of the roof without restrictions.
- (e) Roof drainage:
  - (i) Provide internal roof and emergency overflow drains.
- (f) Walk-pads:
  - (i) Walk-pads shall be provided from roof access points to and around all rooftop equipment with a clear path of travel marked on roof plans with a minimum clearance of six (6) feet.
- (g) Curbs and Equipment Supports:
  - (i) Provide internally reinforced roof-curb units capable of supporting superimposed live and dead loads, including equipment loads and other construction.
- (h) Roofs shall comply with the following requirements:
  - (i) The roof shall be provided with elevator or stair access. Roof access via ladder or ship stair is not permitted.
  - (ii) Stairways shall be designed to limit access to authorized personnel only.
  - (iii) A clear path shall be provided for replacement of equipment from any elevator or other access points, as the case may be.
  - (iv) All rooftop access doors shall be integrated with the overall design of the rooftop screening system.

### **8.2.5 Roof Openings**

#### **Skylights and Sloped Glazing:**

- (a) Skylights are defined as prefabricated assemblies shipped ready for installation, while sloped glazing is defined as field assembled. Skylight design shall follow the guidelines of AAMA Standard 1600. For the design of sloped glazing, two (2) AAMA publications are available: Glass Design for Sloped Glazing and Structural Design Guidelines for Aluminum Framed Skylights.
- (b) Skylights and sloped glazing shall use low emissivity glass. Plastic is not permitted. Placement shall be calculated to prevent glare or overheating in the building interior. Condensation gutters and a path for the condensation away from the framing shall be included.



- (c) Consideration shall be given to cleaning of all sloped glazing and skylights, including access and equipment required for both exterior and interior faces. Skylights shall be guarded for fall protection or meet OSHA structural requirements.

### **8.2.6 Traffic Bearing Horizontal Waterproofing**

Fluid applied roofing directly installed onto roof decks is the preferred system. Provide pedestal support pavers or decking system.

- (a) The roofs are anticipated to incorporate a combination of low slope built up roofs, and the potential for occupied roof terraces and/or vegetated roofs. The majority of the low roof area is anticipated to be either vegetated or occupied terraces. Occupied terraces will have floors recessed for waterproofing membranes and elevated pavers.

## **9 ARCHITECTURAL PRINCIPLES AND FUNCTIONAL NARRATIVES**

### **9.1 NEW COURTHOUSE PROGRAM**

- (a) The New Courthouse Program is included as Attachment 6A (Courthouse Program and Room Data Sheets) to these Design and Construction Standards.
- (b) Rooms and spaces shall meet all net square footage requirements as a minimum. Column protrusions and associated furring may be subtracted from the net square footage requirements, where column protrusions into rooms are permitted by the Contract Documents and this Project Agreement.

### **9.2 ROOM DATA SHEETS AND ADJACENCY DIAGRAMS**

- (a) The Room Data Sheets for the New Courthouse are included as Attachment 6A (Courthouse Program and Room Data Sheets) to these Design and Construction Standards.
- (b) Adjacency Diagrams are included as Attachment 6D (Adjacency Diagrams) to these Design and Construction Standards. The Departmental Adjacency diagrams outline required connections between spaces. The stack diagram is included for reference only.

### **9.3 GENERAL ARCHITECTURAL DESIGN**

#### **9.3.1 General**

These Sections 9.3.2 (Achieving Contemporary Aspirations) and 9.3.3 (Historical New Courthouse Design) are intended to provide the Project Company with aspirational guidance in the design development of the New Courthouse and the Project.

#### **9.3.2 Achieving Contemporary Aspirations**

- (a) The architecture of the Clackamas County New Courthouse shall reflect the highest aspirations of our society, especially those that join citizens to the legal process. Our democratic system is dependent upon the law, and courthouse architecture shall embody

its value. To accomplish this, the New Courthouse shall represent a strong, welcoming presence in its community and represent a responsible use of tax-payer funding.

- (b) The New Courthouse shall combine and balance many competing forces that shape contemporary society. Activities in the New Courthouse shall be transparent to the public without compromising security and confidentiality. Its design shall combine stability with vitality, drawing from the best of past architectural examples while advancing ambitions for the future. The resources available shall match program need, internal program organization shall complement exterior appearance, and institutional identity shall recognize the character and disposition of neighboring buildings and specifics of the Red Soils Campus, Oregon City, and Clackamas County.

### **9.3.3 Historical New Courthouse Design**

- (a) Historically, courthouses have been given architectural prominence through important siting and references to the neoclassical style. This approach has served America well for nearly two hundred years. Structures built for the judiciary have maintained a position of importance and authority and are instantly recognized as important presences in the built landscape; these earlier designs both command attention and generate affection.
- (b) New Courthouses of the future shall do the same while also exploring an architectural language consistent with contemporary program goals. Any new architectural language shall balance recognition of past forms with our ideals for the future. The buildings of earlier centuries conveyed a sense of monumentality and stability while also creating a pedestrian scale and feeling of accessibility, embodying the principle that the courts are open to all. Although it may be useful to look back into history, it is equally important to develop architecture that reflects contemporary needs. As Judge Susie L. Norby phrased it, “Modernization shall not make a courthouse unrecognizable—people shall still be able to feel that their time in the courthouse connects them to the traditions of justice that have stood the test of time.”

### **9.3.4 Overall New Courthouse Design Requirements**

#### **9.3.4.1 General Requirements**

- (a) First, the design of the New Courthouse shall both meet community objectives and adopt the JCF *General Facilities Design Assessment Criteria*, included as a Contract Standard. Creation of a building that houses the activities of multiple groups, each with its own operational needs, requires a design process informed by its users.
- (b) The Project shall reflect the County’s commitment to addressing climate change and building a carbon neutral future. To minimize energy use and carbon emissions, the New Courthouse design shall leverage passive architectural strategies, efficiency in engineering systems, and on-site renewable energy. Conservation of land, sourcing of local materials, indoor air quality, low-toxin recycled materials, and the enhancement of human health and well-being are also key considerations in the early stages of the design process.
- (c) The Project shall be flexible. The anticipation of building expansion, with minimal disruption to judicial operations, shall influence the design of all building systems in the

initial phase of the project. Additionally, the design shall be flexible to incorporate future programmatic changes and technology innovations. The New Courthouse shall meet the technological needs of the courts. Courtrooms and their support areas require infrastructure systems and a telecommunications backbone that can accommodate technological change in a cost-efficient manner.

- (d) The New Courthouse shall convey permanence, stability, and a sense of purpose. Its distinctive architecture shall simultaneously reflect the fabric of the community and symbolize the importance of the United States justice system. Though monumental in significance, the New Courthouse shall also offer a human scale that evokes the democratic nature of our judicial process.

#### 9.3.4.2 Trauma-Informed Design Principles

- (a) The Project Company shall incorporate trauma-informed design principles into the design of the New Courthouse and the Project. Trauma-informed design principles can work to lessen stress and reinforce a feeling of safety. Sensory stimuli connected with a person's trauma can trigger unwanted memories and feelings. The design of the New Courthouse shall incorporate design solutions to mitigate anxiety such as tranquil settings with low sensory stimulation, visual/aural privacy, views of nature, access to daylight, calming color palettes, and displays of art. In the planning of the Project, clear wayfinding eliminates confusion and wide corridors reduce crowded conditions giving people space to regroup and gain composure.

#### 9.3.5 **Overall New Courthouse Security Requirements**

- (a) The New Courthouse shall be designed and constructed to accommodate three (3) distinct circulation patterns:
  - (i) a circulation for the general public from the Main Lobby to Courtrooms and other public spaces to which the general public will have access and that restricts access to the circulation patterns areas described in items 9.3.5(a)(ii) and 9.3.5(a)(iii);
  - (ii) a circulation pattern for the judges and New Courthouse employees accessing the New Courthouse from the restricted employee entrance in the Secure Parking Area of the Program that restricts access from the circulation patterns areas described in items 9.3.5(a)(i) and 9.3.5(a)(iii); and
  - (iii) a circulation pattern for in-custody persons and Sheriff's deputies escorts from the Sally Port Area to the Central Holding Area, Courtroom Holding Sub-Area, and other Areas or Rooms within the New Courthouse into which in-custody persons may need access while escorted by deputies. This circulation patterns shall restrict access into the circulation pattern areas described in items 9.3.5(a)(i) and 9.3.5(a)(ii).
- (b) Refer to Section 21 (New Courthouse Security Requirements) for additional details on circulation patterns and levels of security within the New Courthouse.

- (c) Perimeter and interior security systems shall provide an appropriate level of security, in accordance with Section 21 (New Courthouse Security Requirements). Security shall also be enhanced by an architectural approach that considers sight lines. Visual obstructions and blind spots shall be avoided.
- (d) Many of the individuals coming to the New Courthouse, in some form and degree, have experienced trauma. Approaching design with this understanding, and implementing trauma-informed design principles can work to lessen stress and reinforce a feeling of safety. Sensory stimuli connected with a person's trauma can trigger unwanted memories and feelings. Studies have shown that the environment can influence our behavior and our physical and psychological well-being. While appearing in court can be highly stressful, there are a number of design solutions shown to mitigate anxiety such as tranquil settings with low sensory stimulation, visual/aural privacy, views of nature, access to daylight, calming color palettes, and displays of art. In the planning of the Project, clear wayfinding eliminates confusion and wide corridors reduce crowded conditions giving people space to regroup and gain composure.

## **9.4 DESIGN PRINCIPLES AND GOALS**

### **9.4.1 General Requirements**

- (a) The following goals have been taken from the 2019 *New Court Facility Needs Assessment Report* by the National Center for State Courts (“**NCSC**”) outlining planning requirements and goals that remain valid today. These goals have been updated and augmented where necessary to provide direction on the desired design of the Project.
- (b) With each Schematic design work Submittal, the Project Company shall submit a narrative addressing how each subsection under this Section 9.4 is incorporated into the design of the Project.

### **9.4.2 Image of Dignity and Solemnity**

- (a) The Project shall be designed to convey an image of dignity and solemnity and a sense that the New Courthouse is one in which justice is done.
- (b) The architecture throughout the interior and exterior of the New Courthouse shall convey the image of the judicial system: dignity, strength, respect, and a sense of importance of the judicial system in the community.
- (c) The appearance and ambiance of the Courtrooms shall be dignified and business-like. Consideration shall be given to proper sight lines, acoustics, lighting, properly functioning Mechanical Systems.
- (d) The selection of finishes shall be made with a view to the future. The materials selected shall be functional and durable for use over time and shall contribute to the overall image of dignity and institutional permanence.
- (e) The architecture shall represent an expression that is responsive to positioning within the Red Soils Campus. The New Courthouse shall improve and enrich the site and civic context in which it is located.

### **9.4.3 Spatial Needs**

- (a) The Project shall maintain flexibility to accommodate both short- and long-term space needs and contribute to the effective administration of justice.
- (b) Judicial Chambers shall not be immediately attached to the Courtrooms to allow adjudication space to be utilized by multiple judges if necessary. However, in order to promote easy movement between offices and Courtrooms, Chambers and Courtrooms shall be located in close proximity.
- (c) Maximum flexibility of Courtroom space is valued. Courtroom floors shall be designed so that multiple types of Courtroom and adjudication spaces are available to all judges housed on that floor.
- (d) The design shall provide for flexibility to anticipate future changes and enhance building longevity.
- (e) Courtrooms and Courtroom Ancillary Spaces shall be constructed to accommodate a broad range of growth or policy changes in order to enhance the Project' flexibility and long-term usefulness.
- (f) The County will, in its discretion, allow minor deviations from minimum room dimensions provided the minimum square footage is met. Any minor deviation shall be determined during the design review process and submitted to the County for approval. The County reserves the right to approve or deny any minor deviation.

### **9.4.4 User-Friendly and Accessible Environment**

- (a) The Project shall offer an environment that is user-friendly and easily accessible to the Project Users.
- (b) The Project shall be provided with adequate parking provisions or a plan for parking for Project Users, including judges, employees, jurors, and court visitors.
- (c) The Project shall be a barrier-free, accessible facility in compliance with the American with Disabilities Act Title II requirements for governmental facilities.
- (d) The Project Company shall provide a simple and clearly displayed public directory and signage system so Project Users are able to find their way around the New Courthouse easily. The layout of spaces shall be designed for simplicity so that wayfinding throughout the Project is readily apparent. The use of architectural wayfinding features to serve as landmarks and the provision of exterior views shall also be implemented to improve user orientation within the building.
- (e) High public traffic areas shall be located on the lower floors of the New Courthouse so that the Project Users visiting these offices can be served quickly.
- (f) An easily accessible public self-service area equipped with public access computer terminals and kiosks shall be provided. Clear and easy access to New Courthouse staff

shall be provided for the public to seek assistance in answering questions or preparing forms or other documents.

#### **9.4.5 Safe and Secure Environment**

The Project shall offer a safe and secure environment for all Project Users and shall generally comply with the requirements set forth in this Section 9.4.5.

- (a) provide an integrated solution for security. The Project security planning shall incorporate structural elements, architectural barriers, traffic patterns and access controls, weapons detection and screening, security surveillance devices, and properly trained security personnel and effective security operations planning in a balanced way. Security provisions shall be cost-effective and developed with an understanding of the impact on operational costs and security staffing needs;
- (b) separate circulation systems are to be provided for New Courthouse employees and the general public in the Project to maintain proper security and work privacy. The Project shall be organized into zones that are similar in function, operational needs, physical characteristics, and access requirements. Proper circulation and access control shall be designed and provided at individual space zones to maintain an efficient and safe court environment; and
- (c) security in the Project shall be visible but not obtrusive. The image of the New Courthouse shall convey an open and transparent judicial process while simultaneously promoting a sense of safety for all building occupants. Project Users shall be made aware of security features and the presence of uniformed security personnel. The presence of security equipment and systems in the Project shall not unduly conflict with the efficient operation of the New Courthouse or compromise the Project Users' perception of a fair and open judicial process;
- (d) An additional entry point shall be provided for inconspicuous access for judges.
- (e) Adequate space shall be provided at the Main Entrance & Lobby for queuing of Project Users with special attention to problems caused by extreme weather. The design shall allow fast and efficient processing of those entering the New Courthouse through a Main Entrance & Lobby where security staff, using a magnetometer and an x-ray scanner, are able to screen for weapons and contraband. After clearing the Screening Stations, Project Users shall enter the Main Lobby allowing people to become oriented for wayfinding purposes.
- (f) Facility Systems shall be designed and maintained to protect public health and life safety, as well as provide direct egress routes for rapid and safe evacuation of building occupants to the outside in cases of an emergency.
- (g) Accommodations shall be made for the installation of security surveillance and monitoring systems throughout the Project. Such systems shall be controlled through a central security command station and shall be connected at all times to a law enforcement remote dispatch function.

#### **9.4.6 Advanced Technology**

- (a) The Project, including all Courtrooms, offices, and other functional space, shall be equipped with advanced technologies to facilitate the efficient administration of justice and improve the quality of service to the public.
- (b) The Project shall be designed with provisions for the extensive use of computerized, advanced technologies at all functional areas for efficient operations and a secure work environment.
- (c) Public access services shall be enhanced through the use of digital information displays and self-help areas equipped with public access computer terminals or kiosks.
- (d) Provisions for voice-activated digital recording technologies shall be planned and pre-wired in all Courtrooms and other hearing rooms to provide a convenient, accurate record of proceedings, requiring a minimum of human intervention. The system currently in use is ForTheRecord (FTR).
- (e) The New Courthouse shall be planned for video communications technology to provide for remote defendant appearances.
- (f) Computerized evidence display capabilities shall be provided and integrated in the Courtroom audiovisual system.
- (g) Security surveillance cameras, intrusion detections systems, access control systems and duress alarm systems shall be planned and installed for the courthouse in a comprehensive manner. Project security systems shall be monitored and managed onsite in a dedicated control and command center.
- (h) Document imaging technology shall be available throughout the facility to reduce paper circulation and storage requirements, improve record dissemination, and facilitate effective information sharing.
- (i) Project Users shall be able to access New Courthouse services through the use of telecommunications and self-service information display technology. Public information and public access terminals shall be provided in the Main Lobby or as required in the Technical Requirements for the Project Users to access pertinent information. The New Courthouse shall be designed with provisions to allow Project Users access to information and services remotely through web portals.

#### **9.4.7 Sustainable Design**

The Project shall embody Clackamas's commitment to a safe, healthy future by minimizing its environmental impact and enhancing occupant's experience. Sustainable building strategies include the following:

##### **9.4.7.1 Energy and Emissions**

Building envelope, massing, fenestration, Facility Systems, and renewable energy systems shall be designed through an integrative process in order to achieve the most efficient and cost-

effective path to net zero energy performance. Energy efficiency strategies and energy generation shall be considered with initial and long-term cost implications considered.

#### 9.4.7.2 Sustainable site development

Special attention shall be paid to the Project' impact on its surroundings and integration within the Red Soils Campus. Strategies shall include reducing heat island impacts, reduced use of water resources, bicycle parking and e-bike chargers, electric vehicle supply equipment, stormwater management, and responsible landscape and site maintenance strategies.

#### 9.4.7.3 Water efficiency

Efficient water usage through the utilization of water efficient fixtures and the design of efficient wastewater conveyance systems shall be integrated into the New Courthouse design.

#### 9.4.7.4 Materials and resources

The design and construction shall include a selection of products that are produced regionally and/or made of recycled or sustainable materials. Embodied carbon shall be considered for during material selection, especially for materials that will be replaced over the lifespan of the Project.

#### 9.4.7.5 Indoor environmental quality

Air quality, ventilation, thermal and visual comfort, and biophilia shall drive the design of the indoor environment. Healthy indoor air quality shall be maintained through direct outdoor air supply possible, CO2 sensors, and increased ventilation. Mechanical systems shall also be designed to maintain healthy indoor air quality, even during natural events that may cause poor air quality such as wildfires, per ASHRAE's "Planning Framework for Protecting Commercial Building Occupants from Smoke During Wildfire Events". Daylight shall be utilized as much as possible to reduce energy demand for artificial lighting and to provide a more pleasant work environment. Operable shading, electric light quality and brightness, and lighting and thermal controls shall be designed to prioritize occupant comfort throughout the year.

### **9.5 CIRCULATION REQUIREMENTS**

#### **9.5.1 New Courthouse Circulation Zones**

The Project Company shall design and construct the New Courthouse to have three (3) restricted circulation patterns as described in this Section 21.3.3 (New Courthouse Circulation Zones) of these Design and Construction Standards.

#### **9.5.2 Corridors**

- (a) All circulation corridors shall provide clear and direct access to the principal program areas of each level. Public and restricted circulation corridors shall afford views to the exterior, and maximize daylight into the interior of the building, through use of interior glazing, interconnecting stairs, or other means.
- (b) Public Circulation Zone corridors shall be a minimum width of 8'-0" wide; Restricted Circulation Zone corridors shall be a minimum of 6'-0" wide; and Secure-Maximum Circulation Zone corridors for in-custody persons shall be a minimum of 6'-0" wide.



- (c) Refer to Attachment 6A (Courthouse Program and Room Data Sheets) of these Design and Construction Standards for corridor finishes and building system requirements.

### **9.5.3 Stairs**

- (a) A public ceremonial stair shall be provided in the Lobby connecting to the second level of the New Courthouse. The ceremonial stair shall have a high aesthetic importance with a gradual slope, no greater than a six (6) inch rise and no less than a twelve (12) inch tread. The stair finish shall be made of a durable and easily cleaned materials such as stone or terrazzo. The guardrails and handrails shall be stainless steel. An escalator may be used in lieu of a ceremonial stair at the Main Lobby.
- (b) All other stairs shall be exposed painted steel structure with concrete filled metal pans. Resilient material covering shall be used at all landings, treads, and risers. Utility, egress and access stairs may omit resilient material covering. Guardrails and handrails for public stairs shall be stainless steel. Guardrails and handrails for utility, egress, access, restricted and secure stairs shall be painted steel. Provide CCTV coverage in all stairs with public access.
- (c) Where permissible, interconnecting visible and open stairs may be provided within public and restricted circulation areas to encourage user health and well-being. Interconnecting stairs may be used as egress stairs only if permitted by code. Provide natural lighting to stairs where possible.

## **9.6 LOBBY AND PUBLIC SPACES**

Public spaces shall provide simple and clear movement of visitors and staff into and throughout the New Courthouse, while limiting access beyond public zones. Public spaces shall also provide an open and spacious experience for users and convey the importance and authority of the courts. Strategically placed, clear, and legible graphics and signage, visible on entry, will provide first-time visitors with information about where to find various functions and how to get there. Wayfinding techniques shall provide visual cues about the location of important public spaces and services.

### **9.6.1 Primary Building Entrance**

The New Courthouse's main entrance (Area: Entry and Security Screening Areas) shall be in accordance with the requirements of this Section 9.6.1.

- (a) Provide a single primary entry with an attractive and a user-friendly environment that provides a positive first impression to court visitors.
- (b) Design such main entrance and the Entry and Security Screening Areas to accommodate peak-hour lines of prospective jurors and courthouse visitors through the entrance and entrance doors.
- (c) Provide exterior protection from inclement weather directly outside from the Main Entrance & Lobby Area.

- (d) Such main entrance shall accommodate persons with disabilities in the same manner as the general public. Entry doors shall meet the closer requirements of applicable codes and accommodate pressures of interior space and exterior wind loads. Utilize power-assist doors where necessary.

### **9.6.2 Security Screening Station**

- (a) public users shall enter the New Courthouse through a public entry screening station located in the Main Entrance & Lobby Area. Provide no less than two (2) security Screening Stations lanes for public users.
- (b) Screening Stations shall include space for:
  - (i) an interior or covered area for queuing of the projected peak volume of people entering the New Courthouse. Distance between the Screening Stations and the New Courthouse main entrance shall be no less than twenty (20) linear feet;
  - (ii) a magnetometer, or metal detector, through which visitors pass for detection of metal objects. The opening shall be thirty-two (32) inches clear to accommodate wheelchairs or mobility devices;
  - (iii) an x-ray scanner for screening contents of visitor briefcases, handbags, and personal possessions, paired with sufficient project-specific roller-table assemblies for the input and output of packages;
  - (iv) a table or counter for secondary inspection of scanned items; and
  - (v) a magnetic-wand inspection area.
- (c) Design the screening area to be consistent with the court public spaces and project a positive first impression to court visitors. Do not make screening equipment the main focus of the space. Provide a casework screen for the scanning position, constructed of durable materials to withstand the stress of a high-traffic area, and lined with non-ricochet, bullet-resistant material that will absorb multiple firings of a large-caliber handgun.
- (d) The accessible path of travel shall include the lobby security screening area. Wheelchair users shall not travel a separate and nonequivalent path through the screening process area. Persons with disabilities shall pass through a magnetometer, along with the general population. Space shall be provided to allow bypass of the magnetometer for people with implanted medical devices that may be affected by magnetic fields.
- (e) Design each security screening area to allow visual observation by security staff of all public exits to ensure that individuals entering the building do not circumvent the screening process. Directionally sensitive motion-detection systems with audiovisual alarms or electronic turnstiles may be used to deter entry of individuals through the exit lanes.

- (f) A separate staff by-pass lane with turnstiles shall be located within the same screening area.

### **9.6.3 Main Lobby**

- (a) The public lobby (Main Lobby) shall be a 2-story space that serves as the focal point for the building and provides visual orientation to the other areas through visual cues and signage.
- (b) Provide a public lobby sized for a queuing area sufficient to accommodate the volume of people entering the courthouse and weapons Screening Stations. Give attention to integrating the security Screening Stations into the lobby design to avoid the appearance of an intrusion or afterthought.
- (c) Provide security cameras throughout public areas, with special emphasis on weapons screening to record the public entering the facility and receiving their belongings once they have gone through weapons screening.
- (d) Provide clear signage and graphics immediately upon arrival in the courthouse public Main Lobby.
- (e) Provide large, easily readable court calendar monitors. Areas where Courtroom assignments are posted shall be accessible without impeding the security screening process or blocking public circulation paths.
- (f) Information display screens above a built-in casework information counter shall provide direction and basic information to individuals unfamiliar with the New Courthouse or court system. The information screen shall be located in a highly visible place in the Main Lobby, beyond the screening area. Design the information area consistent with the public spaces. The screen shall display the courthouse map and court calendar.
- (g) The information area shall be used in conjunction with directional signage to provide public users information about location of services.
- (h) Make use of exposed mass timber structure in the Main Entrance & Lobby as a primary architectural design element.
- (i) Provide adequate built-in and free-standing furniture in the Main Entrance & Lobby for public users waiting and Café overflow.
- (j) Provide direct and secured access from the Lobby to a secured elevator that leads directly to the Central Holding Area. This will be used by the Sheriff to take persons into custody.
- (k) The Project Company shall relocate the “Lady Justice” exhibit currently located at the Existing Courthouse to the New Courthouse. Such exhibit shall be placed in a prominent location of the Main Lobby Area of the New Courthouse and shall be protected by a glass casing. The glass surrounding the Lady Justice exhibit shall be lined with anti-shatter film or with some other method to avoid glass shattering.

#### **9.6.4 Child Respite**

The Child Respite area shall provide a safe place for children to play while their parents conduct their court business

- (a) Provide a check-in workstation with a duress alarm (Alertus) and a view of the entire room, to allow supervision by one staff person; design shall facilitate safe check-in and checkout of children. Include file storage for administrative records, forms, and brochures.
- (b) Do not allow outside visual access or windows; the public shall not be able to look in to the room. Access doors shall be locked with a remote buzzer operated from the check-in workstation.
- (c) Single occupancy toilet shall include a changing table.
- (d) Provide a second door into a restricted corridor.
- (e) Within the play area provide child-sized tables, chairs, couch, and floor games, and storage space for toys and games.

#### **9.6.5 Café**

The café shall be accessible directly from the Main Lobby and shall be a “grab-and-go” type operation.

- (a) The public side of the café service area shall have a transaction counter and two “grab-and-go” refrigerated display cases.
- (b) The service side of the café service area shall consist of stainless-steel or solid surface lower counter with storage, handwashing sink, and microwave and other appliances.
- (c) Provide a small separate room large enough to accommodate storage and an ice machine.
- (d) Provide a minimum 10'-0" wide opening at the café entrance with a coiling grille to limit access afterhours.
- (e) Provide limited built-in seating. Overflow seating can be accommodated in the Main Lobby.
- (f) Appliances and moveable equipment to be used in the café will be provided by the County. The Project Company shall only provide all fixed furniture, POS devices, and connections in accordance with the Technical Requirements.

#### **9.6.6 Public Help Center**

- (a) The Public Help Center shall be provided as a service to the public users to encourage access to the judicial system. The Public Help Center shall be located in close proximity to the Main Lobby and be accessible to the public users during Operating Hours.

- (b) Provide public counter windows for New Courthouse and Sheriff operations in the New Courthouse Program set forth in Attachment 6A (Courthouse Program and Room Data Sheets) to these Design and Construction Standards. The design of the public counter window shall include:
- (i) counters allow sufficient work area to transact case filing activities, and separate private staff office areas from public areas. Design spaces to ensure efficient and secure acceptance, exchange, review, and reproduction of high volumes of public documents;
  - (ii) each counter position will include the counter, staff workspace on the private side, and a standing area on the public side. The staff workspace on the private side shall be designed such that ergonomic options are provided to the user to utilize either a sitting or standing position;
  - (iii) provide code required accessible counter window such that the staff workstations are elevated above the public floor that allows for seated, eye-level interaction with customers standing at the counter;
  - (iv) provide monitors at each counter window that is adjustable such that the customer can view case information;
  - (v) provide security cameras at each clerk station that continuously monitors the each work surface of each station
  - (vi) staff workstations shall be sized to accommodate all required communication and electronic equipment as well as sufficient storage space;
  - (vii) provide a silent duress alarm at each clerk counter position;
  - (viii) providing security with glass barriers is the preferred method to create a layer of separation between staff and the public. Provide a pass-through tray and pull-down shade at each window;
  - (ix) provide voice transmission through vertical slots or grills on either side of the window;
  - (x) amplified acoustic systems shall be avoided;
  - (xi) a credit card swipe machine shall be attached to the public side of each public counter;
  - (xii) a drop box for convenient public use. Locate drop boxes within adjacent to the public counter windows. The receiving side of the drop box shall be on the secure staff side;
  - (xiii) provide physical screening between windows to ensure privacy.
- (c) The design of the Public Help Center shall also include:

- (i) a two-person staffed help desk that includes queuing space for a minimum of ten (10) persons;
  - (ii) “Take-a-number” system with notification board and adequate seating ten (10) persons;
  - (iii) public computer terminals for accessing public records. Provide a minimum of eight (8) stand-up workstations with space to fill out paperwork at each;
  - (iv) public e-filing stations. Provide a minimum of two (2) seated workstations and space for an additional two (2) stations; and
  - (v) public worktables. Provide one (1) no. 8-person standing height table and one (1) no. 8-person seated table.
- (d) An automated information kiosk system with touch-screen technology shall provide New Courthouse information to public users.

### **9.6.7 Courtroom Public Waiting Areas**

- (a) Corridors may be used as public waiting areas if they are wide enough to accommodate bench seating.
- (b) Public waiting areas shall include sufficient comfortable seating and be located near areas of highest public use, with easy access to restrooms and water fountains. Provide natural light in all waiting areas.
- (c) Waiting areas shall be proportional to the population served by each adjacent Courtroom.
- (d) Provide information display screen at each Courtroom floor indicating docket information for that floor.

## **9.7 HEARING ROOMS**

### **9.7.1 Courtroom Design Objectives**

#### 9.7.1.1 General Requirements

- (a) The Courtroom accommodates the judicial officer (judge, commissioner, or hearing officer), court clerks, court security officer (“**CSO**”), attorneys, witnesses, jury, and spectators.
- (b) The design of each Courtroom shall:
  - (i) ensure that the participants in any proceeding are able to see and hear the witness, jury, judicial officer, court clerk, and attorneys;
  - (ii) protect witnesses and jurors from intimidation;
  - (iii) provide reasonable confidentiality for attorneys, defendants, litigants, and judicial officers;

- (iv) provide full accessibility for persons with disabilities to the witness stand, jury box, spectator areas, judge's bench, and clerk's station;
- (v) provide security and safe emergency egress; and
- (vi) provide ease of assistance in emergency situations.

#### 9.7.1.2 Level of Finish

- (a) The level of finish in the sixteen (16) Courtrooms shall be as follows:
  - (i) Large Courtrooms: all Large Courtrooms and associated spaces shall be fully built-out and finished per the Design and Construction Requirements.
  - (ii) High Volume Courtrooms: all High-Volume Courtrooms and associated spaces shall be fully built-out and finished per the Design and Construction Requirements.
  - (iii) Standard Courtrooms: no less than eight (8) Standard Courtrooms and associated spaces shall be fully built-out and finished per the Design and Construction Requirements. Two (2) Standard Courtrooms and their associated public-facing Attorney / Client Conference Rooms shall be built-out and finished to a warm shell, as defined in Section 9.7.1.2(c) below.
  - (iv) Juvenile / Motion Courtrooms: all Juvenile / Motion Courtrooms and associated spaces shall be fully built-out and finished per the Design and Construction Requirements.
- (b) The level of finish in all Grand Jury hearing rooms shall be as follows:
  - (i) All Grand Jury hearing rooms shall be built-out and finished to match a CF8 Rev 1 (Large Conference Room) with the exception of AV Systems.
- (c) Warm shell requirements:
  - (i) Provide Interior Finishes, Ceiling Heights, and Acoustic Provisions to match CF8 Rev 1 (Large Conference Room) such that the room can be utilized as meeting space prior to future build-out.
  - (ii) Building Systems shall be provided per the assigned Room Data Sheet (end-use). When final build out elements such as millwork and feature ceilings are not included in warm shell construction but are required to host "building systems" elements, then only conduits, pathways and cables shall be provided in nearby ceilings and walls for future completion of systems.
  - (iii) No casework or specialty wall finishes shall be provided.
  - (iv) Ensure that the warm shell build-out does not prevent the room from functioning in the future. For example, overhead equipment must be designed and installed

such that ceilings can be installed at the correct height per the intended Room Data Sheet (end-use).

- (d) Cold shell requirements: No insulation, interior finishes, ceilings, electrical wiring, lighting, HVAC or plumbing shall be provided.

#### 9.7.1.3 Courtroom Entries

All Courtrooms, regardless of whether in-custody proceedings occur there, require three (3) distinct points of entry:

- (a) public Courtroom entry: for spectators, attorneys, parties, witnesses, press and the public users through a vestibule from the public corridor. Provide information display screen at each entry door indicating docket information;
- (b) private Courtroom entry: for judicial officers, jurors, court personnel, and designated court participants—through two (2) doorways from a private court staff corridor; and
- (c) detention Courtroom entry: for in-custody defendants, detention officers, and CSO through a controlled, secure entry near the CSO's location and defense attorney table.

#### 9.7.1.4 Courtroom Adjacencies

- (a) Locate Courtrooms adjacent to court floor holding area. Every two (2) Courtrooms are to share a common holding area.
- (b) Locate Courtrooms for easy access from Judicial Chambers. Judicial Chambers and related support spaces shall be adjacent to the private corridor, providing judges and staff quick Courtroom access.

#### 9.7.1.5 Corner Bench or Center Bench Layouts

Courtrooms may use either a corner bench or a center bench configuration. Each offers different design and operational opportunities. Selection of either shall be based on the following design and operational criteria:

- (a) optimization of sightlines among the judge, jury, attorneys, and witness;
- (b) ability to move paper documents between clerk and judge;
- (c) sightlines of projected images;
- (d) full accessibility to the bench and other raised areas of the Courtroom;
- (e) dignity and formality;
- (f) accommodation of Courtroom technology equipment;
- (g) space efficiency; and
- (h) flexibility to use the courtroom for various types of court proceedings.



### 9.7.1.6 Courtroom Accessibility

- (a) Floor levels of Courtroom components vary, therefore maintaining sightlines among all components while also providing full accessibility shall be a priority.
- (b) The accessible path of travel to the judge's bench, clerk's station, witness box, and jury box shall address the recommended height above floor recommendations.
- (c) Separate paths of travel for persons with disabilities shall be avoided.
- (d) Judge's circulation path shall not be in front of the bench.
- (e) Level changes of floors shall be provided with ramps that include handrails as required by code requirements.

## 9.7.2 **Courtroom Components**

### 9.7.2.1 Judge's Bench

The size, location, height, area, and design of the bench reinforce the role of the judge as the administrator of justice and as the principal controller of order in the Courtroom. Design the bench to be the focal point of the courtroom without favoring any one party.

- (a) Design the bench size and height to be proportionate to the courtroom and to ensure an unobstructed view of and from the entire courtroom. Raise the bench so that the judge's eye level when the judge is seated is higher than that of any standing participant or spectator. The height of the barrier between the judge's bench and the well depends on the actual height of the judge's platform above the well.
- (b) Provide a work surface minimum seventy-two (72) inches wide by twenty-four (24) inches deep with a three (3) inch high privacy screen in front. This area shall be of sufficient size to keep paperwork and reference materials within reach and accommodate two (2) monitors. Conceal the back of the monitors from view by the litigation area by lowering a portion of the work surface or other means. Provide adequate bookshelves behind or under the bench. Provide an area for conferences between the judge and attorneys at the sidebar.
- (c) Between the judge's area and the witness box, a fixed barrier of sufficient width and height to prevent a witness from reaching the judge while maintaining sightlines is required. The judge's exit route shall be away from the witness.
- (d) Design the front and sides of the bench to facilitate transfer of documents and verbal communication between the judge and courtroom clerk.
- (e) Design the bench with a custom casework wall compatible with the courtroom design. Line the wall with bullet-resistant material that meets the criteria of Underwriters Laboratories (UL) 752 Level 3. Provide accessible under-desktop cable raceways to accommodate voice, data, video, power, and courtroom technology cabling.

- (f) Consider an ergonomic adjustable desk system behind the casework shell in lieu of custom millwork. This component can be made from modular furniture, providing adjustable heights and angles of desktop.
- (g) Provide areas for computer equipment, a printer, storage, a telephone, and outlets for data transmission. The bench requires a microphone with a mute button and may include the Courtroom audio controls. Section 19 (Audiovisual Systems).

#### 9.7.2.2 Clerk's Station

- (a) The Courtroom clerk is responsible for maintaining a record of case actions and files and for receiving and labeling exhibits. The Courtroom clerk shall be close to the judge—to transfer exhibit papers and files by hand and to communicate privately—and shall be accessible to counsel for marking and introducing documents. The height difference between the clerk's station floor and the judge's bench floor shall not exceed eighteen (18) inches. Consider "pass-throughs" or other millwork solutions to assist in paper passing. Access may be provided directly from clerk's station to litigation area. Court recordings will be initiated from the clerk's workstation.
- (b) The clerk's workstation requires a work surface that is one hundred twenty (120) inches wide by twenty-four (24) inches deep and shall accommodate two (2) clerks. The clerks, when seated, shall ideally face toward the litigation area. An optional eight (8) inches to twelve (12) inches deep shelf in front of the workstation may be added to provide a writing surface and additional screening of documents on the clerk's desk. The clerk's workstation requires substantial area for placement of files, forms, supplies, and other material. A telephone equipped with a flashing light rather than a ringer shall be provided.
- (c) Because the clerk's station is the primary work area, design the clerk's station like the judge's bench, compatible with the Courtroom design. Provide a custom casework low front wall lined with bullet-resistant material that meets the criteria of UL 752 Level 3. Locate a hardwired duress alarm button in a discreet location under the work surface.
- (d) The clerk's workstation shall be cable ready for electronic equipment and requires multiple telephone, data, and electrical outlets and audio controls. Provide concealed, accessible raceways to incorporate voice, data, video, power, and audiovisual cabling.
- (e) Provide undercounter file drawers for files and forms, and provide file storage within the clerk's station area.

#### 9.7.2.3 Witness Box

- (a) The witness box shall be located between the judge and the jury and in such a way that the witness's face is clearly visible to the judge, jury, court clerks, and counsel tables. Design the witness box to maximize visibility between the jury and the witness.
- (b) Design the witness box to comfortably seat the witness and to accommodate a wheelchair. Provide additional space for an interpreter.
- (c) Ramps and a wheelchair turning circle are required to provide wheelchair access to the witness box.

- (d) Provide a work surface for reference material that is minimum sixty (60) inches wide by twenty-four (24) inches deep. Include power and data outlets for use by an expert witness may use a computer during testimony. Line the wall behind the paneling of the witness box with bullet-resistant material that meets the criteria of UL 752 Level 3.

#### 9.7.2.4 Jury Box

- (a) Provide clear sightlines from each juror to the witness, attorneys, judge, courtroom clerk, and evidence displays. The jury box shall extend past either the witness box or the attorneys' tables. Provide direct access into the jury box from the private corridor to the deliberation room so that the jury does not have to pass in front of the bench or litigant tables.
- (b) The jury box shall be two-tiered, accommodate people with disabilities, and sized to accommodate fourteen (14) people. The dimensions shall be approximately 8'-0" by 18'-0". The first row of jurors may be at floor level. When locating accessible seating space, provide sightlines equivalent to sightlines for other jury seating, and integrate the accessible position into the overall seating layout so that it is equal in its location and opportunity to the other seats.
- (c) Design the jury box to prevent communication between jurors and the spectators and to guard against juror harassment. Provide a minimum distance of 6'-0" between jurors and the spectator area railing.
- (d) Provide comfortable, ergonomic, fixed jury chairs to accommodate people of all sizes. The height shall be adjustable from sixteen (16) inches to twenty (20) inches. Chairs shall swivel and tilt and be spaced so that the arms do not collide, and the chairs do not strike the rear wall. Provide sufficient aisle space in front of each row of seats for juror legroom. Provide a front modesty panel between twenty-six (26) inches and thirty-three (33) inches in height separating the jury box from the litigation area. The rear row of seating shall be far enough away from the back wall to avoid scuff marks from chair backs or jurors' heads on the back wall. Provide a durable wall material behind the jury box that is resistant to scuff marks from chair backs and head prints from jurors leaning back.

#### 9.7.2.5 Litigation Area

- (a) The litigation area provides space for primary participants in activities of the judicial proceeding. Size varies, depending on courtroom type, and components within the well vary by the type of proceeding—see Room Data Sheets room configuration diagrams in Attachment 6A (Courthouse Program and Room Data Sheets) to these Design and Construction Standards.
- (b) Counsel tables: locate two (2) counsel tables in the courtroom so that attorneys can be seen and heard by other attorneys, the judge, the witness, the courtroom clerk, and the jury. Provide at least two (2) movable, accessible counsel tables with space for comfortable, ergonomic, movable chairs. The counsel tables shall have a table box for data, video, and power. Separate grommets in the tables shall be provided for the two (2) microphones. Provide space for a third counsel table if possible. Tables shall include a modesty panel to conceal defendant restraint devices. Provide an area behind the counsel

tables and between the spectator area for a row of chairs along the railing for staff, paralegals, or other involved parties. Tables shall be large enough to accommodate the presence of an interpreter, in compliance with OCCIF requirements.

- (c) Digital evidence presentation system placed between the two counsel tables: the system can be a cart shared between courtrooms or installed as a fixed shelf. It can contain a document camera and/or a Blu-ray player. Provide a recessed floor box with outlets for data, video, and power.

#### 9.7.2.6 Exhibit Display Area

Provide space for exhibit display and a large ceiling-mounted projection screen or large monitors located to be clearly visible to all court participants.

#### 9.7.2.7 Court Security Officer

The CSO is located within the litigation area to the rear of the well and in front of the spectators' barrier. The CSO is typically located near the door to the in-custody holding area and requires easy and quick access to the defendant's table. The CSO station is intended to be an open floor space to accommodate the CSO in a chair.

#### 9.7.2.8 Spectator Area

- (a) A multipurpose courtroom has seating in the spectator area for the majority of the jury panel. The number of seats shall be planned to accommodate voir dire panels for jury selection through a combination of seats behind the rail, movable chairs inside the litigation area, and the jury box seating.
- (b) Bench seating is to be provided in lieu of individual theater-style seats. Benches shall be contoured and proportioned to provide comfortable seating; hardwood veneer and solid wood construction shall be provided. Benches shall be anchored to the floor but removable for relocation.
- (c) Provide wheelchair spaces, companion seating, and semi-ambulatory seating in ratios required by law. Temporary seating, or a fold-down seat, may be placed in wheelchair spaces when not occupied. A companion seat shall be located adjacent to the wheelchair space. The wheelchair space shall align with the companion seat.
- (d) Provide space in front of and behind the wheelchair space such that the spectator using a wheelchair or mobility device can roll forward or backward to allow other spectators to exit a row. The wheelchair or mobility device cannot permanently block exit from an aisle.

#### 9.7.2.9 Sound Lock/Entry Vestibule

Provide a vestibule between the courtroom and the public circulation that will be a transition space and control noise. The doors from the vestibule into the courtroom shall have vision panels. The doors from the public corridor into the vestibule shall be solid. The outside doors from the corridor to the courtroom shall be lockable, whereas the doors from the courtroom shall not have exit devices, latches, or astragals due to noise considerations.

## **9.8 COURTROOM SUPPORT SPACES**

Courtroom support spaces include Judicial Chambers, jury deliberation rooms, restricted corridors, and staff support areas. The restricted corridor and Courtroom support spaces may be at a higher floor elevation than the courtroom well in order to reduce ramping requirements within the Courtroom.

### **9.8.1 Judicial Chambers**

- (a) Judicial Chambers are the personal office and conference areas in which the judges conduct legal research and case study, and hold meetings with attorneys or judicial personnel.
- (b) Separate chambers shall be provided for each judge and include a private restroom.
- (c) Provide adequate sound control between the chambers and the staff and reception areas to reduce sound transmission during sensitive conference sessions.
- (d) Provide natural lighting to the chambers.
- (e) Provide silent duress alarm (Alertus) at each chamber.
- (f) Judicial clerk and assistant workstations shall be located in an open shared office space directly adjacent to each judge's office.
- (g) Judicial Chambers shall be clustered for improved collaboration and to share support functions.

### **9.8.2 Jury Deliberation Rooms**

- (a) Provide jurors a private deliberation room that is free from distractions and outside interference, accessible from the restricted corridor.
- (b) The Small Jury Deliberation Room shall comfortably accommodate eight (8) jurors, and the Large Jury Deliberation Room shall comfortably accommodate fourteen (14) jurors and allow use of charts, mounted exhibits, and video monitors for evidence.
- (c) The Jury Deliberation Rooms shall have natural light; ensure that windows do not allow jurors to communicate with people outside the New Courthouse.
- (d) Jury Deliberation Rooms shall be designed in a flexible manner so that they can easily be used by judiciary as an additional judicial conference room.

## **9.9 LAW LIBRARY**

### **9.9.1 General**

- (a) The Law Library is a resource center that provides access to legal reference materials for judges, staff, attorneys and the public. The Law Library shall be located in close proximity to the Public Help Center. Provide a waiting area and public counter window for library staff to control public access into the library. Law Library support spaces include a Law Librarian Director Office, Staff Office, and staff Work Room.

- (b) The design of the Law Library shall include:
  - (i) a staffed Circulation Desk;
  - (ii) a Legal Reference Desk;
  - (iii) Public Computer terminals – provide a minimum of four (4) stations;
  - (iv) public Work Tables – provide two (2) six-person tables;
  - (v) Study carrels – provide twelve (12) study carrels;
  - (vi) a compact shelving system; and
  - (vii) a microfilm reading area with printing services (Copy / Print / Scan / Fiche / Film Room Area).

### **9.9.2 Reading Room**

Provide Law Library patrons with a private reading room to read, interpret, or analyze materials.

## **9.10 JURY ASSEMBLY**

### **9.10.1 General**

- (a) The Jury Assembly Area is a high-volume public access function and shall be located on the New Courthouse's entry floor.
- (b) The entrance to the Jury Assembly Area shall be easy to locate upon entering the New Courthouse and easily accessible from the Main Lobby.
- (c) Jury staff shall be able to control the entry into the Jury Assembly Area at the Juror Assembly Entrance/Check-In.
- (d) Ensure that traffic to the Jury Room Main Assembly Area does not interfere with public circulation in the lobby, stairs, or elevators. Plan movement of jurors to minimize juror contact with attorneys and litigants and to preclude intimidation by and contact with the public.
- (e) Protect the Jury Assembly Area from exterior viewing.

### **9.10.2 Entry Vestibule**

- (a) Prominently placed signage shall provide clear directions to the Jury Assembly Area. Jurors arrive simultaneously, so queuing areas will be required within the vestibule for prospective jurors waiting to sign in.
- (b) The vestibule shall be within the Jury Room Main Assembly Area to prevent contact with defendants, family members of defendants, and witnesses.
- (c) Provide four (4) public counter windows similar those described in Public Help Center.

### **9.10.3 Juror Assembly Entrance / Check-In**

- (a) The Juror Assembly Entrance / Check-In with built-in casework counter shall be immediately visible at the entry of the Jury Assembly Area.
- (b) Power and data outlets shall be provided in this area for future Self Check In Kiosks.
- (c) Jury coordinator workstation shall be located directly adjacent to the Juror Assembly Entrance / Check-In. Include silent duress alarm (Alertus).

### **9.10.4 Main Jury Assembly Sub-Area and Rooms**

- (a) Sufficient seating shall be provided for approximately two hundred thirty (230) prospective jurors. Provide movable grouped seating and lounge seating with power supply. Provide wheelchair spaces, companion seating, and semi-ambulatory seating in ratios required by Applicable Law.
- (b) The Jury Room Main Assembly Area shall be designed and constructed to the same standards as a training room to enable the room to be used for training and other collaborative activities with full multimedia capabilities. This design shall include the use of non-fixed, easily removable seating to allow for flexible room setups. Include an operable partition to divide the assembly room into two separate spaces.
- (c) Provide Juror Lounge Seating area for reading, studying, and working. The Juror Lounge Seating area shall include study carrels, comfortable furniture, and power connections for personal electronic devices. The Juror Lounge Seating area shall be designed such that its area may be incorporated into the overall assembly space if needed.
- (d) Provide two (2) movable lecterns for juror orientation and infrastructure for wireless access.
- (e) At the information presentation area, provide for use of audiovisual equipment, computer data lines, and telecommunications systems to accommodate programs such as video orientation, automated jury management systems, and juror call-in programs.
- (f) Outdoor areas may be provided if they are within the building's secure perimeter and jurors are prevented from public contact.

### **9.10.5 Juror Support Area**

- (a) In the juror break area (Juror Support Areas : Break Area / Galley and Break Area – Seating Tables) provide space and infrastructure for a minimum of four (4) vending machines, tables, chairs, and a counter for water and coffee.
- (b) Locate juror toilet and lactation facilities close to the Jury Room Main Assembly Area.
- (c) Provide additional space for Phone Charging Area, Locker Area / Alcove and Reading Material Display.

## 9.11 SHERIFF OPERATIONS

### 9.11.1 Design & Functional Overview

#### 9.11.1.1 General

- (a) The design objectives for the Clackamas County Sheriff's Department operations are to provide a safe and secure environment for the transport and accommodation of in-custody defendants while in the New Courthouse as well as to maintain the safety and welfare of the judiciary, staff, and public users in the Project.
- (b) The Sheriff manages all in-custody holding and transport areas and operates the electronic security systems relating to the in-custody holding, detention, transport, and detention circulation areas within the New Courthouse.
- (c) From a physical security standpoint, several basic rules apply to the design of secure holding and circulation areas:
  - (i) maximize the direct line of sight allowing the CSO to supervise in-custody defendants and to minimize reliance on video surveillance cameras;
  - (ii) minimize protrusions into detention circulation areas and corridors that create blind spots; and
  - (iii) organize functional components to avoid circulation "eddies." The Central Holding Areas shall be process driven. Designs shall achieve a logical flow for managing the process, movement, and separation of in-custody defendants.
- (d) The New Courthouse shall provide safe and secure accommodations for receiving individuals coming from the Central Holding Areas; for holding them before their Courtroom appearances; and for moving them to and from the Courtroom itself. The New Courthouse detention facilities do not house in-custody defendants overnight; they are present in the New Courthouse only during the normal hours of operation for the court.
- (e) Detention functions within the building include holding cells, both centrally located in the basement and on the courtroom floors, and a system of dedicated elevators and corridors contained within the secure perimeter of the in-custody holding and transport areas. Secure pathway for in-custody movement shall be provided. Utilize dedicated circulation that to avoid cross-circulation with judges, staff, and the public users.

#### 9.11.1.2 Adult and Juvenile In-custody Sight and Sound Separation

- (a) Provisions shall be made in the design of holding areas to maintain "sight and sound separation" between in-custody juveniles and in-custody adults. In-custody juveniles shall not come into contact with in-custody adults as they enter, are held in, and circulate to and from the Courtrooms during the course of normal operations.
- (b) Central Holding Areas shall have separate areas for juveniles and adults. Such areas for juveniles and adults shall not be accessed through the same corridor.



- (c) Access to adult and juvenile holding areas from the vehicular Sally Port shall be separate. A single, centrally controlled pedestrian sally port is acceptable as long as neither juveniles nor adults circulate through the other's holding area to reach their own.
- (d) Detention control coordinates use of in-custody elevators and shared detention corridors such that either group can be reliably cleared before use by the other.

#### 9.11.1.3 In-custody Defendant Arrival

Transport vehicles deliver in-custody defendants to the New Courthouse through a secure vehicle Sally Port Area. Individuals are escorted from the Sally Port Area into the New Courthouse through a pedestrian Sally Port. In-custody defendants then proceed to the Central Holding Area.

#### 9.11.1.4 Secure Holding

- (a) Provide both individual and group holding cells as called for in the New Courthouse Program. The area shall be configured to provide for required sight and sound separations of cells and related circulation paths.
- (b) In-custody defendants are moved from the Central Holding Area to the Courtroom Holding Sub-Areas located immediately adjacent to the Courtrooms. Movement shall be via secure, dedicated elevators.
- (c) The Courtroom Holding Sub-Areas may be shared by two (2) adjacent Courtrooms, and shall include two (2) Individual Holding cells, In-Custody / Attorney Interview Booths, Sound-Lock Vestibules into each Courtroom, and a dedicated secure Elevator Vestibule. High volume Courtrooms shall also include a group holding area.
- (d) At the conclusion of the Courtroom proceeding, in-custody defendants are returned to the Central Holding Area to await transport back to the detention center.

### 9.11.2 **Program Components**

#### 9.11.2.1 Secure Perimeter

The secure perimeter is a physical barrier between in-custody holding and transport areas and the building exterior and/or other non-detention departmental areas within the courthouse. The secure perimeter prevents the unauthorized and uncontrolled movement of persons, contraband, and weapons into and out of in-custody areas. An access control point (Sally Port) facilitates the movement of authorized persons between the secure and non-secure sides of the secure perimeter barrier. The secure perimeter barrier comprises maximum- security construction for partitions (full-height, slab-to-slab), windows, doors, and floors; security bars at any vertical and/or horizontal penetrations five (5) inches or larger in any direction; and with the exception of In-Custody Elevator Vestibules, sally ports at all access points.

#### 9.11.2.2 Vehicle Sally Port

- (a) Vehicular access to the New Courthouse proper is via an enclosed vehicle Sally Port. A "drive-through" vehicle Sally Port is preferred.

- (b) In all cases, the Sally Port shall be of secure construction and shall minimize views into and out of the Sally Port area.
- (c) The Sally Port shall be designed with careful consideration of traffic flow and vehicle turning radii; backing maneuvers are acceptable. Three-point turns for large custody vehicles are to be avoided.
- (d) Provide a secure access gate at the entry point, a second egress gate, and a personnel gate. The vehicle Sally Port gates shall be interlocking and able to be electronically monitored and controlled at the In-Custody Control Room. The primary means of communication and coordination between an arriving in-custody transport vehicle and the In-Custody Control Room is via radio. However, provide an audio call station/pedestal for outside agency use. Include video monitoring at access and egress points. Access and egress gates and doors shall be detention grade and shall be sized to accommodate a single-unit (SU) vehicle as defined by the most recent version of *A Policy on Geometric Design of Highways and Streets* by the American Association of State Highway and Transportation Officials.
- (e) The Sally Port shall provide adequate space for the temporary parking of transport vehicles for the loading and unloading of in-custody defendants. Provide parking and maneuvering clearances for three (3) in-custody transport vans.
- (f) Provide wall-mounted gun lockers outside the secure perimeter. Such weapons lockers shall be equipped with individual compartments, each with an individual locker device. Provide a weapons storage vault in the Sheriff Administration Area.

#### 9.11.2.3 Sally Port Vestibule/In-Custody Staging

- (a) In-custody defendants are off-loaded from the transport vehicle in the Sally Port and escorted into the secure area of the New Courthouse via a pedestrian sally port. A pedestrian sally port is also required at all points of entry or egress into and out of the secure perimeter of the In-Custody Intake and transport areas. The pedestrian sally port provides control of movement to and from adjoining areas and prevents infiltration to these areas by unauthorized persons, or escape of in-custody defendants.
- (b) The pedestrian sally port shall have a minimum width of 8'-0".
- (c) The doors at each end of the pedestrian sally port are interlocked. Pedestrian sally port doors are monitored and controlled by the In-Custody Control Room staff. Provide a voice and video connection. Provide glazing to facilitate visual observation of the pedestrian sally port entry and within by the security staff.
- (d) Pedestrian sally ports shall meet secure perimeter construction requirements.
- (e) Within the staging area provide counters for completing paperwork and benches for in-custody defendants awaiting processing.

#### 9.11.2.4 In-Custody Control Room

- (a) The In-Custody Control Room is responsible for all circulation in and out of the secure perimeter of the secure transport and holding areas, detention circulation corridors for moving in-custody defendants to and from courtroom holding areas, and elevators dedicated to in-custody movement. The In-custody Control Room will control and monitor doors and locking devices, video surveillance systems, intercom and other functions dedicated to all in-custody secure holding and transport areas throughout the courthouse. The In-Custody Control Room shall have monitoring capabilities within the Central Holding Areas and transport areas for doors that are equipped with card access devices.
- (b) The control workstation within the In-Custody Control Room shall be located within central holding area so that the detention control officer has line of sight into the main circulation areas within central holding. The line of sight shall work from a seated position and be unobstructed by security equipment configurations. Access to the In-Custody Control Room shall be limited and controlled by the In-Custody Control Room itself. The In-Custody Control Room shall be inaccessible to in-custody defendants at all times.
- (c) The In-Custody Control Room shall be constructed with security-grade partitions extending to the underside of the structure above.
- (d) The In-Custody Control Room environment shall reduce stress and fatigue, as well as enhance the staff member's efficiency. Sound-absorbing material shall be used to reduce sound reverberation and harshness of noise inside the room. Lighting design shall reduce glare and reflection, with provision of a dimmer switch to control the lighting levels.
- (e) The In-Custody Control Room shall be equipped with workstations that accommodate all equipment associated with monitor, control, and surveillance functions. Control workstations shall be flexible to accommodate the integration of future technologies and shall integrate wires and cabling within an enclosed, accessible housing. The use of modular or systems furniture is preferred. An ergonomic layout is very important. Monitors for video, productivity applications, and detention control shall be uniform in size and mounted on articulating arms.
- (f) Only electronic devices related to the user interface layout are accommodated at control workstations.
- (g) Provide a toilet room directly accessible from the control room for use by control room staff.

#### 9.11.2.5 Central Holding Area

- (a) In-custody defendants are detained in a secure Central Holding Area pending transport to the Courtroom floor. Both individual and group holding cells shall be provided in this area, allowing for separation of juveniles and separation by gender.
- (b) The Central Holding Area shall be operational during Operating Hours only, with no overnight use of the holding cells.

- (c) Cells shall be of secure construction including tamper proof fasteners. Fixtures and furnishings shall be anti-ligature. Accessible holding cells shall be available in the Central Holding Area.
- (d) Access to the Central Holding Area shall be controlled by detention control room staff. Cell doors shall be controlled remotely by In-Custody Control Room staff, with manual (key) fail override. If swinging doors are used instead of sliders, they shall swing out to prevent the occupant's ability to barricade the door. Cells shall be positioned to avoid blind spots and provide optimal sightlines for staff working in the area. Provide glazed cell fronts to maximize visibility.
- (e) Toilets shall be positioned in cells to allow for surveillance by staff while still providing modesty for the occupants.

#### 9.11.2.6 In-Custody Circulation and In-Custody Elevators

- (a) All Central Holding Areas and circulation shall be separated from public and private circulation paths and spaces. The areas associated with in-custody holding and circulation shall be contained within the secure perimeter. With the exception of In-Custody Elevator Vestibules, a sally port shall be required at any penetration allowing access in or out of the secure perimeter and shall be controlled by the In-Custody Control Room.
- (b) A dedicated detention circulation path is required to transport in-custody defendants from the Central Holding Area to In-Custody Elevators serving the Courtroom Holding Areas. In-Custody corridors shall be 6'-0" wide and shall minimize turns to facilitate direct line of sight and avoid blind spots created by protrusions. All secure circulation corridors on Courtroom floors between Courtrooms shall be built to detention-grade standards. The secure corridors in the Central Holding Area shall have detention-grade floors and walls. Gypsum board ceilings is an acceptable ceiling finish.
- (c) The In-Custody Control Room monitors and controls access and movement of In-Custody Elevators. In-Custody Elevators shall include video and intercom capabilities and be able to accommodate a gurney. Each In-Custody Elevator shall be appropriately sized to accommodate a minimum of sixteen (16) in-custody adults.

#### 9.11.2.7 In-Custody / Attorney Interview Booth

- (a) In-Custody / Attorney Interview Booth provide the opportunity for counsel to consult privately with their in-custody clients. A "noncontact" visitation arrangement shall be required to prevent the exchange of contraband. In-custody defendants enter the In-Custody / Attorney Interview Booth from the secure side (within the secure perimeter), and attorneys enter from the public circulation (or Courtroom).
- (b) Both entries shall be separated and enclosed from adjacent spaces to promote confidentiality. The entry on the in-custody side shall have glazing to facilitate visual observation by the Courtroom holding officer. The wall and glazing between the in-custody defendant and the attorney shall meet secure perimeter construction requirements.

- (c) Communication shall be facilitated by using handsets. Provide fixed writing surfaces at each side of the In-Custody / Attorney Interview Booth. In-Custody / Attorney Interview Booths shall be sized for wheelchair movement on both the attorney and in-custody sides and have a detention-grade movable plastic chair for the in-custody defendant.

#### 9.11.2.8 Courtroom Holding

- (a) Each Courtroom shall have direct access to a Courtroom Holding core that includes a Sound-Lock Vestibule, two (2) Individual Holding Cells, and an In-Custody / Attorney Interview Booth, and all other rooms under the Courtrooms Holding Sub-Area. The Courtroom Holding Sub-Area shall serve no more than two (2) Courtrooms. The Sound-Lock Vestibule in Courtroom Holding Areas is not required as long as proper noise isolation (noise rated doors to prevent sound infiltration from Courtroom Holding Areas into Courtrooms) is provided. The main circulation area within such Courtroom Holding Areas may be utilized as the main movement staging area for in-custody defendants into the Courtrooms and secure elevators.
- (b) If a Sound-Lock Vestibule is included in the Courtroom Holding Area, then such Sound Lock Vestibule shall comply with the following requirements. The Sound-Lock Vestibule shall act as a sound buffer between the Courtroom and the Courtroom Holding Sub-Area and shall screen views from the Courtroom into the Courtroom Holding Area. In addition, the Sound-Lock Vestibule shall serve as a sally port for managing controlled movement between the Courtroom and the Courtroom Holding Sub-Area. The door inside the Courtroom leading to the Courtroom Holding Sub-Area shall be designed to match the courtroom décor. The inner door leading to the Courtroom Holding Sub-Area shall be detention grade and shall be operated from the In-Custody Control Room.
- (c) Individual Holding Cells shall have glazed cell fronts to manage sound from within the Individual Holding Cells and to maximize supervision of in-custody defendants by staff. The In-Custody Control Room shall control Individual Holding Cell doors remotely. Cell doors are equipped with a manual key override. Provide a minimum of one accessible cell per courtroom holding area. All holding cells shall have penal-grade plumbing fixtures.
- (d) In-custody defendants access the noncontact In-custody/Attorney Interview Booth from within the Courtroom Holding circulation area. The design and arrangement of the Individual Holding Cells and circulation areas shall facilitate supervision and shall avoid blind spots. Alternatively, the In-Custody/Attorney Interview Booth may be located in the Central Holding Area.

## 9.12 TOILET, SHOWER AND LACTATION ROOMS

### 9.12.1 Toilet Rooms

Public restrooms shall be provided on each occupied level and as indicated in the New Courthouse Program. The final quantity of fixtures shall comply in with all Contract Standards and Applicable Law. Restrooms shall be designed for durability and ease of maintenance. Floor drains sloped to drain shall be provided at all multi-accommodation toilet rooms and showers. Toilet partitions shall be provided at all multi-accommodation toilets. Provide waterproofing membrane full extent of all toilet and shower rooms floors and wrap the membrane minimum six (6) inches up the wall. Provide waterproofing membrane full height at the walls of all showers.

### 9.12.2 Lactation Rooms

Lactation Rooms shall be centrally located and provide a sanitary, private, and lockable space with a table, electrical outlets, sink, small refrigerator and comfortable chair. Lactation Rooms shall comply with all Contract Standards and Applicable Law.

## 9.13 BUILDING SUPPORT SPACES

Building Support Spaces include back-of-house spaces required for the efficient and safe operation and maintenance of the New Courthouse. These spaces include: deliveries, collection and removal of trash or recycled materials, storage rooms, mail rooms, utility spaces, operation and maintenance area, and mechanical, electrical/technology rooms.

### 9.13.1 Loading Dock

- (a) Provide a two-bay Loading Dock to accommodate delivery, trash, and recycling trucks.
- (b) Provide space for pallet delivery and storage near the Loading Dock. Provide a covered staging area so that all deliveries can be scanned or examined before entering the building.
- (c) Dedicate one (1) truck bay within a secure loading area to trash and recycling. This area shall include collection and compaction bins and locked, covered roll-off containers. Provide a file shredding area near the Loading Dock.

### 9.13.2 Janitor Floor Closet

Provide Janitor Floor Closets on each floor of the New Courthouse. In each Janitor Floor Closet, include a service sink, mop rack, water-tight wall covering with high-impact resistance, and wall-mounted shelving. All Janitor Floor Closets shall be ventilated/exhausted to maintain a negative pressure differential to adjacent spaces.

### 9.13.3 Mail Room

The Mail Room shall be a dedicated room that receives daily mail and packages and sorts them before delivering them to New Courthouse occupants. Provide an x-ray machine to scan packages. Locate the Mail Room near the Loading Dock and Freight Elevator to allow staff to readily transport mail to other parts of the New Courthouse. The Mail Room shall be separately ventilated / exhausted and negatively pressurized to adjacent spaces.

### 9.13.4 Media Areas

The New Courthouse shall accommodate inside and outside media facilities (“**Media Areas**”) in compliance with the following requirements.

- (a) The Media Central Switching Room shall provide an interior space for use by news media personnel with appropriate power, data, and telecommunications support systems, including audio, video, or other feeds to the main distribution frame.
- (b) The media exterior area (“**Exterior Access Equipment Control**”) shall be a designated exterior space with parking for satellite trucks. If possible, the area should face south for satellite exposure. The location should be beyond building security zone.

### 9.13.5 Central Maintenance Shop

Locate a Central Maintenance Shop on the ground floor or basement, near the Freight Elevator and Central Mechanical Areas. Provide floor, wall and ceiling construction that minimizes noise transmission. Provide maintenance work surfaces, repair equipment, storage, and furnishings for storing and reviewing building plans and reference materials. Locate the Facility Manager Office in a nearby non-public area.

### 9.13.6 Storage Rooms

Storage rooms shall be located as required throughout the New Courthouse to meet their intended function. Below is a table identifying the storage requirements for type of storage room in the building:

Department	Room Name	Storage Equipment
1.3 Building and General Staff Support	Central Janitorial Storage	Wire rack shelving, adjustable, fixed
1.3 Building and General Staff Support	Large Item Storage	Open space, no shelving / racks
1.3 Building and General Staff Support	Technology Receiving / Holding	Wire rack shelving, adjustable, fixed
2.1 Courtrooms & Ancillary Support Spaces	Storage Closet	Shelving – wall standard & bracket
2.2 Judicial Chambers	Storage Closet	Shelving – wall standard & bracket
3.1 Court Admin Management Offices	Court Admin Storage	Wire rack shelving, adjustable, fixed. Provide 36” deep by 120” long work counter with power strip. Four-door lateral storage cabinets, two drawer filing cabinets, one four-drawer lateral filing cabinet, closed overhead shelving with tackboards underneath in cubicles.
3.4 Civil Case Unit	File Cabinet Storage	Locking vertical file cabinet
3.9 Records	Active Records	Locking lateral file cabinet – located in Evidence Storage
3.10 Shared Admin Staff Support Spaces	Evidence Storage	Wire rack shelving, adjustable, fixed. Open space for larger items.
3.10 Shared Admin Staff Support Spaces	Exhibit Storage	Wire rack shelving, adjustable, fixed This room combine into Evidence Storage.
4.1 DA Criminal Division	Budget / Payroll / Personnel & Active Case Files	Locking Vertical File Cabinet.

Department	Room Name	Storage Equipment
		Wire rack shelving, adjustable, fixed.
4.2 DA Shared Spaces & Amenities	Supplies Storage	Wire rack shelving, adjustable, fixed.
4.2 DA Shared Spaces & Amenities	Evidence Storage & Viewing	Wire rack shelving, adjustable, fixed. Provide small table and chair for viewing.
4.2 DA Shared Spaces & Amenities	Equipment Storage	Wire rack shelving, adjustable, fixed. Provide open storage area as well for larger items.
5.3 Transport Operations Support	Equipment Storage	Wire rack shelving, adjustable, fixed.
6.2 Sheriff Administration	Evidence Storage Closet	Wire rack shelving, adjustable, fixed.
6.2 Sheriff Administration	Personnel File Room / Record Storage	Locking Vertical File Cabinet. Wire rack shelving, adjustable, fixed.
6.2 Sheriff Administration	Firearm Storage	Wall-mounted gun lockers.
7.2 Public Defense & CIDC	Secure Storage	Locking Vertical File Cabinet. Wire rack shelving, adjustable, fixed.

**Table 6. 9.1 (Storage Shelving Requirements)**

**9.13.7 Mechanical, Electrical and Equipment Rooms**

- (a) Mechanical and electrical equipment, outside of the nominal building envelope, shall be protected from weather and environmental elements within an architectural equipment enclosure that allows suitable access for maintenance personnel. Equipment enclosure on the New Courthouse’s roof shall be integrated with the overall building design and comply with other sections of these standards. Penthouses are preferred, but not required, depending on the size and type of equipment. If a penthouse is not provided, exterior-grade equipment and visual screens shall be provided.
- (b) Equipment enclosures on the New Courthouse roof shall be accessible via a permanent dedicated industrial stair from the top occupied building floor to the roof. It is preferable but not required for the stair to terminate inside the equipment enclosure. The stair shall be wide enough to afford access for maintenance personnel carrying hand tools or small parts. Ladders shall not be employed to provide access to equipment enclosures.
- (c) Air-handling unit outside-air intakes, relief air, and exhaust air shall be ducted directly to the outside of the roof equipment enclosure.

**9.14 STATE OFFICES**

Locate the Department of Human Services on Level 1 if possible. Maintain separate entrances for Foster Parents and Biological Parents, with no direct line of sight.



## 10 INTERIOR DESIGN AND CONSTRUCTION REQUIREMENTS

### 10.1 GENERAL

#### 10.1.1 Visual Privacy

Visual privacy requirements shall comply with the following table as set forth in the respective Room Data Sheet.

RDS Code	Description
PR-1	High Visual Privacy
PR-2	Occasional Visual Privacy
PR-3	Modular Panel
PR-4	No Visual Privacy

**Table 6. 10.1 (Visual Privacy Requirements)**

#### 10.1.2 Acoustic Privacy

- (a) Areas specified in a Room Data Sheet shall conform to the following requirements:
  - (i) NC ratings shall be as measured within the space following completion;
  - (ii) exterior walls shall have a minimum designed STC rating of forty-five (45) for opaque areas and twenty-eight (28) for glazing. The as-built field measured STC rating may not be more than five (5) points lower than the specified designed STC rating; and
  - (iii) Sound absorptive finishes shall be provided as described on room data sheets and as outlined in this appendix.
- (b) Acoustic separations shall continue above the ceiling plane and shall include any penetrations or joints. For areas with an STC rating of sixty (60) or greater, doors shall be fully gasketed doors including door bottoms.

#### 10.1.3 Daylight Views

- (a) Balance the needs for security with openness, transparency, and natural light. Provide natural light to all primary public areas, the main lobby, and primary circulation.
- (b) Provide daylight views for 75% of regularly occupied spaces. Develop methods to share glare-free natural light through the use of interior glazing, sidelights, borrowed light, and light wells.
- (c) Daylight views requirements shall comply with the following table as set forth in the respective Room Data Sheet. Prescriptive or performance requirements may be used.
- (d) The County will, in its discretion, allow minor deviations from daylight and views. Any minor deviation shall be determined during the design review process and submitted to

the County for approval. The County reserves the right to approve or deny any minor deviation.

RDS Code	Functional Area	Prescriptive Requirement	Performance Requirement
DV-1	Functional Areas with Workstations	Access to at least one (1) window wall to the exterior. Window head shall meet the ceiling.	Average sDA300, 50% is achieved for >75% of occupied floor area.
DV-2A	Conference Rooms	Areas shall have access to a window wall with at least 40% glazing. Total glazing area shall comprise at least 40% of the perimeter wall(s).	Average sDA300, 50% is achieved for >40% of occupied floor area.
DV-2B	Courtrooms	Areas shall have access to a window wall with at least 20% glazing. Total glazing area shall comprise at least 20% of the perimeter wall(s). "Borrowed light" is acceptable.	Average sDA300, 50% is achieved for >20% of occupied floor area.
DV-3	Circulation Area	Access to at least one (1) window wall to the exterior. Windows shall be divided into a daylight zone and vision zone. Window head shall meet the ceiling.	Average sDA300, 50% is achieved for >75% of occupied floor area.
DV-4	Occupied Rooms with no windows	Color tuneable electric lighting (circadian lighting).	N/A

**Table 6. 10.2 (Daylight and Views Requirements)**

### 10.1.4 Interior Aesthetics

Interior aesthetics requirements shall comply with the following table as set forth in the respective Room Data Sheet.

RDS Code	Description
IC-1	High Aesthetic Importance
IC-2	Moderate Aesthetic Importance
IC-3	Low Aesthetic Importance

**Table 6. 10.3 (Interior Aesthetic Requirements)**

## 10.2 INTERIOR CONSTRUCTION

### 10.2.1 Partitions

- (a) Gypsum board partitions:
  - (i) Gypsum board shall comply with C1396, Standard Specification for Gypsum Board. Provide gypsum board as follows:

- (1) type X 5/8-inch gypsum board is typical installation;
  - (2) Mold Resistant for locations subject to moisture or high humidity;
  - (3) provide impact resistant up to 4 feet above floor level for Public areas, corridors and up to 8 feet above floor level for stairways;
- (ii) partitions shall have loading capacity identified in Room Data Sheets, with a maximum deflection of  $L/240$ . Provide metal studs with a minimum base-metal thickness of 0.0329 inch, except at locations where acoustical performance criteria of a wall assembly is met in part by a lower gauge stud. In such cases, walls shall meet deflection and code requirements and provide all necessary support for wall mounted devices and assemblies;
  - (iii) provide a system of concealed, permanent, secure, and appropriately designed backing, supports, and anchorages for all handrails, wall-hung cabinets, court seals, and other surface-mounted fixtures, equipment, systems, and building specialties;
  - (iv) provide Bullet Resistant Fiberglass Panels where required by security requirement. Panels shall be “non-ricochet type” to permit the en-capture and retention of an attacking projectile lessening the potential of a random injury or lateral penetration;
  - (v) interior Gypsum Board finish levels must be applied in accordance with ASTM C 840 with the following exceptions which shall override:
    - (1) Level 1 shall be used in plenum areas and areas concealed to public view;
    - (2) Level 2 shall not be permitted;
    - (3) Level 3 shall be used for substrates for tile or other applied material;
    - (4) Level 4 shall be the typical finish level; and
    - (5) Provide higher level of finish as required to comply with fire-resistance ratings and acoustical ratings.
  - (vi) all gypsum board products shall have documented a publicly available material ingredient inventory (Declare Label, Health Product Declaration, or Cradle to Cradle Certification).
- (b) Partition Loading Requirements:
    - (i) Provide metal studs with a minimum base-metal thickness of 0.0329 inch.
  - (c) Plenum Spaces:

- (i) Provide space above all finish ceiling areas for the HVAC supply and return distribution, electrical distribution, mechanical equipment, fire sprinkler systems, voice, data, low-voltage cable, and other devices. Size plenum spaces to allow for future modification of these systems.
  - (ii) Coordinate the size, access, and clearance requirements of systems located in plenum spaces with the depth of structural elements to allow required clearances for all systems to all parts of the building.
  - (iii) Provide access to all plenum spaces for servicing all components. Provide access to plenum spaces above courtrooms for maintenance of utilities, and to allow modification to cabling and outlets, which serve the floor above.
- (d) Glazed Partitions:
- (i) Aluminum Framing to comply with ASTM B 221 with alloy and temper required to suit structural and finish requirements, and not less than 0.062 inch thick.
  - (ii) Aluminum shall have either a clear or color anodic finish complying with AAMA Standard 611.
- (e) Demountable Partitions:
- (i) Provide site assembled demountable partitions.
  - (ii) Where acoustical rating is indicated, provide demountable-partition assembly tested by a qualified testing agency for sound transmission loss performance according to ASTM E 90, calculated according to ASTM E 413, and rated for not less than the STC value indicated.
- (f) Operable Partitions
- (i) Provide operable panel partitions tested by a qualified testing agency for sound-transmission loss performance according to ASTM E 90, determined by ASTM E 413, and rated for not less than the STC indicated.
  - (ii) Provide manual or electrically operated steel framed panels, with gypsum board infill, fabric wall covering.

### 10.2.2 Interior Glazing

Interior glazing requirements shall comply with the following table as set forth in the respective Room Data Sheet.

RDS Code	Description
IGL-1	Minimum 20 SF Clear Glazing at Vision Height
IGL-2	Minimum 40 SF Clear Glazing at Vision Height

RDS Code	Description
IGL-3	Minimum 7 SF Clear Glazing Above Door
IGL-4	Minimum 2 SF Clear Vision Panel in Door
IGL-5	Full Clear Vision Panel in Door
IGL-6	One Fully Clear Glazed Wall
IGL-7	Specialty Glazing, ASTM 1915 Grade III
IGL-8	Security Glazing

**Table 6. 10.4 (Interior Glazing Requirements)**

- (a) Interior Glazing:
  - (i) Standard glazing: annealed float or laminated.
  - (ii) Fire ratings: interior glazing and frames shall be rated as required by wall assemblies. where fire rating is required by code, provide laminated ceramic rated glazing.
  - (iii) Strengthening: glazing shall be tempered, laminated or annealed as required for impact and crash protection. wired glass shall not be permitted.
  - (iv) Privacy glazing: use laminated glass with an inner layer for obscure or translucent glazing for spaces that require privacy. Where clerestory windows are provided to meet daylighting requirements, privacy glazing is not required.
  - (v) Sidelites: where possible, glazing shall be installed immediately adjacent to doors to function as a sidelight.
  - (vi) Frame material: interior glazing frames shall match adjacent door frames in material and appearance.
  - (vii) Miscellaneous: if glazing is included in a wall that also has a door in it, the top and bottom of the glazed lite should align with the top and bottom of the door.
  - (viii) Specialty glazing: coordinate approval of specialty glazing such as bullet resistant, acoustical, containment rated, one-way viewing, projection booths, etc. with the County to determine products that will meet specific needs.
- (b) Fire-rated glazing:
  - (i) Due to high cost of installation and replacement, the use of fire rated glazing should be carefully considered during the design.
  - (ii) Consider use of:
    - (1) transparent ceramic (used as part of an insulating unit if exterior rated glazing is required); and/or

- (2) transparent wall units designed as a barrier wall (inert material turns to foam during a fire).
- (c) Transaction window: provide bullet resistant panels with secure air passage as required for voice transmission.
- (d) Security Glazing: Provide laminated safety glazing.
- (e) Acoustic Glazing:
  - (i) Provide laminated glazing where acoustic requirements exist. Thickness of glass plies will be one-quarter (¼) inch thick with a clear interlayer of 0.03 inches thick.

**10.2.3 Interior Doors**

- (a) Door types: door type requirements shall comply with the following table as set forth in the respective Room Data Sheet.

RDS Code	Description
ID-1a	Single Wood Door, Natural Stained Finish
ID-1b	Single Wood Door, Plastic Laminate or Painted
ID-2a	Double Wood Door, Natural Stain Finish
ID-2b	Double Wood Door, Plastic Laminate or Painted
ID-3	Single Aluminum & Glass Door
ID-4	Double Aluminum & Glass Door
ID-5	Single Hollow Metal Door, Painted
ID-6a	Double Hollow Metal Door, Painted
ID-6b	Coiling Counter Door
ID-7	No Door (wall opening)
ID-8	Detention Grade Door, ASTM 1450 Grade III
ID-9	Overhead Coiling Door

**Table 6. 10.5 (Interior Door Requirements)**

- (b) Wood doors:
  - (i) Door construction shall meet or exceed AWI premium grade for Courtrooms, custom grade for Judges Chambers and other chambers suite offices, department entrances, and private offices, and paint grade for all other doors. Courtroom public entrances may have stile and rail doors with vision panels.
  - (ii) The finish for all wood doors shall be of same species, plain sliced with a clear finish.

- (iii) Assembly of Veneer Leaves on Door Faces will be Running match. Provide Pair and Set Match for doors hung in same opening or separated only by mullions. Match door faces within each separate room or area of building.
- (iv) Flush Wood Doors to be used on interior doors.
  - (1) Warranty - life of installation.
  - (2) Type - solid core, either glued wood stave or structural composite lumber, 1-3/4" thick
  - (3) Glazing stops - rolled steel.
- (c) Hollow Metal Doors and Frames:
  - (i) Interior doors will comply with SDI A250.8, Level 3 extra heavy duty.
  - (ii) Doors will be Model 2, seamless.
  - (iii) Provide security-grade hollow metal doors and frames and entrances to holding areas, security control rooms, and secure evidence storage rooms.
  - (iv) Frame fire and acoustic ratings shall be suitable for the door type, function and frequency of use to ensure no loss of performance or integrity during the design life of the building.
  - (v) All frames set in concrete block walls, which are to be grout-filled, shall be coated with asphaltic paint on the inside of the frames and on all frame anchors.
  - (vi) Hollow Metal door frames and Hollow Metal doors shall have a semi-gloss finish, which shall be coordinated with the paint schedule.
- (d) Folding Doors:
  - (i) Provide fire rated folding doors where required.
- (e) Coiling Doors:
  - (i) Provide coiling counter doors where required, either manual or motorized operation.
  - (ii) Doors shall be aluminum or stainless steel.
- (f) Access doors:
  - (i) Access doors and panels shall be recessed five-eighths (5/8) of an inch for gypsum board infill; with concealed flange and concealed hinge.

- (ii) Sound rated STC access panels shall be incorporated into acoustically sensitive partitions where access is required. Provide lockable door to provide access to crawl spaces. Furnish key cores to Security Services representative.
  - (iii) Provide a 24-inch x 24-inch access door for communication cabling access above hard ceilings.
  - (iv) Door spacing will depend on distance of hard ceiling/non-accessible ceiling run but shall not exceed twenty-five (25) feet.
- (g) Door Hardware:
- (i) All hardware provided shall be institutional grade.
  - (ii) Pins and hinges on all doors located on corridors, lobbies, atriums, and other public spaces shall be installed on the secure side of the door or shall be fixed.
  - (iii) Latch and locksets shall be full mortised type; locks shall have removable key cylinders. Locks shall be grand-mastered, and master-keyed.
  - (iv) Provide multiple keys for every lock type. Certain locks off master shall be specified.
  - (v) Hardware specified for courtroom use shall be of the highest quality and shall be selected for quiet, acoustically optimal operation. Selected doors require electric lock sets or strikes and proximity reader card key locking systems.
  - (vi) Hardware on Detention Grade Doors (ID-8) shall be detention rated hardware as defined by ASTM 1577 and ASTM F1758 and require certified impact test Grade 1 maximum security wide jamb locks and impact test Grade 1 hinges at all areas of confinement to meet typical detention standards.
  - (vii) Intelligent keying is preferred.

RDS Code	Description
HW-1	Card Key Access
HW-2a	Privacy Lockset
HW-2b	Privacy Lockset with Indicator
HW-3	Passage Lockset
HW-4	Push / Pull (No Lockset)
HW-5	Office Lockset
HW-6a	Classroom Lockset
HW-6b	Classroom Security Lockset
HW-7	Storeroom Lockset



RDS Code	Description
HW-8	Keypad Entrance Lockset
HW-9	Secure Sally Port Hardware
HW-10	Overhead Coiling Door
HW-11	Remote Control with Manual Key Override

**Table 6. 10.6 (Door Hardware Requirements)**

#### **10.2.4 Interior Stairs and Railing**

- (a) Provide monumental front stair with stone, precast concrete, precast terrazzo, or wood treads.
- (b) Provide interior railings made of stainless steel, aluminum, or steel. Where stainless steel railings are used, provide dull satin, No. 6 finish. Aluminum can be anodized, or fluoropolymer painted. Steel can be powder coated or painted.
- (c) Glass railings should incorporate laminated fully tempered (LT) glazing, either post supported or structural glass panels. Plastic glazing shall not be used.
- (d) For back of house stairs, utility and egress stairs, provide concrete filled steel pan stairs with abrasive strips or nosings to comply with code requirements. Tread and riser covers should be avoided.

#### **10.2.5 Raised Access Flooring**

- (a) Where required, access flooring shall consist of a series of modular, removable, interchangeable panels on an elevated support system forming an accessible underfloor cavity to accommodate electrical and mechanical services.
- (b) System is to be either:
  - (i) bolted filled formed or cast panels on stringer-less understructure;
  - (ii) gravity-held panels on stringer-less understructure;
  - (iii) or gravity-held panels on snap-on stringer understructure; or
  - (iv) gravity-held panels on bolted stringer understructure.
- (c) Provide access flooring systems capable of withstanding rolling loads of the following magnitude applied to non-perforated panels, with a combination of local and overall deformation not to exceed 1.02 mm.
- (d) Construct panels to be uniform in face dimensions.

#### **10.2.6 Appliances**

- (a) Provide appliances required. All appliances to be energy star rated where available.

- (b) Finish: Stainless Steel.

### 10.2.7 Interior Window Shades

- (a) Exterior window treatment types:

RDS Code	Description
EWT-1	Roller Shade Privacy, Manual
EWT-2	Roller Shade Privacy, Motorized
EWT-3	Roller Shade Privacy, Motorized, Automated
EWT-4	Roller Shade Privacy and Black-out, Manual
EWT-5	Roller Shade Privacy and Black-out, Motorized

**Table 6. 10.7 (Exterior Window Treatment Types)**

- (b) Interior window treatment types:

RDS Code	Description
IWT-1	Horizontal Slant Blinds
IWT-2	Roller Shade Privacy, 5% Open
IWT-3	Roller Shade Privacy and Black-out
IWT-4	Pull-down transaction shade

**Table 6. 10.8 (Interior Window Treatment Types)**

- (c) Provide motorized roller window shades in spaces where access to window shades is challenging or not possible.
- (d) Provide manual window shades in all other spaces that require window shades per the Room Data Sheets.
- (e) Provide dual function roller shades with black out function in all spaces containing projection equipment.
- (f) All window shades procured as part of this project shall not contain chemical flame retardants.

### 10.2.8 Casework

- (a) Casework Materials:

RDS Code	Description
CM-1	Wood, Natural Finish
CM-2	Plastic Laminate
CM-3	Metal, Painted or Stainless Steel

**Table 6. 10.9 (Casework Materials)**

(b) Work surfaces / countertops:

RDS Code	Description
WS-1	Stone
WS-2	Solid Surface
WS-3	Plastic Laminate
WS-4	Stainless Steel
WS-5	Wood, Natural Finish
WS-6	Concrete, Unpainted

**Table 6. 10.10 (Work Surfaces / Countertop Materials)**

- (c) Casework includes custom wood fabrications such as cabinets, built-in furniture, shelving, and other items of architectural woodwork. Cabinets include base and wall cabinets. Countertops include any fabricated work surface including those in offices, kitchens, or toilet rooms. Countertops include backsplashes.
- (d) Use furniture finishes with a surface reflectance greater or equal to 45% for work surfaces and 50% for movable partitions.
- (e) In general, furniture is favored over fixed built-in casework, and should be utilized where possible. Where casework is provided or required, the following provisions shall apply:
  - (i) Wall cabinet depths are standardized at twelve and three-quarters (12¾) inches.
  - (ii) Countertop heights in workrooms should be thirty-four (34) inches.
  - (iii) Provide 4-inch backsplashes shall be provided in wet spaces.
  - (iv) Quality descriptions for millwork and cabinets are based on the AWI's Architectural Woodwork Quality Standards. Quality standards for hardware such as drawer slides, hinges, pulls, latches and locks, and shelf supports are based on ANSI/BMHA 156.9, Cabinet Hardware.3.7.9.1.2.
  - (v) Casework quality shall be as follows:
    - (1) Millwork quality level 1 shall be AWI Premium Grade. Particleboard core with wood veneer on exposed to view surfaces. Shop fabricated by millworker to custom sizes and configurations. Grade 1 hardware, plated finish.
    - (2) Countertop shall be exterior grade plywood with wood, solid surface or similar. AWI Premium Grade.

- (3) Millwork quality level 2 shall be AWI Custom Grade. Particle board core with plastic laminate veneer. Factory fabricated to standard sizes. Grade 2 hardware, plated finish. Countertop shall be particleboard with plastic laminate top and edge. AWI Custom Grade.
  - (4) All millwork shall be millwork quality level 1.
- (f) Architectural Woodwork for Courtrooms:
- (i) Provide hardwood veneer panels with solid hard-wood trim and edge banding, with shop-applied stain and finish with three coats of transparent sealer per Architectural Woodwork Institute premium grade requirements.
  - (ii) Wood shall be FSC-certified. The use of tropical hardwoods is prohibited.
  - (iii) Solid wood base to match courtroom panels may be used in public spaces and chambers.
  - (iv) Courtroom built-in components include judge's bench; court-room clerk's; jury box; public bench seating; rails, and gates; and accessible lectern (note: bench seating, counsel tables, and lectern may be standard furniture customized to match courtroom finish).
  - (v) Courtroom platforms: raised platforms in courtrooms shall be of a construction method not requiring underfloor fire sprinklers. Handrails, if required, shall be discreet and integrated into courtroom design.
- (g) Compact Shelving Systems: provide powered mobile storage shelving systems, touchscreen activated. Shelving to be steel framed with wood shelving.

### 10.2.9 Specialties

- (a) Visual Display Units:
- (i) Porcelain Enamel Marker-Boards shall be provided per the Room Data Sheets, and shall comply with the following provisions:
    - (1) 4'-0" high by 4'-0" wide (minimum).
    - (2) All marker boards shall be magnetic.
    - (3) Dry-erase porcelain with scratch and stain resistant surface, factory laminated assembly of three-ply construction consisting of backing sheet, 3/8-inch core material, and 24-gauge porcelain enamel steel. Color: Porcelain low-gloss white. Frame of 1/4- inch x 0.062 inch-thick aluminum face trim with mitered corners, mill finish, and concealed hangers; include pen trough.
    - (4) Warranty: Porcelain enamel face sheets shall carry manufacturer's lifetime warranty for the replacement of sheets that fail, including surfaces that

lose original writing and erasing qualities and surfaces exhibiting crazing, cracking or flaking

- (ii) Provide tackboards, either linoleum or cork tackable surfaces.
- (b) Toilet Compartments:
  - (i) Toilet partitions shall be full height. Units shall be stainless steel or phenolic panels with stainless steel fittings; hardware and fastenings as necessary.
- (c) Shower Compartments:
  - (i) Provide full height tile shower surrounds with waterproofing membranes, to be constructed in compliance with code requirements.
  - (ii) The dressing area shall have wall-mounted hooks and a bench.
- (d) Lockers: provide lockers on continuous bases, with recessed door handles and digital keypad locks. Provide ADA-accessible fixed steel locker benches with wood bench tops.
- (e) Wall Protection: provide stainless steel or PVC-free corner guards at all public area outside corners not clad in wood paneling.
- (f) Toilet Accessories:
  - (i) Provide products manufactured by a company with a minimum of ten (10) years successful experience manufacturing similar products. To the greatest extent possible provide products from a single manufacturer.
  - (ii) Accessibility Requirements: Comply with requirements applicable in the jurisdiction of the Project, including but not limited to ADA and ICC/ANSI A117.1 requirement as applicable.
  - (iii) Accessories shall be commercial heavy duty, stainless steel, satin finish, and shall use standard sized supplies, such as toilet rolls, seat covers, etc. All accessories shall be lockable and theft/vandal resistant and shall be easily serviced and refilled without special equipment, except for key access. Provide keys to the County for service.
  - (iv) Toilet accessories:
    - (1) Toilet tissue dispenser: dispenser shall be a surface mounted double roll type with automatic drop in and shall be suited for toilet paper rolls up to 5¼-inch diameter.
    - (2) Seat cover dispenser: surface-mounted dispenser shall hold standard refill cartridges up to two hundred fifty (250) covers.

- (3) Waste receptacle: provide a recessed or semi-recessed fixture. Size based on building occupancy loading.
- (4) Paper towel dispenser: capacity 400 C-fold towels.
- (5) Soap dispenser: provide a touch-free model.
- (6) Soap/shampoo rack in shower stalls.
- (7) High and low robe hooks.
- (8) ADA-compliant grab bars, stainless steel.
- (9) Provide coin free vending machines for sanitary napkins and tampons in women's toilets.
- (10) Provide sanitary napkin disposal units in women's toilets.
- (11) ADA-compliant electric hand dryer.
- (12) Baby changing station: provide fold-out baby-changing stations in female, male, and unisex toilet facilities.
- (13) Mirrors: Mirrors shall be one-quarter ( $\frac{1}{4}$ )-inch thickness with solid backing. Frames shall be one half ( $\frac{1}{2}$ )-inch by one half ( $\frac{1}{2}$ )-inch by one half ( $\frac{1}{2}$ )-inch heavy-duty stainless-steel angle, with all corners mitered and welded. Mirror width shall match counter width and coordinate with lighting.
- (14) Provide thirty-inch by forty-eight-inch (30" x 48") mirror at single occupancy toilet rooms.
- (15) Provide detention grade toilet accessories in holding cells.

(g) Signage:

- (i) All signage shall meet ADA requirements and the most recently adopted provisions of the Uniform Building Code regarding accessibility. Braille lettering and audio signals shall be provided at elevators and where required by codes. Provide prominent multilingual posting of public notices and informational material.
- (ii) An integrated, complementary, and comprehensive signage program shall address both code-required signage (such as exit signs, exiting plans, and room numbers) and non-code-required signage (building directories, notices). The graphics and signage programs shall be developed during early design stages to integrate signage with the design concept, functional program, and building circulation zones. Attractive, legible signs showing directions and information shall be incorporated into design of all public areas.

- (iii) Building Entry:
  - (1) Clearly mark the courthouse entrance with signs indicating that all persons and articles entering the facility are subject to search, that no weapons of any kind are allowed within the facility or on the grounds of the facility, and that violators are subject to fine and arrest.
  - (2) Restrict all other signage at entry to preserve a unified and attractive façade.
- (iv) Building directory: locate a building directory near the main public entrance. The directory shall contain a diagram listing all major building components. This directory shall be located in an area seen by the public after they have been screened and may be integrated into an information booth or kiosk. Provide smaller directories at each elevator lobby with information about various occupancies on that floor. Post signs for children's waiting room at each directory.
- (h) Storage specialties: provide metal storage shelving with wire rack shelving units and seismic anchors.
- (i) Screening equipment: provide toxin and package weapons scanners at entry screening lanes.

#### **10.2.10 Detention equipment**

- (a) Weapons Lockers:
  - (i) Detention gun lockers: provide a secure location for short-term storage of small firearms for visiting law-enforcement officers.
  - (ii) Weapons rack and ammunition storage: provide large weapons locker for group storage of weapons and ammunition.
- (b) Holding cells:
  - (i) All furniture, lighting fixtures, and ventilation shafts inside holding cells shall be vandal-resistant and secured in place.
  - (ii) All surfaces that are accessible to defendants, except stainless steel, shall be treated with an anti-graffiti coating.
  - (iii) Provide structural glazed-concrete block walls with an anti-graffiti coating or standard concrete block walls with block filler and multilayer epoxy coating.
  - (iv) Wall mounted metal or floor mounted CMU benches with concrete seats.
  - (v) The sink and water closet unit may be combined and have modesty panels. Plumbing fixtures shall have antiflood devices.
  - (vi) Ceilings shall be an impenetrable security acoustic panel system.

### 10.2.11 Joint Sealants

- (a) The VOC content of all field-applied adhesives, adhesive bonding primers, sealant primers and sealants used on the interior of this Project shall not exceed the limits defined in Rule 1168 (Adhesive and Sealant Applications) of the SCAQMD, of the State of California, with a rule amendment date of October 6, 2017.
- (b) For adhesives and sealants used inside the weatherproofing system, indicating VOC content and laboratory test reports showing compliance with requirements for low-emitting materials
- (c) Provide preconstruction sealant compatibility and adhesion testing. Field test all joint sealants prior to installation to assure compatibility with all system sealants interact with.
- (d) Joint sealants will be as follows:
  - (i) For interior joints in horizontal traffic surfaces joints shall be Urethane, M, NS, 50, T, NT.
  - (ii) For Interior joints in vertical surfaces and horizontal nontraffic surfaces joints shall be Latex Type OP, Grade NF.
  - (iii) For Mildew-resistant interior joints in vertical surfaces and horizontal nontraffic surfaces joints shall be STPE, Mildew Resistant, S, NS, NT.

### 10.2.12 Elevators

- (a) The Project Company shall provide three (3) elevator systems:
  - (i) Public within the public circulation zone;
  - (ii) Restricted within the restricted circulation zone; and
  - (iii) Secure (in-custody defendants) within the secure circulation zone.
- (b) Public and staff elevators shall have a recommended interval of forty-five (45) to fifty (50) seconds (wait time of twenty-six (26) to thirty-two (32) seconds) and a handling capacity of 15% of the building population served. All passenger elevators shall meet the design requirements of the building code for access by persons with disabilities and emergency personnel. If high-volume areas are located at any other level than the first, provide extra capacity to move large numbers of people to and from that level.
- (c) Provide a shared or dedicated elevator for staff, freight, and service for deliveries, staff vertical movement, trash transport, document transport, and building maintenance. Staff elevators can double as a freight/service elevator.
- (d) Hydraulic elevators are permitted for two (2)- or three (3)-story facilities, while four (4)-story and taller facilities shall have traction elevators.



- (e) Passenger elevator car interiors shall have durable and vandal-resistant finish materials consistent with the building design. Cab panels shall be replaceable.
- (f) One cab in the building shall have an enclosure above the ceiling hatch to accommodate extra-long deliveries such as rolls of carpet. A typical car interior ceiling height is 9'-0" to 10'-0".
- (g) Elevator equipment may be located in an elevator equipment room and shall be accessible for maintenance from a floor level.
- (h) Each elevator cabinet is required to have one (1) voice outlet to serve the emergency phone, intercom or handset.

### **10.3 INTERIOR FINISHES**

#### **10.3.1 General**

- (a) Painting:
  - (i) VOC content requirements for all paints and coatings wet-applied on site shall meet the applicable VOC limits of the SCAQMD, Rule 1113, effective February 5, 2016.
  - (ii) For paints and coatings used inside the weatherproofing system, indicating VOC content and laboratory test reports showing compliance with requirements for low-emitting materials.
  - (iii) All interior paint products shall have documented a publicly available material ingredient inventory (Declare Label, Health Product Declaration, or Cradle to Cradle Certification).
  - (iv) Painting products shall be top-of-the-line products by firms with over five (5) years manufacturing experience with a full product line.
  - (v) Provide primers and other undercoat paint produced by same manufacturer as finish coats. Use thinners approved by paint manufacturer and use within recommended limits.
  - (vi) All water-based paints and their associated primers and sealers shall have zero-VOC content. This includes flat, satin, semi-gloss, and eggshell finishes (MPI gloss levels 1-5).
  - (vii) All paints and coatings shall meet MPI's (Master Painters Institute) approved product list.
  - (viii) Gloss Levels shall be as follows:
    - (1) Gloss Level 1 (Flat): less than 5 – to be used on ceilings.
    - (2) Gloss Level 2 – 3 (Eggshell): 5 to 20 – to be used on walls.

- (3) Gloss Level 4 (Satin): 20 to 25 – to be used on walls.
- (4) Gloss Level 5 (Semi-gloss): 35 to 65 – to be used on doors and on walls in areas requiring high levels of maintenance.
- (ix) Paint in Communications/IT Rooms: Wall-mounted plywood in communications/IT rooms shall be painted with interior, low VOC, water-based flat latex, fire retardant paint on both sides.

**10.3.2 Wall Finishes**

- (a) Wall finish types:

RDS Code	Description
W-1	Gypsum Board, Paint, Latex
W-2	Gypsum Board, Paint, Epoxy
W-3	Ceramic or Porcelain Tile
W-4	Unfinished
W-5	Specialty Wall Finish
W-6	Public Areas/Hearing Rooms: Panelized Wood Wall, Premium Acoustic Wall Panels, Painted Gypsum Board
W-7	Ceramic Tile / Gypsum Board, Paint, Epoxy
W-8	Exposed Concrete or CMU, Pain

**Table 6. 10.11 (Wall Finish Types)**

- (b) Base types:

RDS Code	Description
B-1	Rubber
B-2	Wood, Natural Finish
B-3	Wood, Painted
B-4	Stone
B-5	Ceramic or Porcelain Tile
B-6	Stainless Steel
B-7	No Base
B-8	Special Base
B-9	Public Areas / Hearing Rooms: Premium Metal Base

**Table 6. 10.12 (Base Types)**

- (c) Tile:
  - (i) Tile walls and wainscoting are strongly encouraged for use in toilet rooms and other wet areas.
  - (ii) Prepackaged, dry mortar thinset mix complying with ANSI A118.4, containing dry, re-dispersible, vinyl acetate or acrylic additive to which only water shall be added at Project site is strongly encouraged for use.
  - (iii) Polymer-modified tile grout complying with ANSI A118.7 is preferred.
  - (iv) Epoxy grout mortar is strongly discouraged for use on the project.
  - (v) All tile products shall have documented a publicly available material ingredient inventory (Declare Label, Health Product Declaration, or Cradle to Cradle Certification).
- (d) Wood Paneling:
  - (i) Hardwood veneer and solid wood construction is preferred.
  - (ii) Provide hardwood veneer panels with solid hard-wood trim and edge banding, with shop-applied stain and finish with three coats of transparent sealer per Architectural Woodwork Institute (AWI) premium grade requirements.
  - (iii) In all spaces other than Hearing Rooms and Courtrooms, wood paneling finishes on the walls may be omitted if there is exposed and visible mass timber on the underside of deck above, as well as exposed mass timber beams and columns in the space.
- (e) Wall Coverings: vinyl wall coverings will not be used.
- (f) Stone Facing: stone wall panels of uniform size and thickness, fastened with stainless steel anchors, using polymer modified grout for joints.
- (g) Acoustic Wall Panels: when acoustic wall panels are provided, panels shall be full-height fabric wrapped acoustic panels with a Z-Clip mounting system. Acoustic panels shall have interior reinforced frames to provide crisp edges.

### **10.3.3 Interior Fabrications**

- (a) Decorative metal.
- (b) Expansion Joint Covers:
  - (i) Provide expansion joint covers at all building expansion joints.
  - (ii) Provide matching covers from a single manufacturer.

### 10.3.4 Flooring

(a) Floor Types

RDS Code	Description
F-1	Carpet
F-2	Ceramic or Porcelain Tile
F-3	Resilient Flooring
F-4	Resilient Flooring – Antistatic
F-5	Stained or Polished Concrete
F-6	Sealed Concrete, Unstained
F-7	Specialty Flooring
F-8	Raised Access Flooring
F-9	Public Areas : Stone / Porcelain Tile or Terrazzo
F-10	Courtrooms / Courtroom Vestibules: Premium Carpet

**Table 6. 10.13 (Floor Types)**

(b) Performance Requirements:

- (i) Hard surface flooring and adhesives shall comply with requirements of FloorScore Standard.

(c) Polished Concrete:

- (i) Polished concrete floors are encouraged for use in high traffic public areas.
- (ii) Preferred finish is Class B, Fine Aggregate (Salt and Pepper) with a polish level 2, Medium Gloss.
- (iii) Products shall provide hardness, water resistance and dusting control suitable for the use of the space.

(d) Tile:

- (i) Tile floors are strongly encouraged for use in toilet rooms and other wet areas.
- (ii) Quarry tile is strongly encouraged for use in kitchen areas.
- (iii) Waterproof and anti-fracture membranes are strongly encouraged for use under all tile floor installations.
- (iv) Prepackaged, dry mortar thinset mix complying with ANSI A118.4, containing dry, re-dispersible, vinyl acetate or acrylic additive to which only water shall be added at Project site is strongly encouraged for use.

- (v) Polymer-modified Tile grout complying with ANSI A118.7 is preferred.
- (vi) Epoxy grout mortar is strongly discouraged for use on the project.
- (e) Wood flooring:
  - (i) Solid wood or engineered wood is acceptable for use. Species shall be white oak.
  - (ii) All wood flooring shall be field finished with water-based urethane finish system. Colors to be approved by the County.
  - (iii) All wood flooring to be installed with a sound control underlayment.
- (f) Sealed Concrete:
  - (i) Sealed concrete floor finishes are strongly encouraged for all back of house spaces not typically accessible to the public.
  - (ii) Sealer shall be zero VOC, and shall provide hardness, water resistance and dusting control suitable for the use of the space.
- (g) Resilient Flooring products:
  - (i) Verify that surfaces to receive resilient flooring are smooth, level, and flat; are clean, and free of grease, oil, construction films, other coatings, stains, dust and other deleterious materials that might affect final appearance or adhesive bond.
  - (ii) Seal and wax flooring in accordance with manufacturer's recommendations. The surface shall be finished to a high-quality standard.
  - (iii) Linoleum Flooring:
    - (1) All material for linoleum sheet flooring shall be a homogeneous sheet of primarily natural materials consisting of linseed oil, wood flour, and rosin binders, mixed and calendared onto natural jute and sound impact reduction backing.
    - (2) Pattern and color shall extend throughout total thickness of material.
    - (3) The thickness for linoleum flooring shall be 0.10 inches
    - (4) Seams shall be heat welded. Gaps or overlaps shall not be permitted.
    - (5) Preferred Manufactures include Forbo, Tarkett, and Duracryl Liquid Linoleum.
  - (iv) Rubber Flooring:

- (1) Rubber flooring products made from natural latex or synthetic styrene butadiene rubber (“**SBR**”) are strongly encourage.
  - (2) Rubber flooring products containing tire derived recycled rubber are not permitted.
  - (3) Preferred products include Nora (Norment & Noraplan), American Biltrite (AB Pure & Marathon), Johnsonite/Tarkett (Rubber Tile), Mohawk (True) and Expanko (Sereniti).
- (v) Polyethylene terephthalate (“**PET**”) floor tiles:
- (1) Floor tiles made from recycled water and soda bottles.
  - (2) Preferred products include Mohawk (Pivot Point).
- (vi) Polyurethane sheets and tiles: preferred products include Shaw (Biobased PU Resilient).
- (vii) Vinyl Flooring: vinyl tile, vinyl sheet goods and vinyl enhanced tiles of any kind are not permitted.
- (h) Resilient base:
- (i) Resilient Base shall be Rubber, complying with ASTM F 1861, with a thickness of 0.125 inches, and shall have field-formed inside and outside corners.
  - (ii) Provide non-coved base at carpet areas, provide coved base at all other areas.
- (i) Carpeting:
- (i) Carpet and cushion shall comply with testing and product requirements of CRI's "Green Label Plus" testing program.
  - (ii) Provide Gold level certification according to ANSI/NSF 140.
  - (iii) The selection of carpet type(s) shall be made and guided by an informed understanding of the amount of traffic a given area will experience, the anticipated degree of spilling and staining that will occur in that area and the amount of direct sunlight exposure on the carpet(s).
  - (iv) Solid color carpet shall not be permitted.
- (j) Entrance Floor Grilles:
- (i) Entrance floor grilles are required at all public entries. Grilles are not required at secondary entrances or at functional rooms with a direct point of entrance/egress to the exterior.

- (ii) Entrance floor grilles shall be recessed; surface mats are not acceptable.
  - (iii) Entrance floor grilles shall extend a minimum four (4) feet in the path of travel into the New Courthouse entrance area. Exterior grilles are not required.
  - (iv) Floor grilles shall be designed to support a minimum of two hundred (200) pounds per square foot without permanent deflection and support a three hundred (300) pound concentrated load at any point without deflecting more than one-eighth (1/8) of an inch.
  - (v) All grilles shall be easily removable for maintenance purposes and shall not rattle when walked on.
  - (vi) A drain is required underneath all recessed grilles. The substrate under the grille shall be sloped to drain.
  - (vii) Entrance floor grilles shall be stainless steel and / or aluminum.
- (k) Flooring Supplementary Components
- (l) Acoustic underlayment

### 10.3.5 Stair Finishes

Stair finishes shall be in compliance with Section 9.5.3 (Stairs) of these Design and Construction Standards.

### 10.3.6 Ceiling Finishes

- (a) In Rooms and Spaces where the overhead slab is constructed from mass timber, the mass timber may be exposed and the designated applied Ceiling Finish omitted provided all other room provisions as outlined in the Room Data Sheet are met, including Acoustic Criteria. When mass timber slabs are exposed to view, overhead utilities and conduit routing shall be hidden from view or neatly organized, and exposed duct lagging/insulation shall not be permitted.
- (b) Ceiling Finishes

RDS Code	Description
C-1	Acoustical Ceiling Tile
C-2	Acoustical Ceiling Tile, High NRC
C-3	Acoustical Ceiling Tile, Mylar Faced
C-4	Gypsum Board, Painted
C-5	Open, Architecturally Finished
C-6	Open, Utility
C-7	Special Ceiling

RDS Code	Description
C-8	Perforated Metal Security Ceiling with Acoustical Treatment

**Table 6. 10.14 (Ceiling Finishes)**

- (c) Acoustic panel ceilings:
  - (i) All manufacturers shall have a post-consumer recycling program.
  - (ii) Acoustical panel ceilings shall be sag resistant manufactured of mineral fiber, or fiberglass or wood-faced acoustical ceilings.
  - (iii) All acoustical panels shall have Reveal sized to fit flange of exposed suspension-system members.
  - (iv) All acoustical panels shall be treated with manufacturer’s standard broad spectrum antimicrobial fungicide and bactericide treatment.
  - (v) In the case of sag-resistant manufactured of mineral fiber or fiberglass acoustical panel ceilings, the following provisions shall apply:
    - (1) Acoustical panel ceilings shall have a minimum recycled content of 70%, with postconsumer recycled content plus one-half pre-consumer recycled content.
    - (2) Directional or non-directional fissured texture.
    - (3) Minimum light reflectance shall be 0.80 for all ceiling finishes.
    - (4) NRC value shall be 0.60 minimum for Enclosed Offices, Judicial Chambers, Conference Rooms, Training Spaces, Jury Deliberation, and Clerks Office. NRC value shall be 0.65 minimum for open office space.
    - (5) CAC value shall be 35.
    - (6) Minimum light reflectance shall be 0.80.
    - (7) Flame spread shall conform to the requirements of Class A, ASTM E84.
    - (8) Thickness shall be minimum three-quarter (¾) inch.
    - (9) Scrubbable Mylar facing where identified in Room Data Sheets as washable.
    - (10) Provide a 9/16” narrow exposed, silhouette or dimensional tee grid system.
    - (11) All acoustic panel ceiling products shall have documented a publicly available material ingredient inventory (Declare Label, Health Product Declaration, or Cradle to Cradle Certification).



- (d) Wood Ceiling Panels
- (e) Stretched fabric and acoustic baffle ceilings: framework shall be PVC free.
- (f) Acoustical ceiling treatment:
  - (i) Ceilings: open, architecturally finished:
    - (1) Architecturally exposed ceiling areas are those areas intentionally open to structure above and may contain suspended acoustical or other opaque panels and lighting fixtures. Mechanical and electrical equipment including ductwork, conduit, fire sprinkler piping, etc. exposed to view shall be coordinated and orthogonally laid out for neat and workmanlike appearance. The underside of slabs and all exposed elements and building systems shall be painted.
  - (ii) Ceilings: open, utility:
    - (1) Utility exposed ceiling areas are those areas intentionally open to structure above and may contain suspended acoustical or other opaque panels and lighting fixtures. Mechanical and electrical equipment including ductwork, conduit, fire sprinkler piping, hangers, supports, etc. exposed to view shall be laid out for neat and workmanlike appearance. Exposed elements shall be painted or unfinished, and shall be clean, free of marks, mill scale, or other fabrication residue
  - (iii) Ceilings: spring-isolated acoustic ceilings:
    - (1) Where acoustic requirements demand a higher performing ceiling than the Finish Ceiling specified is specified in the Room Data Sheet allows for, provide a spring isolated acoustic ceiling above the finish ceiling.
- (g) Gypsum board ceilings:
  - (i) Gypsum board shall comply with C1396, Standard Specification for Gypsum Board.
  - (ii) Gypsum board selection will vary depending on application: use type X gypsum board for fire rated assemblies.
  - (iii) Ceilings shall have a maximum deflection of  $L/360$ .
  - (iv) Gypsum Board finish levels must be applied in accordance to ASTM C 840.
  - (v) Provide higher level of finish as required to comply with fire-resistance ratings and acoustical ratings:
    - (1) Level 1 shall be used in plenum areas and areas concealed to public view.

- (2) Level 2 shall not be permitted.
  - (3) Level 3 shall be used for substrates for tile or other applied material.
  - (4) Level 4 shall be the typical finish level, unless otherwise noted.
- (vi) All gypsum board products shall have documented a publicly available material ingredient inventory (Declare Label, Health Product Declaration, or Cradle to Cradle Certification).

## **11 OPTIONALITY AND MOCKUP PROCESS**

### **11.1 EXTERIOR FINISHES**

- (a) The Project Company shall provide the County with a minimum of three (3) options for exterior material color palettes for the County's selection. Such materials, products, furniture, casework, or finishes shall include paint or staining colors for doors, door hardware colors and finishes, exterior glazing coloration, and any items that offer such optionality of color palettes, textures, or finishes.
- (b) Presented options shall be supplemented with rendered visuals to supplement the materials and information needed for decision making. Research regarding cleaning and weathering of presented material options shall be presented for clarity and transparency.

### **11.2 INTERIOR FINISHES**

- (a) Requirements for interior spaces have been organized into three (3) tiers of Interior Categories (A, B, C) as set forth in this Section 11.2(a). In all cases, options for materials, products, furniture, casework or finishes include paint or staining colors for doors, door hardware colors and finishes, glazing coloration, and any items that offer such optionality of color palettes, textures or finishes. Please follow the following points to determine optionality requirements for indoor spaces:
  - (i) Interior Category A: Premium
    - (1) The Project Company shall provide the County with a minimum of three (3) options for interior material color palettes for the County's selection.
  - (ii) Interior Category B: Standard
    - (1) The Project Company shall provide the County with a minimum of three (3) options for interior material color palettes for the County's selection.
  - (iii) Interior Category C: Utility
    - (1) The Project Company shall provide the County with a minimum of one (1) option for interior material color palettes for the County's selection.

### **11.3 FINISH MATERIAL REVIEW PROCEDURE**

All options provided by the Project Company to the County in accordance with this Section 11.3 shall be reviewed by the County in accordance with the Submittal Review Procedure.

### **11.4 COURTROOM DESIGN AND MOCKUP**

#### **11.4.1 Mockup Requirements**

- (i) An adjustable, full-scale Courtroom mockup at an indoor location on within twenty (20) miles of the Project Site prior to achieving Occupancy Readiness shall be provided. The Courtroom mockup shall be a full-scale “working model” of the typical circuit jury courtroom, and large ceremonial courtroom, which is constructed from lightwood framing and plywood, oriented strand board (“**OSB**”), corrugated cardboard, canvas or other “stage set” material. The Project Company shall build the mock-up so that it can be easily moved or modified in the field during a courtroom mockup review which shall be scheduled and facilitated by the Project Company. The mockup shall be reviewed by representatives of the County. The review shall include but not be limited to the relative locations of courtroom components to one another, furniture size, desk top heights and widths, bench cap heights and locations, sightlines, functional alignments, relative heights of workstations, ease of file and paper flow, traffic flow within the courtroom space, accommodation of computer and audio-visual system elements, accessibility and the scale, proportion and massing of all courtroom elements.
- (ii) The courtroom mockup shall include enclosing walls and representation of the ceiling plane and all fixed elements and furniture within the courtroom shall be represented in the mockup. The mock-up shall provide the ability to change the size of the enclosing room to correspond to the programmed size from large courtroom (2,400 sf) to small hearing rooms (900 sf), and the ability to position the millwork stations within the room as designed for each courtroom type.
- (iii) The Courtroom mockups shall apply to the Design-Build Period and are not part of the Proposal submitted in response to the RFP. The mockups shall be for the large Courtroom (2,400sf), Standard Courtroom (1,900sf), and Civil Courtroom (1,400sf).
- (iv) The mockup shall remain in place for at least thirty (30) days.

#### **11.4.2 Courtroom Mockup Review**

- (a) the Project Company shall provide the following presentation and review procedures during the courtroom mockup review:
  - (i) preliminary Courtroom design plans, elevations and reflected ceiling plans prior to designing or building the courtroom mockup shall be reviewed by the County;
  - (ii) the County's review comments from the preliminary plans into the courtroom mockup plans shall be incorporated;

- (iii) the use of a location and fabrication of the full-scale mock-up model shall be secured and paid for by the Project Company. The Project Company shall review the mockup fabrication during the fabrication process. The Project Company shall modify the mockup per preliminary review comments, if required;
- (iv) a formal mockup review shall be scheduled, and an agenda shall be prepared and followed. Each Courtroom component shall be reviewed on a piece-by-piece basis. The County's reviewers shall be allowed to "test" the mock-up components and offer comments. People shall be seated at all courtroom component locations and the quality of sightlines shall be assessed between all locations. Project Company representatives from its design team and the casework fabricator shall be in attendance. Trained workers to move or make adjustments to the mockup during the review in response to comments raised during the review shall be provided;
- (v) all comments in a review summary shall be recorded;
- (vi) the meeting summary shall be distributed to all participants. Assuming no exceptions to the summary are received, the mock-up design comments and revisions into the courtroom design documents shall be noted; and
- (vii) should the initial mockup review require a follow-up review, the mockup shall be physically modified in response to the comments received from the County and another mockup review per the outline above shall be scheduled.

## 12 FACILITY MANAGEMENT SYSTEMS

### 12.1 BUILDING AUTOMATION SYSTEMS

The Project Company shall install a comprehensive building automation system for the New Courthouse in accordance with the requirements of this Section 12.1 (the "**Building Automation System**" or "**BAS**").

- (a) The Building Automation System shall provide automated control of the following:
  - (i) Mechanical Systems;
  - (ii) Lighting Systems;
  - (iii) Fire Protection and Life Safety Systems; and
  - (iv) all meters.
- (b) The BAS shall provide for datalogging (trending) and automated fault detection.
- (c) Project Site lighting shall be integrated with the BAS for photocell and time schedule control via relay panels.
- (d) The BAS shall provide notifications to relevant Project Company Persons, the County Representative, and other County personnel, as designated by the County Representative,

that include any and all faults and alarm events that affect New Courthouse activities, New Courthouse occupant (including public users) comfort, and security. The BAS shall record and report all other alarm events.

- (e) Refer to 3.3 (Asset Management System Services) of the Facilities Management Standards for information regarding how the BAS shall integrate with the CMMS to track Scheduled Maintenance, Demand Maintenance, and Demand Maintenance requests coming in through the Help Desk.

## 12.2 COMPUTERIZED MAINTENANCE MANAGEMENT SYSTEM

### 12.2.1 General Requirements

- (a) Prior to the Occupancy Readiness Date, the Project Company shall provide and install a computerized maintenance management system that shall have, as its users, the Project Company Persons engaged in the Facilities Management Services, and County personnel, as designated by the County Representative (the “**Computerized Maintenance Management System**” or “**CMMS**”).
- (b) In addition to the number of CMMS user licenses required by the Project Company for the performance of the Facilities Management Services, the Project Company shall provide a minimum of four (4) concurrent user licenses to the County, each with full “read only” access, including continuous access to reporting at all times throughout the Term, to all nonfinancial CMMS data and other CMMS information related to the Facilities Management Services.
- (c) The Project Company shall ensure that all information regarding the CMMS is at all times correct and current and shall provide updated information regarding the CMMS to the County on a timely basis. The Project Company shall ensure that all information regarding the CMMS provided to the County is sufficient and appropriate to enable the County to train designated County personnel with respect to the use and operation of the CMMS.
- (d) Once the CMMS is established, the Project Company shall be required to maintain the CMMS to accurately reflect all Elements of the Project.

### 12.2.2 CMMS Functionality Requirements

The CMMS shall, at a minimum:

- (a) be a comprehensive maintenance work management solution for planned and unplanned activities related to the Facilities Management Services including Scheduled Maintenance and Demand Maintenance, schedule management, resource optimization, inventory planning, asset management, monitoring and costing, long and short-term planning, report creation and management, warranty tracking, and Unavailability Events and Performance Failure tracking, including Unavailability Deductions and Performance Failure Deductions;
- (b) use a non-proprietary, industry standard, database which:

- (i) provides ease of data migration to an area enterprise computerized maintenance management system, if one becomes available to the County in the future;
- (ii) at all times remains compatible with the database systems then being employed by the County;
- (iii) have application functionality that does not occur at the database level;
- (iv) operate on a performance-based internet browser program that is compatible with the County's operating system, as it may be updated or replaced from time to time;
- (v) not require any personal computer client software;
- (vi) have the capability to trace duplicate work requests and work orders;
- (vii) have the capability to track and report actual Rectification Periods, as the case may be;
- (viii) track work orders for the Facilities Management Services;
- (ix) retain all records for the length of the Term in the database;
- (x) employ appropriate security, data protection and access protocols, all in accordance with Best Management Practice; and
- (xi) receive, acknowledge and track Demand Maintenance requests for the Help Desk via email.

### **12.2.3 CMMS Information Management Requirements**

- (a) The Project Company shall:
  - (i) load each building element, component systems and piece of equipment that will be planned, scheduled, controlled and monitored on to the CMMS with the information described in Section 3.6.1 (Master Maintenance Plan) of Appendix 8 (Facilities Management Standards) of the Project Agreement;
  - (ii) perform all CMMS maintenance, administration and support and provide initial and annual refresher training (or on an as needed basis, as determined by the County) to designated Project Company Persons and County personnel with respect to the use and operation of the CMMS;
  - (iii) be responsible for all CMMS hardware and software, hardware and software installations, upgrades, repairs, annual maintenance service agreements, updates and for maintaining all system and associated equipment;
  - (iv) maintain all nameplate data for every piece of equipment in the CMMS and ensure that every piece of equipment has a unique identifier code;

- (v) provide the County with customized CMMS reports on request;
  - (vi) affix a CMMS integrated identifier sticker with barcode on each piece of equipment, and ensure that identifier and barcode information will be printed on each service ticket and work order; and
  - (vii) use wireless mobile devices to read barcodes or radio frequency identification in performing routes or rounds, observations, inspections, and the Facilities Management Work. The Project Company shall provide wireless mobile devices that will record work status, materials, time and attendance, failure codes, tools, and comments at a minimum, and have the capability to create new service tickets and work orders on demand, and capture signatures for completed tasks.
- (b) Data created and captured in the wireless mobile devices shall be capable of being wirelessly transmitted in a secure manner to the CMMS. The Project Company shall be responsible for all equipment and costs associated with wireless mobile devices. In addition to the number of wireless devices required by the Project Company for performance of the Facilities Management Services, the Project Company shall supply and maintain six (6) additional wireless mobile devices for designated County personnel.

### **12.3 ASSET INVENTORY**

The Project Company shall establish, maintain, and update a register that complies with the requirements set forth in Section 4.4 (Asset Inventory Management) of the Facilities Management Standards (the “**Asset Inventory Report**”). The Project Company shall ensure that the Asset Register and related software complies with all reasonable requirements made by the State. The Asset Register shall be incorporated into the CMMS, in accordance with Section 3.7.2 (Computerized Maintenance Management System Service) of Appendix 8 (Facilities Management Standards) of the Project Agreement.

### **12.4 BUILDING INFORMATION MODELING SYSTEM**

The Project Company shall establish, maintain, and update a BIM Record Model in accordance with Section 2.3 (Building Information Modeling (“BIM”) and Digital Data) of these Design and Construction Standards, and Section 4.5 (BIM Management) of the Facilities Management Standards.

### **12.5 HELP DESK**

The Project Company shall establish and maintain a Help Desk that complies with the requirements set forth in Section 3.2 (Help Desk Services) of the Facilities Management Standards.

## **13 VERTICAL CIRCULATION SYSTEMS**

### **13.1 GENERAL REQUIREMENTS**

- (a) The Project Company shall design and construct a reliable vertical circulation system that accommodates the anticipated capacity and conveyance needs for the New Courthouse.

- (b) The Project Company shall conduct a vertical circulation study to ensure the quantity of public, staff, and service elevators set forth in the program are adequate. Such study shall be conducted by an independent consultant not associated with any manufacturer or elevator equipment supplier. Separate vertical circulation studies shall be conducted for public and staff elevators, service elevators, and elevators for in-custody defendants. In any case, the Project Company shall design and construct, at a minimum, the number of Public Elevators, Staff Elevators, Service Elevators, and In-Custody Elevators included in the New Courthouse Program.
- (c) The vertical circulation analysis and simulation studies shall be used for determining the quantity, capacity of speed of all proposed elevator systems. A report, documenting the results of the analysis shall be submitted to the County for review and acceptance in accordance with the Submittal Review Procedure. Reports shall be accompanied by all necessary supporting data to confirm and justify the proposed vertical transportation systems. Supporting information including, but not limited to, design assumptions (population estimates, etc.) analysis printouts, alternate schemes, and any other information necessary to support the report shall be provided as part of such report.
- (d) The criteria used to evaluate vertical transportation are "Average Interval" and "Handling Capacity" and shall be defined as follows:
  - (i) Average Interval: means the average amount of time, in seconds, between elevators leaving a main terminal during 5-minute up-peak periods. Average Intervals shall be less than 45 seconds during a 5-minute peak period; and
  - (ii) Handling Capacity: means the number of people that the elevators can transport during a 5-minute, 2-way peak period expressed as a percentage of the population. Handling capacity shall be designed for a minimum of 15% during the 5-minute, 2-way peak period.
- (e) Direct plunger or twin post hole-less hydraulic elevators shall not be permitted. Traction (geared or gear less) elevators shall be used in all instances where travel exceeds thirty (30) feet. The use of machine room-less (MRL) elevators shall be considered for capacities up to five thousand (5,000) pounds.
- (f) The period normally selected for elevator design calculations and evaluation of elevators in courthouse facilities in the peak condition with 2-way traffic that is likely to occur.
- (g) At least one (1) elevator shall comply with the emergency power requirements set forth in Section 15.4.2(d) of these Design and Construction Standards.

### **13.2 POPULATION DETERMINATION**

The number of people requiring passenger elevator service in a courthouse building is a function of the number of courtrooms and their locations, the location of various support activities, and the passenger destination. It is reasonable to estimate the number of persons requiring a service based upon their attraction to these activities. The peak hour passenger elevator population densities vary by the type of facility and the projected area occupancy. Courtrooms shall be designed for a jury trial. There will be spectators from time to time, the judicial staff (about twelve



(12) to sixteen (16) persons) and the jury (twelve (12) to sixteen (16) persons). By using a value of thirty (30) persons per Courtroom, plus expected spectators, a reasonable population can be established for each Courtroom. Another vertical transportation design concern is the handling of jurors. Prospective jurors gather in groups of twenty (20) to the various Courtrooms. Because jurors are usually escorted in groups, separate elevators large enough to transport the number of jurors (sixteen (16) to twenty (20) persons) may be required to move them vertically.

### **13.3 GENERAL SYSTEM DESCRIPTION**

- (a) All Public Elevators shall be four thousand (4,000)-pound elevators traveling at a speed of three hundred fifty (350) fpm and having regenerative drives.
- (b) Service Elevators shall be five thousand (5,000)-pound elevators traveling at a speed of two hundred (200) fpm to three hundred fifty (350) fpm and having regenerative drives. Stainless steel (5WL pattern) cabs, entrances and vandal resistant fixtures shall be used.
- (c) Elevator controls shall be group automatic for the passenger groups and typical selective collective on the prisoner and service elevators. Controls shall include independent service, card reader controls and security controls, fire operation, and standby emergency power operation.

### **13.4 ELEVATOR SYSTEMS**

At a minimum, the following types of vertical transportation systems shall be provided:

#### **13.4.1 Public Elevator Banks**

- (a) A minimum of four (4) Public Elevators shall be provided for the New Courthouse, in accordance with the New Courthouse Program. The final Public Elevator numbers shall be determined based on the Project Company's vertical circulation study required by Section 13 (Vertical Circulation Systems) and with a minimum capacity of four thousand (4,000) pounds in order to comply with gurney accommodation requirements. Door width and type shall be provided to accommodate stretcher.
- (b) Four-thousand (4,000)-pound passenger elevator cab shall have an interior clearance of be 7'-5.5" wide by 5'-5" deep and 4'-0" wide by 7'-0" high, single speed, center opening doors.
- (c) Public Elevators shall open to each public corridor floor.
- (d) Ground floor elevator lobby shall be visible from the public lobby screening station.
- (e) Controls shall be designed to allow denial of access to any floor by key, card reader, or Building Monitoring Room.
- (f) If elevators serve basement level, restrict access via key, card reader or Building Monitoring Room.

- (g) All passenger elevators shall be provided with CCTV to building security and show elevator position in single display in security control room. One (1) elevator shall have emergency control by security control room.
- (h) Ceiling height shall be a minimum of 9'-0" for Public and Staff elevators.
- (i) Provide engraved car number, signage, and vandal resistant car and hall buttons.

#### **13.4.2 Staff Elevators**

- (a) Provide secured access for Staff Elevators with direct access from the Secure Parking to Judicial Chamber Areas. Staff Elevators shall be available for secure use by judges to access Courtroom floors.
- (b) All Staff Elevator shafts and elevators shall serve all floors of the New Courthouse.
- (c) Staff Elevators shall be separated and secured from Level 0: Unscreened-Public, Level 1: Sterile-Public, Level 2: Secure-Public, and the Public Circulation Zone.
- (d) Minimum capacity for Staff Elevators shall be three thousand five hundred (3,500) pounds with single speed, side opening doors.
- (e) Staff Elevator cab shall have a minimum interior clearance of 6'-5 ½" wide by 5' -5" deep with 3'-6" wide by 7'-0" high, single speed, center opening doors.
- (f) Staff Elevator shall be restricted and controlled by card reader or the Building Monitoring Room.
- (g) All Staff Elevators shall be provided with standby power operation.
- (h) Ceiling height shall be a minimum of 9'-0" for Public and Staff Elevators.
- (i) Provide engraved car number, signage, and vandal resistant car and hall buttons.
- (j) All Staff Elevators shall be provided with CCTV to Building Monitoring Room and show elevator position in single display in Building Monitoring Room. At a minimum, one (1) Staff Elevator shall have emergency control by Building Monitoring Room.

#### **13.4.3 In-Custody Elevators**

- (a) A minimum of one (1) secure In-Custody Elevator shall be located adjacent to one (1) secure In-Custody stairwell and allow for the movement of in-custody defendants in a secure manner among Courtroom Holding Areas.
- (b) One (1) secure detention stair is to be located adjacent to one of the secure In-Custody Elevator.
- (c) For basic design purposes, all In-Custody Elevator shafts and elevators shall serve from Sally Port level to all Courtroom floors.

- (d) Provide clearance inside of 5'-11" wide by 8'-4" deep with a minimum capacity of five thousand (5,000) pounds. In-Custody Elevator shall accommodate a gurney.
- (e) Cab height shall be 9' -7". Provide 14-gauge rigidized stainless steel cab, returns, and transom. Provide 16 gauge rigidized stainless steel doors.
- (f) Provide 4' -6" wide by 8' -0" high two-speed, side opening doors.
- (g) Lobby call buttons shall be controlled by key, card reader or remote security control panel in In-Custody Control Room.
- (h) Provide voice and visual communications between elevator and In-Custody Control Room.
- (i) Provide vandal proof buttons. Cab interior shall consist of 14-gauge stainless steel walls and canopy. Flooring shall be aluminum diamond plate. Emergency exit shall be equipped with custody grade lock and alarm. All fasteners shall be tamper-proof type.
- (j) All custody elevators shall be provided with CCTV to building security that shows inside elevator and elevator location on display and standby power operation.
- (k) A minimum of one (1) In-Custody Elevator shall be capable for remote operation with car controls in In-Custody Control Room.

#### **13.4.4 Service Elevators**

- (a) At least one (1) Service Elevator shall be provided for deliveries, document transport, trash removal and building maintenance. Such Service Elevator may serve as one of the Staff Elevators provided that such elevator is not used as a Service Elevator during Operating Hours unless otherwise approved in writing by the County Representative.
- (b) Provide a clearance inside of 5'-11" wide by 8'-4" deep (or similar based on manufacturer's standard) with a capacity of five thousand (5,000) pounds. Service Elevator shall accommodate a gurney.
- (c) Cab Height shall be 9'-7". Provide 14-gauge rigidized stainless steel cab, returns, and transom. Provide 16 gauge rigidized stainless steel doors.
- (d) Service Elevator cab shall have an interior clearance of 4'-6" wide by 8'-0" high two speed, side opening doors.
- (e) Service Elevator shall service loading dock and all floors, including mechanical penthouse, but excluding roof equipment enclosures.
- (f) Service Elevator shall not have direct access to Courtroom Holding Areas or Central Holding Areas.
- (g) Service Elevator shall not be directly accessible from public corridors.
- (h) Service Elevator shall be restricted and controlled by key, card reader or Building Monitoring Room.

- (i) All service elevators shall be provided with CCTV to building security and standby power operation; show elevator position on a single display in the security control room.
- (j) Provide engraved car number, signage and vandal resistant car and hall fixtures.

#### **13.4.5 Witness Wheelchair Lift**

Provide as required to meet Contract Standards and Applicable Law.

#### **13.4.6 Escalators**

- (a) Where traffic demands on upper or lower levels are impacted by high-volume public areas, escalators may be provided to supplement the elevator systems.
- (b) Escalators step width shall be forty-eight (48) inches with a speed of one hundred (100) fpm.
- (c) If escalators area provided, they shall always be paired with a stairway system.

### **13.5 OBJECTIVES AND FUNCTIONAL USE**

- (a) All Public Elevators and Staff Elevators shall have the capability of handling the anticipated traffic loads for each area of service. Interior finishes shall be durable and easily removed and repaired. The elevator shall have durable fixtures, flooring and nickel silver sills. Elevators shall have remote monitoring and CCTV.
- (b) Service Elevators shall be designed to handle all the anticipated passenger traffic as well as meeting material moving requirements. Elevator cabs shall be constructed of rigidized stainless steel wall panels, returns and doors, with nickel silver sills. Elevators shall have remote monitoring and CCTV.
- (c) All vertical transportation shall be designed for maximum reliability and equipment longevity. The equipment shall be designed to handle material and equipment needs of the New Courthouse. The user experience shall be pleasant with acceptable wait times, provided for each type and use of the equipment and its location.

### **13.6 GENERAL QUALITY OF MATERIALS AND CONSTRUCTION**

- (a) Planning shall be based upon gear less traction machines, heavy duty door operators with closed-loop operation, LED lighting in car and hall and heavy-duty vandal resistant fixtures.
- (b) In-Custody and Service elevators shall be designed with 14-gauge cabs, and welded entrance frames shall be constructed of stainless-steel type 304. Staff and Passenger elevators shall be designed with 16-gauge cabs, and welded entrance frames shall be constructed of stainless-steel type 304. Passenger cabs are to have ceilings at 9'-0" minimum. Service cabs and custody cabs are to have ceilings at 9'-7".
- (c) Flooring is to be poured epoxy in Public, Staff, and Service elevators. In-Custody elevator flooring shall be aluminum diamond plate. Entrances shall be filled with grout up to five (5) feet high.

### 13.7 PERFORMANCE

The vertical transportation shall be heavy-duty equipment designed to be durable and perform reliably in a heavy use environment while minimizing long term maintenance costs. Elevators shall be designed to provide service in intervals acceptable to each area's needs. Service/freight needs of the New Courthouse need to be included in the overall project design.

#### 13.7.1 Elevators

The effectiveness of a group of elevators is judged by comparison with established standards of performance which relate to the frequency of elevator service and the ability of the elevator system to carry passengers, wheelchairs, etc., as they require vertical service.

#### 13.7.2 Average Interval

Type of Service	Average Interval (seconds)
Excellent	under 45
Good to Average	45 to 47
Poor	47 to 49
Unacceptable	over 50.

**Table 6. 13.1 (Average Elevator Interval for Types of Services)**

- (a) Normal loading time for an elevator at the lower floor dispatch lobby during the two-way peak usually varies between forty (40) and forty-five (45) seconds. Therefore, this range is considered optimum for a minimum dispatching interval.
- (b) However, in courthouse buildings when the two-way peak traffic interval exceeds fifty (50) seconds, passengers waiting for service shall tend to queue up in the elevator lobbies during these peak times.
- (c) The evaluation table for this suggested group handling capacity performance standard (five-minute, two-way peak) is as follows:

Rating of Service	Group Handling Capacity (Percentage of the Population Moved)
Excellent	over 15%
Average to Good	13% to 15%
Poor	11% to 13%
Unacceptable	under 11%

**Table 6. 13.2 (Rating of Elevator Service)**

- (d) Passenger traffic counts for persons utilizing elevators typically show a correlation between the type of building occupancy and use and the percent of that population which can be expected to arrive at the terminal floors during peak five-minute periods. If the elevators do not have ample capacity to carry this load, passengers begin to congregate

in the lobbies. Cars may arrive with an acceptable frequency, but all the prospective passengers cannot be loaded.

- (e) As a general rule, it is encouraged that the calculated passenger elevator group handling capacity be at least 15% of the estimated New Courthouse elevator population.

### **13.8 SYSTEM MAINTENANCE AND SERVICE**

- (a) The vertical transportation equipment shall be free of defective material, imperfect work and faulty operation not due to ordinary wear and tear or improper use or care, for a period of one-year from final acceptance of all vertical transportation work. Defective work shall be repaired or replaced at no additional cost during such one-year period.
- (b) Regular maintenance shall include examination, adjustment, greasing, oiling, parts replacement, tests, and emergency service.
- (c) The vertical transportation shall be maintained to operate at the original contract speed, keeping the original performance times, including acceleration and retardation as designated by the manufacturer. The door operation shall be adjusted as required to maintain the original door opening and door closing times, per code.
- (d) Conduct safety tests as required by local jurisdiction and the State of Oregon, including test weights, instruments, and submitting documentation to the appropriate authority.

### **13.9 ELEVATOR BASIS OF DESIGN**

- (a) Machine Room Less (MRL) elevators may be specified, with control rooms, regenerative drives, heavy-duty door operators, vandal resistant fixtures, nickel silver sills, and remote monitoring.
- (b) All equipment is to be designed for maximum reliability under heavy duty applications.

### **13.10 SECURITY**

- (a) Each elevator shall be equipped with card reader and CCTV provisions in order to allow future flexibility for elevator use. Installation provisions shall be coordinated to the extent that final use and needs are known in advance.
- (b) Elevators shall have a monitoring panel located in the Building Monitoring Room.

## **14 MECHANICAL SYSTEMS**

### **14.1 GENERAL REQUIREMENTS**

- (a) The Design-Build Work shall include the design, construction, installation, and commissioning of all the mechanical systems required to provide complete and functioning Facilities, and which include all heating, ventilating, and air conditioning (“HVAC”) and associated plumbing and electrical infrastructure (collectively, the “**Mechanical Systems**”).

- (b) The design of the Mechanical Systems shall comply with *Appendix B (JFC Adopted Assessment Criteria)* of the *Interim Committee on Court Facilities – Final Report*, as adopted in December 2007, all Contract Standards, and Applicable Law.
- (c) In concert with the design of the New Courthouse, the Mechanical Systems shall create spaces that are functional, energy efficient, and respond to the intended purpose and need of the New Courthouse.
- (d) The Mechanical Systems shall be designed, constructed, and installed to allow for changes in space configuration without major modifications to such Mechanical Systems.

**14.2 DESIGN CRITERIA**

The Mechanical Systems shall be designed in accordance with the design criteria set forth in this Section 14.214.2.

- (a) Outdoor design conditions:
  - (i) Heating (99.6% Heating Dry Bulb): 25.2°F DB
  - (ii) Cooling (0.4% Cooling DB/MCWB): 91.4°F DB / 67.1°F MCWB
  - (iii) Dehumidification (0.4% DP/MCDB): 63.7°F DP / 75.1°F MCDB
- (b) Indoor design conditions shall comply with the performance requirements set forth in Table 6. 14.1 (Interior Temperature Requirements), and as indicated in the Room Data Sheets. Provide a high space temperature alarm to the New Courthouse’s ATC system for notification of equipment failure.

RDS Code	Requirement
TR-1	70°F / 73°F (Heating / Cooling), ±5°F
TR-2	70°F / 75°F (Heating / Cooling), ±5°F
TR-3	70°F / 75°F (Heating / Cooling), ±1°F
TR-4	65°F / 80°F (Heating / Cooling)
TR-5	55°F / 80°F (Heating / Cooling)
TR-6	40°F (Heating)

**Table 6. 14.1 (Interior Temperature Requirements)**

- (c) Temperature gradients, effects of radiant surfaces, humidity levels and air velocity within the spaces shall comply with ASHRAE Standard 55.

**14.3 VENTILATION SYSTEMS**

- (a) Minimum ventilation rates shall comply with ASHRAE Standard 62.1, except where otherwise indicated. Submit room-by-room calculations showing compliance with ASHRAE 62.1 procedure.

- (b) Demand-controlled ventilation shall be provided in multi-occupant spaces per Contract Standards and in compliance with the LEED Gold Certification requirements.

**14.4 EXHAUST SYSTEMS**

- (a) All exhaust systems shall comply with ASHRAE Standard 62.1.
- (b) Toilet room exhaust systems shall be provided for all toilet rooms.
- (c) All janitorial and custodial rooms, and rooms utilized for chemical storage, shall be enclosed, and directly exhausted.

**14.5 AIR FILTRATION**

Air handling units shall utilize MERV-10 pre-filters and MERV-14 final filters at a minimum, for outside ventilation airflow, and ultraviolet ionizers in accordance with OSHA recommendations.

**14.6 AIR BALANCE**

The New Courthouse shall maintain positive building pressurization, except where otherwise specified in Section 14.14 (Room Specific Requirements) below.

**14.7 SMOKE MANAGEMENT**

Project Company shall provide a smoke management system where required by Contract Standards and Applicable Law.

**14.8 NOISE FROM MECHANICAL SYSTEMS AND ELECTRICAL SYSTEMS**

The maximum noise criterion (“**NC**”) level set forth in Table 6. 14.2 (Allowable NC Levels for Mechanical Systems) shall apply to mechanical and electrical equipment in both Mechanical Rooms and Electrical Rooms.

Functional Unit	Maximum NC
Private Offices	30 – 35
Workstations (Open Floor Plan / Cubicles)	35 – 40
Circulation Corridors	40 – 45
Conference Rooms	25 – 30
Courtrooms	25 – 30
Jury Deliberation	25 – 30
Exterior Noise	In accordance with Contract Standards and Applicable Law.

**Table 6. 14.2 (Allowable NC Levels for Mechanical Systems)**

**14.9 RELIABILITY AND REDUNDANCY**

- (a) Hot and chilled water will be provided to the New Courthouse from the CUP, in accordance with Section 4.4 (Utilidor and Central Utility Plant).



- (b) In general, where two (2) or more devices operate in parallel, automatic backdraft dampers / check valves shall be provided to prevent backflow and each device shall have its own variable speed drive.
- (c) When the number of fans is six (6) or more, backdraft devices are not required provided slots are installed at each fan inlet to allow a fan to be manually blanked off should it fail. Fan arrays shall have a minimum of two (2) variable speed drives per air handler.
- (d) Air handlers utilizing FANWALL® technology or similar are preferred.
- (e) Major components of mechanical systems within the New Courthouse shall be provided with N+1 redundancy so that one (1) component can be taken out of service and repaired with the system still providing 100% capacity.

#### **14.10 ACCESSIBILITY AND MAINTENANCE**

- (a) The Mechanical Systems shall be designed, constructed, and installed so that they are easy to maintain and with proper access.
- (b) Space shall be provided around all mechanical equipment for routine maintenance and inspection in accordance with recommendations for the manufacturer. Mechanical drawings shall show dashed maintenance access envelopes for all equipment to ensure space is provided during the design phase.
- (c) Consistent with item 14.10(b), filter space shall be clearly indicated on mechanical drawings.
- (d) Service aisles shall be indicated on drawings, showing the routing provided to replace the largest component into position.
- (e) Adequate access shall be provided to all components of the HVAC equipment to avoid having to disassemble components or remove other equipment to gain access.
- (f) Large pieces of equipment which cannot be disassembled shall be removed in one piece.
- (g) Maintain minimum 6'-8" clearance to underside of pipes, ducts, conduit, and suspended equipment throughout access routes in mechanical rooms.
- (h) Mechanical equipment shall not be located above the ceiling of occupied spaces, and shall be accessible to the maintenance staff for removal, repair and replacement with minimal effort. Maintenance access shall not occur in holding cell ceiling area.
- (i) Air handlers, pumps and other major equipment shall be accessible without having to climb a ladder.
- (j) Equipment such as terminal units located above ceilings shall be located where readily accessible for maintenance and where no furniture or equipment will be located below. Equipment shall not be located over:
  - (i) light fixtures;

- (ii) ceiling height partitions;
  - (iii) large, difficult-to-move furniture such as cabinets, desks, etc.; and
  - (iv) inaccessible ceilings including drywall or mechanically fastened ceilings, unless there are no practical options. Where required, doors shall be provided to allow for complete and ready access to filters, valves, and all components requiring routine maintenance.
- (k) Noise emanating from mechanical rooms shall be in compliance with Table 6. 14.2 (Allowable NC Levels for Mechanical Systems) of this Appendix 6. If variable air volume boxes are used, they shall be located above ceilings in non-critical areas.
- (l) Mechanical rooms that allow access from the exterior into the remainder of the building shall be avoided for security purposes.
- (m) It is preferred that mechanical equipment be located within the building or within a mechanical equipment penthouse. If mechanical equipment is located on the roof or on site, it shall be screened by view in a manner fully compatible with the building architecture.

## **14.11 HVAC ZONING**

### **14.11.1 General HVAC Zoning Requirements**

- (a) The HVAC system shall be zoned to provide maximum flexibility for building usage. Temperature control zoning strategy shall follow typical ASHRAE guidelines and respond to any unique design features or room layouts of the building design. At a minimum, no zone shall be larger than one thousand (1,000) square feet. Areas with more than one exposure shall be a separate zone.
- (b) Individual temperature control shall be provided for the Presiding Judge Chambers, Judge Chambers, and Trial Court Admin Referee Chambers, and for each Courtroom.
- (c) Each Courtroom shall be independently zoned from other spaces to accommodate fluctuations in the number of occupants that occur throughout the day. Acoustical treatment shall be provided in accordance with Section 14.8 (Noise from Mechanical Systems and Electrical Systems) to prevent transmission of sound from mechanical equipment into the Courtroom spaces. Mechanical equipment shall be located and isolated as required so that vibration from equipment is not noticeable.
- (d) All Private Offices shall have zoned temperature controls for employee comfort.
- (e) All Rooms shall be zoned as required to prevent non-uniform temperatures due to variable heat gain from factors including outdoor exposure or variation in people density. Each such zone shall have its own thermostat and terminal unit.
- (f) All Rooms under Category 1.0: Public Facilities & Building Support Spaces: Main Entrance & Lobby shall be pressurized to prevent infiltration, and shall be provided with supplemental heat.

- (g) Exterior walls with large areas of glass shall be provided with supplemental heat. Where overhead distribution of supply air is provided in such cases, slot diffusers shall be used to help prevent drafts.
- (h) Rooms and Areas with different occupancy schedules as noted in the Room Data Sheets, including those with 24-hour occupancy shall have a dedicated HVAC system and controls.
- (i) Systems that serve more than one zone, shall have adequate turn-down capacity.
- (j) Special equipment Rooms (including, but not limited to server and data rooms) shall have separate, dedicated HVAC systems and temperature controls.
- (k) All main distribution elements shall run in corridors where practical to facilitate maintenance and reduce disruption in the case of system alterations.
- (l) For privacy and acoustical reasons, all returns shall be ducted. Return air plenums are not permitted.

**14.11.2 Room-Specific Thermostat Control Requirements**

The Project Company shall design and construct the New Courthouse to meet the performance requirements set forth in Table 6. 14.3 (Thermostat Control Requirements), as indicated in the Room Data Sheets.

RDS Code	Requirement
TSC-1	Zone thermostat with ±2°F control.
TSC-2	Individual room zone control (no user thermostat).
TSC-3	Zone thermostat with ±5°F control.

**Table 6. 14.3 (Thermostat Control Requirements)**

**14.12 EMERGENCY POWER REQUIREMENTS**

The Mechanical Systems shall be able to comply with the emergency power requirements set forth in Section 15.4.2 (Emergency Power System) of these Design and Construction Standards.

**14.13 SECURITY REQUIREMENTS**

All ductwork penetrations through the secured perimeter larger than 8"x 8" shall be designed with security bars. Supply and return air diffusers located in detention areas shall be anti-ligature, maximum security type grilles. All air intakes facing the outside of the New Courthouse shall be eleven (11) feet or higher.

**14.14 ROOM SPECIFIC REQUIREMENTS**

**14.14.1 Holding Cells**

- (a) Holding Cell Areas shall be provided with 100% outside air with energy recovery at a rate in accordance with code requirements, designed for continuous operation and

independently controlled and zoned. Airflow rates shall be adequate to control odors which may require rates higher than code requirements.

- (b) Holding Cell Areas shall be under negative pressure to prevent odors from spreading to adjacent areas. Employee areas shall be under positive pressure.

#### **14.14.2 Café**

- (a) Provide tempered ventilation air and general exhaust for the Café (PS2) as required to prevent food odors from migrating to surrounding spaces.

#### **14.14.3 Secure Parking**

Secure parking may be located in the exterior of the New Courthouse within the 70-foot standoff area, provided that it is surrounded by a six (6) foot tall wall that impedes view into the secure parking. Alternatively, secure parking may be located in the basement of the New Courthouse. Enclosed basement parking shall be ventilated according to Oregon Mechanical Specialty Code (latest edition) and ASHRAE Standards.

#### **14.14.4 Mail Room**

The Mail Room (MA1) shall have an independent HVAC system with the room having the capability of being "sealed" in case of contamination and under negative pressure.

### **14.15 ADDITIONAL DESIGN REQUIREMENTS**

- (a) All intake louvers shall be located away from pollution sources, exhaust air, idling vehicles, or other pollutants that may come from neighboring buildings.
- (b) A water leak detection system shall be provided in the Main Server Room to protect the server equipment from water damage. Upon detection of water/moisture, the system shall send an alarm to notify command center of the situation.

### **14.16 AUTOMATIC TEMPERATURE CONTROL DESIGN CONSIDERATIONS**

The BAS shall be provided for the control and monitoring of all building mechanical systems. All automatic temperature controls (“**ATC**”) shall be direct digital control, with electric/electronic actuation. The ATC system shall interface with all HVAC equipment.

### **14.17 COMMISSIONING OF MECHANICAL SYSTEMS**

Provide Commissioning Services for all Mechanical Systems including, without limitation, HVAC systems, exhaust systems, outside air systems, HVAC control systems and associated renewable energy systems.

## **15 ELECTRICAL SYSTEMS**

### **15.1 OVERVIEW**

- (a) The Project Company shall design and construct all electrical systems to provide a complete and functioning Project. All electrical systems shall include all Work associated

with electrical, power, lighting distribution control, security, telecommunications, data, and any other system within the Project.

- (b) The Project's electrical systems shall be designed and constructed to create spaces that are safe, flexible, functional, and energy-efficient, and that respond to the needs of Project Users. The Project's electrical systems shall be functional and responsive to the type of facility, and shall also be simple, reliable, durable, and maintainable.
- (c) The electrical systems shall be designed to exceed ASHRAE Standards 90.1 efficiencies so that the New Courthouse is able to obtain LEED Gold Certification. Sustainable design guidelines, such as ANSI, ASHRAE, LEED and IECC shall be resources used to exceed the minimum energy performance requirements of ASHRAE Standard 90.1. The systems shall be designed and constructed to meet or exceed the Contract Standards set forth in the IECC-2015, alternative compliance path ASHRAE Standard 90.1.

## 15.2 DESIGN CRITERIA

- (a) The courthouse shall be provided with a 480Y / 277V, 3-phase, 4-wire, solid neutral electrical service provided by the Utility Owner. The underground electrical service shall be provided through installing a pad-mounted transformer, which shall be sized through coordination with the Utility Owner, and that shall be located near the New Courthouse. All power company coordination, transformer installation, metering provisions and ductbank work shall be done in strict accordance with the Utility Owner's requirements and standards.
- (b) The size of the electrical service shall be based on NEC Calculations, including 25% future load (spare capacity).
- ~~(c)~~ The Project Company shall provide commissioning services for all electrical equipment and systems including but not limited to the power distribution systems, lighting control systems, emergency generator systems, and uninterruptable power supply systems.
- ~~(d)~~ (d) Power/Data: Appendix 06A - Room Data Sheets, rows Electrical – Power: Receptacle, IT/AV/Telecom – Telephone and IT/AV/Telecom – Data Outlet shall perform as the basis of design for location of power and data requirements. Final quantity and locations to be submitted to and approved by the County through the Design Review Process.
- ~~(e)~~ E-power & Standby power: Appendix 06A - Room Data Sheets, rows Electrical – Power: Emergency and Electrical – Power: Standby shall perform as the basis of design for location of emergency and standby power requirements, Final quantity and locations to be submitted to and approved by the County through the Design Review Process.
- ~~(e)~~(f) Lighting Sensors and Controls: Appendix 06A - Room Data Sheets, rows Electrical – Power: Sensors and Electrical – Lighting: Lighting Control shall perform as the basis of design for lighting/occupancy sensors and lighting control with final function, zoning and locations to be submitted to and approved by the County through the Design Review Process.

### 15.3 ACCESSIBILITY

- (a) Electrical equipment including panelboards, disconnects, motor starters, etc. shall be located in electrical or mechanical rooms, not above the ceiling of occupied spaces, though disconnects may be adjacent to the equipment being served, and shall be accessible to the maintenance staff for removal, repair and replacement with minimal effort. Any noise emanating from electrical rooms within the New Courthouse shall meet the noise criteria set forth in Section 14.8 (Noise from Mechanical Systems and Electrical Systems) of this Appendix 6.
- (b) Electrical equipment rooms that allow access from the exterior into the remainder of the building shall be avoided for security purposes.
- (c) Electrical rooms shall be located on each floor. Closets shall stack directly above one another between floors. Closets shall limit branch circuits to not have a voltage drop that exceeds 3% at the furthest receptacle.

### 15.4 POWER SYSTEMS

#### 15.4.1 Utility Power System

- (a) The electrical service entrance conductors shall terminate in a service entrance distribution panelboard in the Mechanical/Electrical room, which shall serve the electrical requirements of the building. The current transformer cabinet and metering for the building shall be installed to the power company requirements on the exterior of the building. The emergency power service disconnects shall be located inside each generator enclosure. All distribution equipment buses shall be copper.
- (b) The building power distribution system shall provide 480Y/277 Volt, three phase, four wire service to building loads as necessary. A step-down 480 Volt primary, 208Y/120-volt secondary transformers shall be installed in the Mechanical/Electrical rooms to provide low voltage power to receptacles and loads requiring the lower voltage through 208/120V, three phase panels.
- (c) Three phase mechanical equipment, all building normal system panelboards and equipment outside the building shall be served from the main distribution panelboard. The main switchboard and all panelboards serving electronic equipment shall be protected by integral SPD units.
- (d) Building electrical panels shall be located in the Mechanical/Electrical Rooms. Automatic control for exterior lighting shall also be provided in the Mechanical/Electrical Room. General convenience receptacles panels shall be located throughout the building.
- (e) Feeder wiring shall consist of copper conductors or aluminum conductors over 100A installed in EMT, PVC or RGS conduit. Branch circuit wiring shall be copper conductors run in EMT conduit, liquid-tight flexible metal conduit (LFMC), PVC, ENT or copper conductor MC cable. When underground, PVC is acceptable for feeder and branch conduit. All panelboards shall have copper bus and contain full size neutral bar. Panelboards with 200% rated neutral buses and surge suppression devices shall be

provided for telephone and IDF Room equipment. These panelboards shall be served by K-13 factor transformers.

- (f) All panel boards and distribution panels include 20% spare capacity and breaker space for future growth. Exact load requirements would need to be determined with the supplied equipment.
- (g) All panel boards and distribution panels include 20% spare capacity and breaker space for future growth. Exact load requirements would need to be determined with the supplied equipment.

#### **15.4.2 Emergency Power System**

- (a) The Project Company shall provide a 480Y/277V, three-phase, four-wire emergency generator to serve the building emergency power needs.
- (b) The emergency generator may be located, as specified in the New Courthouse Program.
- (c) The emergency generator shall serve the following systems and system components:
  - (i) ITC Systems, including associated cooling systems, Server Room and all IDFs;
  - (ii) Security Systems;
  - (iii) fire alarms;
  - (iv) access control systems;
  - (v) radio charging stations;
  - (vi) egress and emergency lighting systems;
  - (vii) fire pumps;
  - (viii) sump pumps;
  - (ix) smoke evacuation;
  - (x) freeze protection; and
  - (xi) other critical equipment required by code.
- (d) The following areas shall be fully functional under emergency power distribution, including ventilation and/or exhaust systems, electrical system, ITC Systems, AV Systems, and any other systems required by Contract Standards and Applicable Law:
  - (i) one (1) Public Elevator;
  - (ii) one (1) Staff Elevator;

- (iii) one (1) In-Custody Elevator;
- (iv) two (2) Standard Courtrooms, including associated Courtroom Holding Area(s). For clarity, the County will install and operate an emergency generator in the CUP which will specifically serve equipment installed in the CUP with the goal of providing chilled and hot water to the New Courthouse after an emergency event. The CUP emergency generator will not serve any equipment or facilities outside the CUP;
- (v) Sally Port Areas (exhaust);
- (vi) Central Holding Areas (ventilation and exhaust);
- (vii) the In-Custody Control Room and adjacent toilet room;
- (viii) Security Screening Areas;
- (ix) the New Courthouse Security Sub-Area under the Sheriff's Administration Area; and
- (x) The following programmatic areas or equivalent open workspace area to:
  - (1) Two (2) Public Filing Windows;
  - (2) Five (5) OJD SPRVSR 3 Offices;
  - (3) One (1) OJD MNGR 3 Office;
  - (4) Trail Court Admin Offices;
  - (5) Restricted Access Staff Restrooms.
- (e) Transfer switches shall be automatic, open transition, two-position, NEMA 1 enclosed, 4-pole switched neutral, UL 1008 listed, programmable microprocessor controller with keypad and LCD display, remote communication and control interfaced with control room. The transfer switches shall have a bypass-isolation capability for manual operation during maintenance or service.
- (f) A minimum of three (3) automatic transfer switches ("**ATS**") shall be required per National Fire Protection Association:
  - (i) One (1) serving Life Safety loads;
  - (ii) One (1) serving the standby/emergency loads; and
  - (iii) One (1) serving the fire pump, if required.
- (g) Life safety equipment wiring shall not be installed in the same raceway serving non-life safety optional standby equipment.



- (h) A UPS system shall be provided to serve the IDF rooms and ancillary outlets within the Server Room. The servers in the Server Room shall have standalone redundant in-row UPSs. All security and security sub-systems (CCTV, access control, intercom, etc.) shall be served by the UPS system. The UPS may be centrally located or provide a distributed set of UPSs per room. The UPS system shall provide a minimum back-up time of five (5) minutes, or at a minimum, to provide power for the duration of the emergency generator's startup sequence. Provide maintenance by-pass for all UPS systems to allow for battery replacement maintenance. All UPS circuits shall be backed-up by emergency generator power.
- (i) A generator remote annunciator panel shall be located at the Fire Control Center; additionally, the emergency generator and the UPS battery system status shall be transmitted to the building automation system. The remote annunciator shall monitor the following:
  - (i) the emergency generator system.
- (j) The generator shall be powered by diesel fuel. In accordance with Section 3.1.3.4(b)(iv) of the Facilities Management Standards, the Project Company shall be responsible for the cost of initial fueling of the emergency generator. The generator shall have a critical sound attenuated housing and muffler. If needed, a sound attenuating wall shall be constructed to reduce level in accordance with the County Zoning Ordinance, the Oregon City Municipal Code, and all Contract Standards and Applicable Law.

### 15.4.3 Electrical Distribution System

#### 15.4.3.1 Grounding

- (a) The grounding system shall be designed per NEC Article 250. The grounding electrode system shall achieve a resistance of five (5) Ohms or less. A main grounding bar shall be installed inside the Mechanical/Electrical room and connected to the grounding rods, building steel and main water line.
- (b) The main switchboard shall be provided with integral ground-fault protection.
- (c) Circuit grounding shall comply with IEEE guidelines.
- (d) Raceways shall not be used as equipment grounding conductor and shall be provided with an insulated grounding conductor in each raceway.

#### 15.4.3.2 Receptacles and Equipment Connections

- (a) In general, convenience outlets shall be provided for maximum flexibility and ease of usage and be conveniently placed for the function of the space. ~~Outlets shall be located following the standard of no less than one per wall. In large areas, outlets shall be spaced a maximum of twelve (12) feet on center unless in conflict with structural or architectural design elements and be conveniently placed for the function of the space.~~
- (b) Floor outlet boxes as required for data, audio and video outlets shall be provided in Court Rooms.

- (c) Dedicated circuits shall be provided for data racks, copiers, court recording systems, metal scanners and X-ray machines.
- (d) Corridor outlets shall be provided no more than fifty (50) feet apart. [Non secure corridors with length less than ten \(10\) feet, may access an outlet from an adjacent room.](#) Unless specifically required, outlets shall be duplex, 20A, 120V, side-wired grounding type.
- (e) Ground Fault Interrupting (“**GFI**”) outlets shall be located at water coolers, toilets, mechanical rooms, sinks, exteriors and at other wet locations, and as required per the NEC.
- (f) At rooftop equipment: a 20-amp, 125-volt duplex receptacle shall be provided within twenty-five (25) feet of HVAC equipment.
- (g) A separate neutral conductor shall be installed for each receptacle circuit in order to reduce the effects of harmonics caused by non-linear loads. Multiwire branch circuits are acceptable for FF&E items when required by manufacturer design.
- (h) Provide appropriately sized conduit pathways for Electrical Vehicle Charging Stations in the surface parking lots from electrical panel to station location. Garage electrical panels shall be appropriately sized to handle charging loads for the number of stations provided.

#### 15.4.3.3 [Wiring Devices](#)

Heavy-duty grade, 20-amp rated, side-wired, grounding type conforming to NEMA Standards. All cover plates shall be brushed finish stainless steel. Floor boxes shall be steel, leveling type, with capacity for devices and wiring.

#### 15.4.3.4 [Outlet Boxes](#)

- (a) Outlet boxes for concealed work shall be zinc-coated or cadmium plate sheet steel boxes suitable for the service and type outlet. Boxes and conduit fittings for outdoor and exposed work shall be NEMA 4 cast aluminum, cast steel or cast-iron type with threaded hubs for conduit entrance.
- (b) Outlet boxes in walls serving Courtrooms, Conference Rooms, Judicial Chambers, Law Libraries, toilet rooms and Holding Cells shall have acoustic isolation to limit sound transmission.

#### 15.4.3.5 [Junction and Pull Boxes](#)

Junction and pull boxes shall be furnished and installed where required to facilitate pulling of wires or cables. Such boxes shall be installed in accessible locations. Gasketed cover-plates shall be furnished for outdoor installation. All boxes shall be NEMA rated and appropriate for the environment they are being installed in.

#### 15.4.3.6 [Conduits](#)

- (a) Underground: Schedule 40 PVC direct-buried minimum thirty (30) inches below finished grade. Schedule 80 PVC concrete-encased with three (3) inches envelope under paved

roadway and parking areas. Minimum of one (1) inch conduit for any exterior/underground circuit.

- (b) Interior: exposed, not subject to physical damage: EMT. Exposed and subject to physical damage: GRC. Concealed in ceilings and interior walls and partitions: EMT. Connection to vibrating equipment liquid flexible metal conduit. Damp or wet locations: rigid (EMT with compression fittings). Minimum LV size shall be one (1) inch diameter. Minimum HV size shall be three-quarter ( $\frac{3}{4}$ ) inch diameter. ENT conduit is acceptable in concealed spaces including within structural concrete.
- (c) Pull Ropes: all empty conduits.
- (d) Aluminum: aluminum conduit is prohibited.
- (e) Flexible connections: maximum length seventy-two (72) inches for connection of lighting fixtures, dry type transformers and vibrating equipment. Use liquid-tight metal for connection of motors. Lighting pre-manufactured whips are acceptable up to seventy-two (72) inches.

#### 15.4.3.7 Conductors

Copper 600 Volt THHN/THWN insulated conductors for interiors and copper 600 Volt RHW or XHHW insulated conductors for exteriors, aluminum conductors are acceptable for feeders over 100A.

#### 15.4.3.8 Over-current Protective Devices and Enclosed Safety Switches

- (a) Molded case circuit breaker switches shall be specified for breakers 800A and larger unless otherwise required by equipment manufacturers.
- (b) Dual Element Rkl Fuses: Where required by equipment manufacturers testing lab listing.

#### 15.4.3.9 Motors

- (a) Three phase: one-half horsepower and larger: where disconnect starter is not integral with equipment, provide combination starter disconnect with fused control transformer, hand-off-automatic selector switch, overloads in each phase, two (2) normally open plus two (2) normally closed auxiliary interlocks and pilot lights. Provide fused disconnect where required by equipment manufacturer. Provide phase failure relays for motors ten (10) horsepower and greater.
- (b) Single Phase: Less than  $\frac{1}{2}$ -HP. Where disconnect is not integral with equipment, provide fractional horsepower thermal manual motor starting switch with single overload and pilot light.

#### 15.4.3.10 Motor Starters and Switches

- (a) Motor starters shall be 3-pole, 60-Hertz, full-voltage non-reversing (FVNR) magnetic type with.

- (b) Enclosures shall be rated NEMA 1 at interiors, NEMA 12 in Mechanical Rooms and NEMA 3R at exteriors, unless otherwise required.

## 15.5 LIGHTING SYSTEMS

### 15.5.1 Interior Lighting

- (a) Fixtures shall be energy efficient LED type and shall have 4,000K correlated color temperature (“**CCT**”) and minimum 0.85 color rendering index (“**CRI**”) or higher. Average rated lamp life shall be fifty thousand (50,000) hours minimum.
- (b) Drivers for LED lighting systems shall employ electronic technology for long life with frequent on-off operations. Systems shall be dimmable where indicated in Table "Illumination Levels and Controls".
- (c) The interior lighting design shall meet or exceed Illuminating Engineering Society of North America (“**IESNA**”) recommendations.
- (d) Fixture types:
  - (i) Lighting in Court Rooms shall be glare free with consideration for vertical illumination, where required, for evidence displays. High CRI for Color rendering shall also be considered.
  - (ii) Lighting fixtures in Detention Cells and Holding Cells shall be minimum security type and shall be located out of reach of detainees.
  - (iii) Circulation spaces including vestibules, corridors, and other common areas, shall be provided with one or more of the following fixture types; recessed linear, 2x2, 2x4 (detention grade where required), downlight surface mount/ wall-mount/ suspended utility lighting, or a combination of ambient, accent, and decorative lighting.
  - (iv) Lighting in offices shall have one or more of the following LED fixture types: recessed linear, 2x2, 2x4, downlights, or suspended linear direct/indirect.
  - (v) Conference/training and classrooms shall have full-distribution lighting fixtures.
  - (vi) Lighting in Mechanical/Electrical and storage rooms shall have pendant mounted industrial fixture.
- (e) Exit signs shall identify path of egress and utilize LED technology with green lamps. Emergency lighting fixtures shall provide minimum 1.0' candles along the path of egress.

### 15.5.2 Exterior Lighting

- (a) The exterior lighting design shall meet or exceed IESNA (Illuminating Engineering Society of North America) recommendations of one (1) foot-candle average. The exterior lighting design shall also be compliant with International Dark-Sky Association (“**IDA**”) recommendations.

- (b) All exterior light fixtures shall utilize full cutoff style optics with no light emitting beyond ninety (90) degrees from nadir; thus, eliminating unwanted backlight, uplight and glare.
- (c) Luminaries shall utilize LED lamp sources with 4,000K correlated color temperature (CCT) and minimum 80 color rendering index (CRI) for exteriors. Luminaries in Parking Structure shall have integral motion sensor to enable 50% dimming during unoccupied periods. Lighting levels shall be increase at garage entrances during daylight hours to ease transition of drivers' pupils from daylight to artificial lighting levels.

**15.5.3 Lighting Control**

- (a) Due to the nature of the facility, and the potential threat to the public health and fire safety therefore control of interior lighting shall be controlled locally to prevent system-wide failure.
- (b) The New Courthouse shall provide the ability to automatically turn off all interior lighting systems at night.
- (c) Lighting switches controlling Detention and Holding Cells shall be mounted outside of the cells. Lighting in Court Rooms shall be controlled by dimming switches at the judges' bench area.
- (d) Ultrasonic and infrared (dual technology) occupancy sensors shall be utilized in all spaces. Daylight harvesting sensors shall be provided where applicable to dim electric lighting as natural daylighting increases. All controls shall comply with or exceed the International Energy Conservation Code ("**IECC**").
- (e) Exterior lighting shall be controlled by a 365-day programmable time clock located in the Mechanical/Electrical room.

**15.5.4 Lighting Levels**

- (a) Interior and exterior illumination levels and associated control systems for each class of space at the Court House are listed in the table on the following page.
- (b) The table includes average illumination to be provided; industry standard and user-recommendations for luminance and commentary for each space. Multiple levels of illumination or dimming shall be provided in most spaces.

Functional Unit	Recommended Average FC	Day Lighting	Motion Sensor	Other Control	Comments
Courtrooms benches, Lecterns, Tables and Judicial areas.	50	No	No	Dimmer at Bench	

Functional Unit	Recommended Average FC	Day Lighting	Motion Sensor	Other Control	Comments
Courtroom Witness Stand	30	No	No	Dimmer at Bench	
Courtroom Jury Box	30	No	No	Dimmer at Bench	
Courtroom Public Gallery	10	No	No	Control at Bench	
Hearing and Conference Rooms	10-40	Yes	No	Dimmer	Low level for video, high level for reading.
Identification and Processing	50	No	Yes		
Detention and Holding Cells	20	No	No	Remote switch	
Offices	50*	No	Yes	Local Multi-Level	Task light may be utilized to achieve space requirements.
Common / Support Areas	15-20	No	Yes		
Vestibule / Lobby	20	Yes	Yes		
Storage Room	5-10	No	Yes		
Toilets	10-30	No	Yes		Lower general lighting. Higher illumination at fixtures and vanities.
Janitor and Storage	20	No	Yes		
Mechanical / Electrical Rooms	30	No	Yes		
Break Rooms	30	Yes	Yes		

Functional Unit	Recommended Average FC	Day Lighting	Motion Sensor	Other Control	Comments
Vehicle Sally Port	10-20	Yes	Yes	Photocell and Timer	Low level at night, high level at daytime.
Exterior Building Entrances	5	Yes	No	Photocell and Timer	
Exterior Drives and Parking	1	Yes	No	Photocell and Timer	Minimum for personnel safety and building security.
Basement Garage Entrance	1-5	Yes	No	Photocell	Low level at night, high level at daytime.
*Includes task lighting contribution.					

**Table 6. 15.1 (Illumination Levels and Controls)**

## 15.6 FIRE ALARM SYSTEM

### 15.6.1 General Requirements

- (a) Provide a multiplex addressable voice-evacuation type fire alarm control panel (“**FACP**”) and fire alarm system throughout all Areas of the New Courthouse. The fire alarm system shall be a speaker and strobe type UL listed under Category UOJZ (control units) and SYZV (releasing- as applicable). The fire alarm system shall be a complete system as manufactured by Edwards Systems Technology, Notifier, Siemens, Simplex Grinnell, or approved equal. The fire alarm system shall comply with the ANSI A117.1 and National Fire Protection Association 72.
- (b) The Fire Alarm System shall include a fire alarm control panel (“**FACP**”) located in the main Mechanical/Electrical Room and a graphic fire alarm annunciator panel (“**FAAP**”) in the Building Entrance Vestibule and a remote annunciator panel in the Building Monitoring Room.
- (c) The autonomous voice notification control unit shall temporarily override audible fire alarm notification.
- (d) The intent of the fire alarm system is to deliver either the pre-recorded messages or live voice messages and instructions to the speakers within the building.
  - (i) comply with speech intelligibility requirements of National Fire Protection Association 72 as measured according to ANSI/ASA S3.2;
- (e) Audible speaker/visible notification appliances shall be provided throughout the building. Audible visible notification shall be provided in all corridors, exit paths, toilets, lockers, and common areas. Horns, strobes, and combination horn/strobes shall be

utilized. Utilize listed ceiling-mounted fire alarm devices to the extent possible. Wall-mounted notification devices are acceptable for locations where ceiling-mounted devices are not practical. Wall or ceiling-mounted notification devices shall be white. Provide supplemental fire alarm audible appliances in Mechanical Rooms and similar support rooms. All notification devices shall be installed in accordance with the requirements of National Fire Protection Association 72.

- (f) Smoke detectors shall be provided above the FACP and NAC panels and where required by Code. Provide smoke detection for elevator recall. Detectors shall be located in each elevator lobby within twenty-one (21) feet of the door and in the Elevator Machine Room. Provide smoke detectors for the double interlock pre-action system releasing and door holder releasing service. Provide duct smoke detectors for air handling unit shutdown and smoke damper operation. Any duct smoke detector in alarm shall shut down the associated air handling unit.
- (g) Provide heat detectors in the Elevator Machine Rooms for power shunt. The heat detectors shall be located within two' of each sprinkler head. Heat detectors are not required in the elevator shaft if the elevator and shaft meet the limited combustibility requirements of American Society of Mechanical Engineers A17.1 and the sidewall at the bottom of the pit is installed within two (2) feet of the pit floor. The Project Company shall be responsible for verifying the elevator and shaft construction and the location of the sprinkler head in the shaft.
- (h) Provide manual pull stations within five (5) feet of all required exits. The manual pull stations shall be double action. Install the manual pull stations with the handles forty-two (42) inches above the finished floor. Provide covers over pull stations subject to damage. Single action pull stations shall be provided where covers are used.
- (i) Provide monitor modules to monitor all water flow switches, tamper switches, pressure switches, and kitchen hood suppression systems. Provide monitor modules to monitor the status of the emergency generator. Provide control modules to interface smoke dampers and magnetic door holders with the fire alarm system. Provide the required control modules and relays for elevator recall and power shunt.
- (j) All fire alarm wire shall be in conduit throughout. All fire alarm conduit shall be red and installed in accordance with the requirements of the NEC. All fire alarm circuits shall be 24-volt DC. Signaling Line Circuits shall be Style 4 and Notification Appliance Circuits shall be Style Y. Power wiring shall be 120-volt AC circuits.
- (k) Fire alarm signals shall be transmitted via an integral automatic digital telephone dialer to approved offsite underwriter's listed central station monitoring agency who shall notify proper emergency forces personnel in the event of an alarm or trouble signal at the new courthouse.
- (l) The Project Company shall install all equipment in accordance with applicable codes, manufacturer's written instructions, and recognized industry practices. Contractor and Fire Alarm Equipment Distributor personnel shall be NICET-Certified or show comparable training and experience. After all equipment is installed, it shall be tested to demonstrate proper operation of performance and compliance with the specifications.



Equipment not operating correctly shall be field-corrected or replaced. Systems shall be tested in accord with National Fire Protection Association requirements.

- (m) The New Courthouse shall be provided with Broadband Distribution Antenna and Distributed Antenna System. Provide adequate cellular coverage in the building and first responders' radio coverage in the building.

## 16 PLUMBING SYSTEMS

- (a) A complete system of plumbing shall be provided throughout the building and installed in strict accordance with all applicable codes and regulations, including the American Disabilities Act (the “**Plumbing System**”). The plumbing systems shall consist of, but not be limited to:
  - (i) domestic cold water;
  - (ii) domestic hot water with recirculation;
  - (iii) sanitary drainage and vent;
  - (iv) storm water and overflow drainage; and
  - (v) fire protection.
- (b) Floor drains shall be required in, but not limited to, all mechanical rooms, multi-occupancy restrooms, holding cells & detention corridors where prisoners may congregate. All floor drains shall have a trap primer.
- (c) All public fixtures shall have hands-free faucets, either connected to the electrical system or battery-powered. All faucets shall have stainless steel finish.
- (d) Plumbing fixtures located in holding cells shall be detention grade stainless steel, anti-ligature and vandal resistant. Plumbing fixtures located in all other areas shall be good commercial grade of institutional quality.
- (e) All domestic water components shall be certified "lead free", NSF 61.
- (f) Domestic hot water shall be stored at 140°F, shall have a master mixing valve per National Standard Plumbing Code requirements and 1070 ASSE valves at point of use.
- (g) Domestic hot water return system shall be provided as required by the National Standard plumbing code.
- (h) Domestic water heaters shall be tank-type. Point-of use water heaters shall not be used.
- (i) Freeze proof wall hydrants shall be located at a maximum every one hundred fifty (150) feet along the New Courthouse’s perimeter.

- (j) Roof drains and overflow drains shall be provided and sized based on the National Standard Plumbing Code requirements.
- (k) Provide commissioning services for all plumbing systems including but not limited to domestic water system (cold water, hot water and hot water return), fire protection system and domestic hot water heating system.
- (l) Publicly accessible drinking fountains shall include water bottle filling features.

## **17 FIRE PROTECTION AND LIFE SAFETY SYSTEMS**

- (a) The fire protection system shall be designed in accordance with all applicable National Fire Protection Association standards, and Applicable Law.
- (b) The fire protection system shall provide total protection by means of a wet pipe sprinkler system with the exception data/computer rooms, server rooms, areas where specialty electronics exist, special records, garages, loading docks or any areas subjected to freezing which shall be provided with either a dry pipe or pre-action sprinkler system.
- (c) A pre-action sprinkler system shall be provided for all data/computer rooms and areas where specialty electronics or special records exist. A dry-pipe sprinkler system shall be provided for any area subjected to freezing which includes but not limited to garages and loading docks. Electrical Closets can be protected by a wet-pipe sprinkler system. For small remote telecom, security and AV closets, they can be protected by a wet pipe sprinkler system. Provide dry standpipe system for open air Parking Structure that meets requirements of National Fire Protection Association 14.
- (d) The fire protection system shall be provided with a backflow preventer to prevent backflow in the potable water system.
- (e) Fire department Siamese connections shall be provided and located as required by the Fire Department, with access as directed by the Fire Marshal.
- (f) Determine if a fire pump or on-site water storage is required based on attached flow test and building design. If required, the fire pump shall be located in a separate fire pump room.
- (g) Each sprinkler zone shall have an isolation valve, check valve, drain, test assembly and flow switch.
- (h) Sprinkler zones shall match the fire alarm zones.
- (i) All fire protection valves shall be supervised by the fire alarm system.
- (j) Holding cells and all areas within the secure perimeter shall employ anti-ligature institutional style sprinkler heads and smoke detectors.

- (k) Where required, standpipes meeting the requirements of National Fire Protection Association 14 (latest edition) shall be provided in all egress stairwells. Standpipes shall include two and a half (2½) inches hose valves.
- (l) Head guards shall be provided on all sprinkler heads located in the mechanical, electrical and equipment spaces.
- (m) Fire extinguishers shall be provided and located in accordance with National Fire Protection Association 10.
- (n) Provide a fire alarm annunciator panel at the building entrance as directed by the Fire Marshal. In addition, provide a remote fire alarm annunciator panel in the Building Monitoring Room.

## 18 INFORMATION TECHNOLOGY AND COMMUNICATION SYSTEMS

### 18.1 GENERAL REQUIREMENTS

- (a) As part of the Project, the Project Company shall provide all equipment and components described in this Section, and in collaboration with the County as defined in Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix); install, construct and commission such equipment and components for the implementation of all information technology and communication (“**ITC**”) systems in accordance with these Technical Requirements to provide fully functional information technology and communication networks within the Project that respond to the needs of the Project and to the intended purpose of such networks (the “**Information Technology and Communication Systems**” or “**ITC Systems**”).
- (b) The Project Company shall provide ITC Systems and data networks within the Project that are purpose-built and cost-effective, and that are easily scalable as the needs of the Project Users increase in the future.
- (c) Provide all vertical and horizontal distribution cabling, patch panels and power for each network.
- (d) Cabling installations shall conform to BICSI standards.
- (e) If not already part of the Project Company’s team as approved by the County, the Project Company shall retain a BICSI-certified Registered Communications Distribution Designer.
- (f) The Project Company shall provide 20% spare capacity to all conduit within the walls and ceilings to allow for future expandability of the ITC Systems.
- ~~(f)~~(g) [Power/Data: Appendix 06A - Room Data Sheets, rows Electrical – Power: Receptacle, IT/AV/Telecom – Telephone and IT/AV/Telecom – Data Outlet shall perform as the basis](#)

[of design for location of power and data requirements. Final quantity and locations to be submitted to and approved by the County through the Design Review Process.](#)

## 18.2 ITC SYSTEMS PROCUREMENT, INSTALLATION AND COMMISSIONING RESPONSIBILITIES

Responsibilities for procurement, installation and commissioning of the ITC Systems are set forth in Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements.

## 18.3 ITC SYSTEMS SPECIFICATIONS

In addition to complying with the procurement, installation, and commissioning requirements set forth in Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements, the Project Company shall also comply with the requirements set forth in Table 6. 18.1 (ITC Systems Specifications) below. Whenever equipment or components are specified, the Project Company shall install such equipment or components.

Item	Requirements and Specifications
Audiovisual	<ul style="list-style-type: none"> <li>(i) The Project Company shall install raceways, backboxes, floor boxes, and power, AV, data and coax cables as required.</li> <li>(ii) All other equipment shall be provided in accordance with Attachment 5A.</li> </ul>
Backboards	Three-quarter-inch (¾-inch) fire resistant plywood backboards with fire resistant paint.
Cabinets	<ul style="list-style-type: none"> <li>(i) Schneider Electric / APC Netshelter SX 42U 750mm wide x 1200mm deep enclosures 19" 42U.</li> <li>(ii) Vertical cable organizers, cable ladders, cable troughs, data cable partitions, InRow bridge partitions.</li> <li>(iii) Each cabinet supplied by InRow Redundant UPS's for A / B branch circuits.</li> <li>(iv) Dual vertical PDU's in the cabinets with A / B branch circuit connections to redundant InRow UPSs.</li> <li>(v) Requirements for 120V / 208V outlets to be verified to be submitted to County for review and acceptance.</li> <li>(vi) All cabinets shall be anchored to each other and grounded.</li> </ul>
Cable Trays / Ladder Racking	(i) In MDF / IDFs or AV closets size ladder racking as required and submit to County for review and acceptance. Manufacturer: Chatsworth, color: Black.

Item	Requirements and Specifications
	<ul style="list-style-type: none"> <li>(ii) Other areas: originating from MDF / IDFs, size as required, cable tray basket metal mesh above false ceiling in all primary hallways. Raised floor cable tray system in primary walkways. Access to cable trays shall be easily accessible with no HVAC, plumbing, electrical or lighting interference. Design shall be submitted to County for review and acceptance.</li> <li>(iii) Suspended in accordance with NEC standards.</li> <li>(iv) Grounded as required.</li> </ul>
Coaxial Cabling	<ul style="list-style-type: none"> <li>(i) RG6 quad shield plenum-rated: white jacket.</li> <li>(ii) Design shall include amplifiers and splitters as required for signal distribution.</li> <li>(iii) Cables labeled in accordance with TIA 606 standard and coordination with County.</li> </ul>
Conduit	<ul style="list-style-type: none"> <li>(i) Internal: Risers, 4-inch steel.</li> <li>(ii) Other: steel in the walls, size as required, minimum 1-inch for telecommunication outlet.</li> <li>(iii) External, 4-inch schedule 40 PVC or as required by Contract Standards and Applicable Law.</li> </ul>
CRAC	<ul style="list-style-type: none"> <li>(i) Schneider Electric / APC InRow RC cooling system 42U redundant, connected to redundant chilled water sources. One (1) cooling unit in each InRow.</li> <li>(ii) APC temperature / humidity sensors as needed designed for each cabinet.</li> <li>(iii) Two (2) InRow rows with hot / cold isle configuration.</li> <li>(iv) Heat load based on County provided BTU calculations.</li> </ul>
Data Cable	<ul style="list-style-type: none"> <li>(i) CAT-6 Plenum rated (CMP).</li> <li>(ii) Blue jacket.</li> <li>(iii) Terminated at racks / jacks T568B.</li> <li>(iv) Cables labeled in accordance with TIA 606 standard. Submit labeling to County for review and acceptance.</li> <li>(v) All patch panels / jacks from CommScope / AMP.</li> <li>(vi) Supported by J-hooks when distributed from cable basket trays.</li> <li>(vii) All cables home run to MDF or IDFs as specified.</li> </ul>

Item	Requirements and Specifications
CCTV Data Cable	<ul style="list-style-type: none"> <li>(i) CAT-6 Plenum rated (CMP).</li> <li>(ii) Blue jacket.</li> <li>(iii) Terminated at racks / jacks T568B.</li> <li>(iv) Cables labeled in accordance with TIA 606 standard. Submit labeling to County for review and acceptance.</li> <li>(v) Terminated on separate distinct patch panels in MDF or IDFs.</li> <li>(vi) All patch panels / jacks are from CommScope / AMP.</li> <li>(vii) Supported by J-hooks when distributed from cable basket trays.</li> <li>(viii) All cables home run to MDF or IDFs as specified.</li> </ul>
DWS	<ul style="list-style-type: none"> <li>(i) 802.11 a / b / g / n / ac or latest approved specification.</li> <li>(ii) Wireless access point wiring and access point installation by Project Company. Project Company shall submit design and locations to County for review and acceptance. Access Points shall be supplied and configured in accordance with Attachment 5A.</li> </ul>
EMN	<ul style="list-style-type: none"> <li>(i) Alertus Building Notification System shall be the basis of design.</li> <li>(ii) Alertus parts to be supplied by Project Company.</li> <li>(iii) Project Company to install all wiring, raceways, conduits, boxes, power supplies and attachments for Alertus devices. Many devices are POE and will require Data wiring per data wiring standard.</li> </ul>
Entrance Terminals	<ul style="list-style-type: none"> <li>(i) Porta Systems series 24, input termination-110 style.</li> <li>(ii) Single mode.</li> <li>(iii) Single mode fiber jacket shall be yellow in color.</li> <li>(iv) LC connectors shall be used.</li> <li>(v) Termination panels shall be submitted to County for review and acceptance.</li> <li>(vi) Cables labeled in accordance with TIA 606 standard and in coordination with County.</li> </ul>
Innerduct	<ul style="list-style-type: none"> <li>(i) Innerduct for fiber cabling.</li> </ul>

Item	Requirements and Specifications
	<ul style="list-style-type: none"> <li>(ii) corrugated tube as required, orange in color, sized as required.</li> </ul>
Raceways	Size as required, minimum one (1) inch.
Racks	<ul style="list-style-type: none"> <li>(i) Chatsworth Model 55053, 2-post, 19-inch wide by seven (7) feet high, #12-24 kits, color: black.</li> <li>(ii) Each supplied by minimum of two (2) quad outlet 120 VAC circuits, power plugs type NEMA L5-20P on generator power.</li> <li>(iii) All racks to be secured to floor, grounded.</li> <li>(iv) Cable management between racks, minimum of 4-inch wide. Submit to County for review and acceptance.</li> </ul>
telecommunication outlet	<ul style="list-style-type: none"> <li>(i) 4-port faceplate.</li> <li>(ii) Two (2) CAT-6, RJ45 8-pin data jacks, color: orange.</li> <li>(iii) One (1) RJ11 6-pin telephone jack, same color as faceplate.</li> <li>(iv) Faceplate surface color to match electrical outlet faceplate color.</li> <li>(v) Data jacks terminated in T568B pin configuration.</li> <li>(vi) Each data cable terminated in serving MDF or IDF on CAT-6, 48-port.</li> <li>(vii) Patch panel with all data cables from same telecommunication outlet grouped sequentially.</li> <li>(viii) Each voice cable terminated in serving MDF or IDF on Gigabix style</li> <li>(ix) Terminal blocks mounted to wall.</li> <li>(x) Each telecommunication outlet marked with discrete label and each jack labeled. Coordinate label with County.</li> <li>(xi) Sequentially by service type coordinate with County.</li> <li>(xii) Cables and jacks labeled in accordance with TIA 606A standard and in coordination with County.</li> <li>(xiii) Unused port of faceplate filled with blank of same color as faceplate.</li> <li>(xiv) All TO hardware to be CommScope / AMP equipment.</li> </ul>

Item	Requirements and Specifications
UPS	<ul style="list-style-type: none"> <li>(i) Schneider Electric / APC - InRow Symmetra PX 20kW scalable to 40kW N+1, 42U redundant units. One (1) UPS in each InRow.</li> <li>(ii) Schneider Electric / APC - InRow battery modules for Symmetra PX.</li> <li>(iii) Step down transformer as needed.</li> <li>(iv) All UPS units connected to generator.</li> </ul>
Voice Cabling	<ul style="list-style-type: none"> <li>(i) Gray jacket.</li> <li>(ii) Plenum-rated CMP CAT-5e.</li> <li>(iii) Terminated in MDF on Commscope 110 Style blocks mounted to wall.</li> <li>(iv) Cables and jacks labeled in accordance with TIA 606A standard and in coordination with County.</li> <li>(v) All patch panels / jacks are from CommScope / AMP.</li> <li>(vi) Supported by J-hooks when distributed from cable basket trays.</li> <li>(vii) All cables home run to MDF or IDF as specified.</li> </ul>

**Table 6. 18.1 (ITC Systems Specifications)**

## 18.4 DATA NETWORKS

### 18.4.1 General Requirements

- (a) The Project Company shall provide two (2) physically separate and distinct data networks:
  - (i) a County Data Network, as specified in Section 18.4.2 (County Data Network) of these Design and Construction Standards; and
  - (ii) an OJD Data Network, as specified in Section 18.4.3 (OJD Data Network) of these Design and Construction Standards.
- (b) Both the County Data Network and the OJD Data Network shall provide secure wireless area networks which shall require double authentication.

### 18.4.2 County Data Network

- (a) The Project Company shall design, construct and install a cable infrastructure which supports a County data network that will serve the needs of the County in the Areas specified in this Section 18.4.2 (the “**County Data Network**”).
- (b) The County Data Network shall serve the following New Courthouse Program Categories, Areas and Rooms:



- (i) all Areas under Public Facilities & Building Support Spaces;
- (ii) all Areas under District Attorney;
- (iii) all Courtrooms (to provide access to District Attorney personnel);
- (iv) all Areas under Sheriff Transport Operations and Central Holding; and
- (v) all Areas under Sheriff Main Office.

### 18.4.3 OJD Data Network

- (a) The Project Company shall design, construct, and install a cable infrastructure which supports a data network that will serve the needs of the Fifth Circuit of the Oregon Judicial District (“**OJD**”) in the Areas specified in this Section 18.4.3 (the “**OJD Data Network**”).
- (b) The Judicial Data Network shall cover all the Rooms and Areas in the following Program Categories:
  - (i) Program Category 2: Courtrooms and Chambers;
  - (ii) Program Category 3: Court Administration; and
  - (iii) all Areas under State Offices.

## 18.5 TELECOMMUNICATION ROOMS

### 18.5.1 General Requirements

- (a) The term “**Telecommunication Room**” shall refer to those Rooms identified in the New Courthouse Program under Building System Support Spaces, Data / Network Areas, and the Entrance Facility Room.
- (b) Unless otherwise specified, all main services shall enter the New Courthouse at a demarcation / entrance facility room to be located in the basement level.
- (c) Each floor within the New Courthouse shall contain one (1) or more IDF Rooms. Two (2) IDF Rooms per floor and on opposite sides of each floor are preferred to more efficiently comply with the cabling distance requirements set forth in Section 18.8 (IDF Rooms Specific Requirements), though not required.
- (d) Consolidation of Tech Distribution Room (IDF) (RDS code: TC2) and Court Floor IDF (RDS code: TC4) is allowable provided that adequate clearance and cooling is maintained.
- (e) Vertical backbone cabling shall be provided for telephone, data, and CATV systems (provider: Comcast) running between each Telecommunication Room within the New Courthouse. Telephone termination frames, voice and data patch panels, and equipment racks / cabinets shall be provided and installed at each Telecommunication Room. Plenum-rated horizontal distribution cables shall be provided for telephone, data and

- CATV systems from each outlet for telephone, data and CATV to the nearest Telecommunication Room.
- (f) IDF Rooms shall be vertically stacked wherever possible. At a minimum, one (1) vertical wall shall be common for each closet stack to facilitate the riser path.
  - (g) Telecommunication Rooms shall not be located below grade in any instance, with the exception of the Entrance Facility Room, and a single IDF room, which may be located in the basement level, in which case, such Functional Unit shall comply with the requirements set forth in Section 7.3 (Foundations).
  - (h) Telecommunication Rooms shall not be located:
    - (i) in spaces with limited potential for future expansion, including between stairwells, shafts, elevators, steel bracing, and exterior walls;
    - (ii) where they may be subject to water or steam infiltration, humidity from nearby water or steam, heat, or any other corrosive atmospheric or environmental conditions;
    - (iii) under a water source such as toilet rooms or janitorial closets;
    - (iv) directly adjacent to elevators, pump motors, generators, radio transmitters, radar transmitters, induction heating devices, sources of mechanical vibration, and other potential sources of electromagnetic interference (“**EMI**”), unless Project Co takes additional measures as needed to eliminate EMI and vibration;
    - (v) with or adjacent to Rooms which uses are reserved for functions including: electrical closets, except when four feet of distance to transformers in electrical rooms is maintained, boiler rooms, washrooms, janitorial closets, except when a floor drain is provided in the janitorial closet; and
    - (vi) with or adjacent to Rooms where the noise from servers may disrupt the intended purpose of such Area.
  - (i) Telecommunication Rooms shall be dedicated to the New Courthouse’s telecommunications function and related supporting infrastructure only. Where possible, provide access to Telecommunication Rooms directly from common areas such as corridors. Access into Telecommunication Rooms shall not be through offices, mechanical and electrical rooms, or other similar spaces.
  - (j) Telecommunication Rooms shall be rectangular in shape, contain no columns or braces where equipment is to be located, and shall have a minimum of nine (9) feet and six (6) inches from the finished floor to the ceiling.
  - (k) All racks/cabinets shall be bolted and isolated from excessive vibration.
  - (l) The arrangement of equipment shall provide a minimum clearance around server racks of four (4) feet at the front and four (4) feet at the rear.

- (m) The following Rooms can be combined into one single server / MDF room with a minimum area of six hundred twenty-five (625) net square feet (the “**Server Room**”):
  - (i) the Main Server Room;
  - (ii) the County Server Room;
  - (iii) the OJD Server Room; and
  - (iv) the MDF Room.
- (n) The Vendor Server Room may be utilized by the Project Company for its own ITC equipment.

### 18.5.2 Architectural Requirements

- (a) Each Telecommunication Room wall shall be covered with 8-foot x 4-foot x 0.75-inch AC-grade fire treated plywood (A-grade side out) mounted six (6) inches above finished floor.
- (b) Walls and plywood shall be painted with a low-gloss white paint. Mask around fire retardant label on plywood.
- (c) Windows or skylights shall not be permitted within Telecommunication Rooms.
- (d) Provide raised floors or floor drains for Telecommunication Rooms at ground level. Provide drop ceilings at all Telecommunication Rooms, with the exception of IDF Rooms.
- (e) Provide vinyl composite tile (“**VCT**”) with static dissipative properties in all Telecommunication Rooms.
- (f) Telecommunication Rooms shall be free of water or drainpipes not directly required in support of the equipment within such rooms. Routing through Telecommunication Rooms is not permitted.
- (g) All walls within Telecommunication Rooms shall be a minimum one-hour fire-rated. Four-inch sleeves shall be used for vertical pathways and shall be firestopped at each floor.
- (h) Door frame size shall be sufficient to allow for easy introduction and removal of equipment. Doors shall be a minimum of 42 inches wide and nine (9) feet tall. If hinges are exterior to the room, doors shall use locking hinge pins.
- (i) Concrete floors in Telecommunication Rooms shall be sloped to drain toward one corner of the room.

### 18.5.3 Electrical Requirements

- (a) Provide an electrical panel in each Telecommunication Room. These panels shall only serve circuits within each Telecommunication Room including racks, cabinets, mechanical systems, lighting, and security equipment panels. Do not feed convenience

outlets from these panels. Ensure 20% spare breaker slots are available in panel after building occupancy acceptance. The estimated electrical load of room(s) it serves shall not exceed 80% of its capacity. Such panels shall remain unlocked at all times.

- (b) Base initial loads shall be as follows for network equipment:
  - (i) each 2-post equipment rack shall have the ability to provide or support a nominal 3 kilowatt capacity. 2-post equipment rack shall have actual 1.5 kilowatt cooling capacity with an assumed heat rejection rate of 90% (1,350 W heat load);
  - (ii) each equipment cabinet in the Telecommunication Room will have the ability to provide or support a nominal ten (10) kilowatt capacity. Each equipment cabinet shall have Actual 5 kilowatt cooling capacity with an assumed heat rejection rate of 80% (4,000 W heat load); and
  - (iii) lighting, mechanical, and security electrical loads shall be provided separately.
- (c) Telecommunication Rooms shall have sufficient dedicated circuits for all equipment, plus one or more additional circuits, as needed for flexibility in the event a circuit fails.
- (d) All systems shall be properly grounded.
- (e) Critical systems shall be connected to uninterruptible power supplies (“UPS”) and/or generator power as required by the Design and Construction Standards. All servers and other critical equipment required to be supplied with UPS in the Server Room shall be fed from standalone redundant in-row UPSs, which shall provide a minimum of thirty (30) minutes of backup power.
- (f) Based on UPS monitoring thresholds, automatic shutdown features shall be configured when feasible to gracefully shut down and protect systems to power loss.
- (g) The Server Room shall have a clearly labeled emergency power-off switch.
- (h) Procedures shall be posted in the room explaining how to respond in the event of a power failure.
- (i) Telecommunication Rooms shall have emergency lighting to provide for life safety in the event of a power outage.
- (j) Before commencement of the construction work, the Project Company shall submit all design electrical loads to the County for usage verification.
- (k) One (1) 120VAC/20 (NEMA 5-200) quad electrical circuit, one (1) 120VAC/30A (NEMA L5-30) electrical circuit, and one (1) 208VAC/30A (NEMA L6-30) electrical circuit shall be provided above each equipment rack cabinet. In the Server Room, in-row cabinets shall have A / B PDUs served by the redundant in-row UPSs. In each IDF, provide one (1) 120V quad outlet at the rear of each rack.

- (l) Mount the backboxes for electrical circuits to racks / cabinets to the side of the overhead cable runway, with the plugs facing the rear circulation aisle of the room.
- (m) Place 120VAC/15A (NEMA 5-15) convenience outlets every six (6) feet along the walls, with a minimum of one per wall.

#### **18.5.4 Fire Suppression**

- (a) Telecommunication Rooms shall require heptafluoropropane (HFC-27) fire suppression systems to be installed as an extra layer of protection in conjunction with a dry pipe pre-action system, with the exception of IDF Rooms, which shall only require a dry pipe pre-action system. All rooms shall be sprinkled per Applicable Law.
- (b) Locate sprinkler heads at least twenty-four (24) inches above the top of the overhead cable management and provide cages to protect heads from accidental activation. Do not locate heads and pipes directly over the equipment rack. Place and route these over the circulation aisles instead.
- (c) Provide smoke detection in all Telecommunication Rooms.
- (d) Provide one (1) portable clean agent fire extinguisher, spaced and rated per Contract Standards and Applicable Law.

#### **18.5.5 Mechanical and Temperature Control Requirements**

- (a) The Server Room shall be equipped with two (2) independent cooling units in N+1 configuration. Server Room shall have redundant in-row hot/cold aisle configuration. Under normal circumstances, the heat recovery chilled water system shall be used for the Telecommunication Rooms with the central utility plant providing a redundant source of chilled water. HVAC system shall operate continuously three hundred sixty-five (365) days per year and maintain a temperature in accordance with the Room Data Sheet as applicable to the specific Telecommunication Room.
- (b) Overhead air vents shall not be permitted in the Telecommunication Rooms.
- (c) Environmental monitoring shall be configured to alert administrators in the event of a cooling failure (e.g., a NetBotz monitoring system that sends text messages; a thermostat with only a local alarm is not sufficient).
- (d) For large Telecommunication Rooms, HVAC systems and equipment shall be installed in a hot aisle / cold aisle configuration to maximize efficiency.
- (e) Procedures shall be posted in the room explaining how to respond in the event of HVAC failure.
- (f) IDF Rooms shall be equipped with one independent HVAC unit (assume split system unit). HVAC system shall operate continuously through the year.

- (g) Humidity control is not required in the IDF Rooms. Server Room shall comply with ASHRAE Thermal Guidelines for Data Processing Environments published by the TC9.9 Committee.
- (h) Maintain positive air pressure within the Server Room (TC1).
- (i) Hang all mechanical equipment from the ceiling. Wall mounting equipment is acceptable provided that such unit is located above the overhead cable runways. Mount equipment as high as possible so as not to interfere with horizontal sleeves and cable management within the room. Cooling units shall be placed over doorways. For N+1 requirements, place one unit over doorway and the other unit on the opposite side of the room.
- (j) Ensure unimpeded access is available for maintenance of the units.
- (k) Provide an independent thermostat control located within each Telecommunication Room, and configure it as its own dedicated zone.
- (l) Do not route pipes through the Telecommunication Room that do not serve such Telecommunication Room. Ducts and conduits routing through Telecommunication Rooms serving other spaces must be run high and with a minimum clearance of 2'-0" above any cable racks.
- (m) Split systems shall be provided with a manufacturer-specified auto restart function to ensure the unit comes back on fully functional automatically after a power failure. Manual restart after a power interruption is not acceptable.
- (n) At ground level, where raised floors are required in accordance with Section 18.5.2(d), computer room air conditioning ("**CRAC**") units are acceptable. Such CRAC units shall comply with the minimum requirements set forth in Table 6. 18.1 (ITC Systems Specifications) of these Design and Construction Standards.

#### **18.5.6 Physical Security Requirements**

- (a) Provide door hardware for each Telecommunication Room allowing the doors to be locked and keyed separately from doors of non-Telecommunication Rooms. Telecommunication Room doors shall have fail-secure electronic hardware such as electronic mortise locks to allow entry by means of card reader access.
- (b) Provide a card reader and request-to-exit switch at all Telecommunication Rooms.
- (c) Add fixed HD CCTV cameras within all Telecommunication Rooms to cover room entrance (ingress/egress) and between each rack row with opposing views.

#### **18.6 ENTRANCE FACILITY ROOM SPECIFIC REQUIREMENTS**

- (a) Install 4-inch conduits from New Courthouse Server Room to the existing Utilidor connections at vaults outside the New Courthouse.

- (b) Install 4-inch conduits and vaults as needed for redundant fiber connections to New Courthouse. The Project Company shall coordinate with the County for minimum requirements. These may follow a different path into building than utilidor connections.
- (c) Install, splice, and terminate 144-count (72-pair) single mode fiber from existing Clackamas Broadband Exchange (“CBX”) vaults on northwest side of Red Soils Campus to DSB Building and splice in Entrance Facility Room.
- (d) Install, splice, and terminate 144-count (72-pair) single mode fiber from the New Courthouse entrance facility room to the DSB building entrance facility room. Terminate fiber in each respective room.
- (e) Install conduits for communication companies as needed.
- (f) Install, splice, and terminate 96-count (48-pair) single mode fiber running from the New Courthouse Server Room to existing utilidor vaults and terminate at Development Services Building entrance facility room.
- (g) Install, splice, and terminate 96-count (48-pair) single mode fiber to run from DSB entrance facility up and into Development Services Building Server Room / MDF. Terminate in respective rooms.
- (h) Install, splice, and terminate 48-count (24-pair) single mode fiber from New Courthouse Server Room to C-COM / 911 building’s (911 Center) radio room.
- (i) Install, splice, and terminate 48-count (24-pair) single-mode fiber from C-COM / 911 building’s radio room to C-COM’s / 911 building’s Server Room / MDF.
- (j) Provide fiber termination panels in the entrance facilities and Server Rooms / MDFs and submit to County for review and acceptance.
- (k) Install a 400-pair copper voice cable from the New Courthouse Server Room to Development Services Building Server Room / MDF through respective entrance facility rooms with outside plant.
- (l) Protection units shall be as described under entrance terminals. Terminate in Server Room / MDF’s on Nordx Gigabix blocks mounted to backboard.
- (m) Install a 50-pair copper voice cable from New Courthouse Server Room to Telco RJ21X in the New Courthouse Entrance Facility Room. Terminate in Server Room on Nordx Gigabix panel mounted to backboard.

### **18.7 SERVER ROOM SPECIFIC REQUIREMENTS**

- (a) In addition to complying with the minimum net square footage set forth in Section 18.5.1(m) of these Design and Construction Standards, the Server Room shall provide two (2) areas as follows:

- (i) one area that shall contain the servers serving the County Data Network, which shall be able to hold four (4) 48U cabinets with vertical wire management (the “**County Server Area**”); and
  - (ii) one area that shall contain the servers serving the OJD Data Network, which shall be able to hold four (4) 48U Cabinets with vertical wire management (the “**OJD Server Area**”).
- (b) The Server Room shall house the core network devices. Data service shall be distributed via single-mode fiber optic cables to each IDF Room with telephone service distributed by copper feeder cable. Racks and cable ways shall be provided with appropriate cable management accessories for organized cable routing within the Server Room and to the IDF Room locations. Additional rack space shall be provided within both, the County Server Area and the OJD Server Area.
- (c) The Server Room shall be a secure room designed to accommodate the voice and data needs of all Project Users.
- (d) The Server Room shall be centrally located so that all cable runs are no more than three hundred (300) feet total distance.
- (e) The Server Room shall include, at a minimum:
- (i) InRow cabinets, redundant InRow cooling, and redundant InRow UPSs. Designed for hot / cold aisle.
  - (ii) Two (2) and four (4) post racks.
  - (iii) Server cabinets as specified.
  - (iv) Minimum four (4) foot clearances on all sides of racks / cabinets/ equipment.
  - (v) Continuous cable tray running around room and above racks / cabinets.
  - (vi) Fireproof backboard on walls.
  - (vii) 120/208 VAC power as needed from UPS sub-panel.
  - (viii) UPS on backup generator.
  - (ix) Grounding bar and jumpers for all cabinets / racks.
  - (x) Cooled by redundant in-row or dedicated HVAC units.
  - (xi) One (1) secure, reinforced door with secure card access.
  - (xii) Fire suppression system as specified in these Design and Construction Standards.



- (xiii) Pre-action system for UPS cutoff of power to all electronics prior to release of water. (If sprinkler)

### **18.8 IDF ROOMS SPECIFIC REQUIREMENTS**

- (a) IDF Rooms shall be no less than ten (10) feet by nine (9) feet four (4) inches.
- (b) Local IDF Rooms shall be provided to address Category-6 cable distance requirements.
- (c) Outlets shall not exceed three hundred (300) feet from the closest IDF Room.
- (d) Fiber backbone / riser cable shall connect each IDF Room to the Server Room.
- (e) All local data outlet cabling shall be terminated in the nearest IDF Room on the same floor on 48 port patch panels. All tele outlet cabling shall be terminated in the nearest IDF or MDF Room on the same floor. Terminate on Commscope 110 Style blocks mounted to backboard.
- (f) Minimum four (4) foot clearance on two (2) sides of racks / equipment.
- (g) Patch panels and cable management shall be provided in each equipment rack as required for organized cable routing.
- (h) Additional rack space shall be provided for County and OJD equipment.
- (i) Provide sufficient cooling for the system load within each IDF Room. Equipment in all IDF Rooms shall also be provided with uninterrupted power twenty-four (24) hours per day, seven (7) days per week.
- (j) IDF Rooms shall utilize UPSs on circuits from backup generator.
- (k) Install and terminate 200-pair copper voice cables to each IDF Room from Server Room. Terminate on Commscope 110 Style blocks mounted to backboards.
- (l) Install, splice, and terminate 24-count (12-pair) single mode fiber to each IDF Room from Server Room.

### **18.9 TELEPHONE SYSTEM**

- (a) The telephone system shall be sized to support the equipment provided by the County in accordance with Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements.
- (b) All phones and telephone network connected devices within the New Courthouse shall be part of the VoIP / TDM based system.
- (c) Two separate VoIP / TDM networks shall be: one VoIP / TDM network for the County and one (1) VoIP / TDM network for OJD.

## **18.10 WIRELESS NETWORKS AND WIRELESS DATA ACCESS**

- (a) The Project Company shall provide all the infrastructure required for two (2) separate wireless data networks: one (1) wireless data network for the County, and one (1) wireless data network for OJD.
- (b) Ceiling mounted wireless access points (“**WAPs**”) shall be provided in enclosures with tele/data outlet and category-6 cabling to the nearest IDF Room. WAPs shall be provided throughout all public and non-detention staff areas with sufficient coverage and throughput to service the anticipated loads. Separate secure and public networks shall be provided to logically segregate traffic. Public network traffic shall be monitored.
- (c) Two (2) data runs for WAPs shall be provided per large conference room, one (1) connected to the County Data Network, and one (1) for the OJD Data Network.
- (d) Category-6 cables shall terminate with the IDF Room on rack-mounted patch panels. Allocate a separate patch panel field for wireless network outlets. These terminations may be combined in the same patch panel as cables to other Power-over-Ethernet (“**PoE**”) devices. Security camera data cables shall be on their own separate and distinct patch panels.

## **18.11 TELEPHONE AND DATA OUTLETS**

### **18.11.1 General Requirements**

- (a) Outlets provided within the Project shall include connections necessary for the function of the area plus spare for future expansion. Telecommunication and data outlets and connections shall be distributed around the building in accordance with Section 18.4 (Data Networks) of these Design and Construction Standards.
- (b) Telephone and data outlets shall be provided for all locations specified in this Section 18.11 and all copiers, printers, and server or other network-attached devices not housed within the Server Room or IDF Rooms in accordance with the requirements of this Section 18.11.
- (c) Where telecommunications outlets are required, floor box outlets shall be provided for all locations where the equipment or furniture is not adjacent to or within patching distance of a wall.
- (d) Telephone and data outlet locations shall be coordinated with associated power outlets.
- (e) All telecommunication outlets shall be provided with one (1) voice and two (2) data jacks unless otherwise specified in this Section 18.11.
- (f) Coordinate telephone and data outlet locations for all furniture to be provided by the County.

### **18.11.2 Workstations**

- (a) All workstations within the New Courthouse shall be provided with one (1) telecommunications outlets, at a minimum.

- (b) Workstation telecommunication outlets shall be mounted in a faceplate designed for the furniture.
- (c) Telecommunication outlets shall be placed on the major furniture spine located close to the user so that standard length patch cables can be utilized.
- (d) Cables shall be routed from the telecommunication outlet in the furniture cabling channel to a furniture common point.
- (e) Flexible non-metallic conduit shall connect the furniture to either a wall-mounted junction box or a floor mounted box.
- (f) Cabling shall be routed to the nearest cable tray via conduit or non-continuous cable supports (j-hooks) spaced per code.

### **18.11.3 Offices Conference Rooms**

- (a) Each room shall have a minimum of two (2) wall mounted telecommunication outlets on separate walls for flexibility and furniture configuration, unless otherwise specified in this Project Agreement.
- (b) Telecommunication outlets shall be flush mounted in a deep 4-square box equipped with a single gang mud ring.
- (c) Conference rooms shall have floor boxes with a one (1) telecommunication outlet consisting of two (2) data and one (1) voice cables. AV cables shall be provided as needed and in accordance with Section 19 (Audiovisual Systems).

### **18.11.4 Other Spaces**

- (a) Telecommunication and data outlets shall be provided as specified in the Room Data Sheets and this Appendix 6 (Design and Construction Standards).
- (b) Floor boxes shall receive a minimum of one (1) telecommunication outlet consisting of two (2) data and one (1) voice cables. AV cables as needed.
- (c) Back box for AV monitors shall contain (1) telecommunication outlet consisting of (1) data and, power and AV connections as required for that particular Functional Unit.

## **18.12 CONNECTIVITY**

### **18.12.1 Voice Cable (other locations – ALL as required)**

Category 5e, CMP rated, gray jacket for the following locations:

- (a) One (1) to telecommunication outlets at locations coordinated with the County;
- (b) One (1) for every elevator equipment room and/or elevator panel;
- (c) One (1) for every rescue / firefighter telephone;

- (d) One (1) for every wall phone;
- (e) One (1) for every intercom box; and
- (f) One or two as needed for fire and life safety equipment call out purposes.

#### **18.12.2 Fiber**

- (a) As specified in Section 18.6 (Entrance Facility Room Specific Requirements) terminated on patch panels with LC connectors;
- (b) Single Mode; and
- (c) Connect every IDF Room or other data network dependent spaces to Server Room.

#### **18.12.3 Data Cable (ALL)**

Category 6, CMP rated, blue jacket cable for following locations:

- (a) Two (2) to every telecommunication outlet;
- (b) One (1) from Telecommunication Room for every IP camera, interior and external;
- (c) One (1) from Telecommunication Room to every wireless access point;
- (d) One (1) from Telecommunication Room for every networked HVAC control;
- (e) One (1) from Telecommunication Room for every networked ACS control;
- (f) One (1) from Telecommunication Room for every networked EMN device.

#### **18.12.4 Patch Cords and Jumpers (ALL)**

- (a) Category 6 patch cords to be provided by County in the following quantities:
  - (i) One (1) 10-foot workstation patch cords for every telecommunication outlet;
  - (ii) One (1) patch cord as required for IP Security cameras, Wireless Access Points and AV equipment.
  - (iii) Single-mode jumpers in the following quantities:
    - (1) One (1) 1-meter LC-to-LC jumpers of the appropriate fiber type per every fiber strand segment.
    - (2) One (1) 2-meter LC-to-LC jumpers of the appropriate fiber type per every fiber strand segment.
- (b) Standards (ALL)

- (i) All cabling will be installed per code requirements and current industry wiring practices and standards.
- (ii) All cabling shall be tested to current standards. An electronic copy of the tester data shall be provided for review by the County along with a working version of the tester software.
- (iii) All cabling jacket colors shall be as follows:
  - (1) Black / White: Coax and AV Video Cable
  - (2) Blue: Data / Security Cameras / WAPs
  - (3) Brown: HVAC
  - (4) Gray: Phone
  - (5) Red: Fire Alarm
  - (6) Yellow: Access Control / Single-mode fiber optics
  - (7) White: Security
  - (8) Orange: Emergency Mass Notification Devices.

### **18.13 IN-BUILDING RADIO**

In-building radio reinforcement shall be provided to cover all areas within the New Courthouse. A distributed antenna system shall support all 800 MHz radio use for the Clackamas County Sheriff's Department, state, and local police, and first responders (Fire and EMS). Provide a donor antenna on the roof as well as distribution and amplification within the building.

### **18.14 CELLULAR/CELLULAR DATA ANTENNA SYSTEMS**

The Project Company shall provide a cellular/cellular data distributed antenna system, bi-directional amplifiers, or small cell site to enhance the cellular service in all areas of the New Courthouse.

## **19 AUDIOVISUAL SYSTEMS**

### **19.1 GENERAL REQUIREMENTS**

The Project Company shall provide all the cabling, conduits, and all infrastructure required by Appendix 6 (Design and Construction Standards) and Attachments 6B and 6C for an audiovisual system within the Project that will enhance the exchange of information and the New Courthouse's day-to-day activities, and which is fit for its intended purpose throughout the Facilities Management Period (the "**Audiovisual Systems**" or the "**AV Systems**"). The elements, components and equipment of such AV Systems required by Appendix 6 (Design and Construction Standards) and Attachments 6B and 6C shall be procured, installed, and commissioned in accordance with Section 7.16 of the Project Agreement and Attachment 5A

(Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements.

### 19.1.1 Courtroom Technology

- (a) In addition to complying with the requirements set forth in this Section 19.1.1, the AV Systems in Courtroom Areas shall comply with the requirements set forth in Attachment 5A, the specific requirements for each Room type set forth in the Room Data Sheets, and any other requirements set forth in the Contract Standards. All Courtroom technology shall integrate with the digital audio recording system and teleconferencing systems. All AV Systems and equipment in all Courtroom Areas shall be connected to the OJD Data Network.
- (b) The Courtrooms shall have a complete fixed AV evidence presentation system.
- (c) Touchscreen control systems:
  - (i) Remote control shall be provided for video projection and sound control.
  - (ii) Touchscreens shall be provided at each judge's bench and one other location within each Courtroom.
- (d) Smartboard lectern units: LCD monitors with annotation digitizer shall be installed at the council tables and witness box to provide the attorneys and witnesses video feedback and the capability for annotation of images without using a full-sized smartboard.
- (e) Eighty-five (85) inch monitor, ceiling or wall mounted for large scale display of video and general viewing, with no less than high definition (1080p) resolution, brightness 500 nit, contract ratio 3000:1, and a viewing angle of no less than 178 degrees; or video projector and ceiling mounted projector screen: a ceiling mount, four thousand five hundred (4,500) lumen, LCD type video projector and ceiling mounted projector screen shall be provided for large scale display of video and general viewing.
- (f) Local LED monitors: smaller flat screen monitors and a video distribution system shall be integrated into the jury box and allow up-close viewing of video presentations to improve clarity of fine details. Provide integration between these MDEC stations within each Courtroom and the AV System in each Courtroom for fully integrated room AV Systems.
- (g) Video arraignment: video arraignment capability shall be provided in each Courtroom. The video arraignment system shall be compatible with the existing systems used by the Governmental Bodies. Coordinate with the Governmental Bodies to determine the use of a fixed or cart-based system and provide equipment and infrastructure to support the chosen methods in each Courtroom.
- (h) Document camera (digital overhead): shall allow for display of printed documents and thirty (30) objects on video displays. Provide power, signal, and control cabling.

- (i) Media input: media input devices shall be provided in accordance with the requirements set forth in Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix). Coordinate with the County and Governmental Bodies the following connections: Blu-ray, DVD, CD, VHS, VGA, 3.5 mm TRS, HDMI, USB, and wireless media display devices and connections.
- (j) Sound system: the sound system shall include ceiling-mounted speakers, and furniture mounted or free-standing microphones. Inputs and interfaces for production/conference type sound reinforcement equipment shall be provided.
- (k) Digital audio recording:
  - (i) Software, servers, microphones, digital audio matrix mixers/processors, and other related equipment shall be provided to record all Courtroom audio.
  - (ii) Separate storage shall be provided by for each entity requiring audio recording.
- (l) Infrastructure for communication: the Courtrooms shall be equipped with a local network with outlet at the judge's bench / stand, clerk's station, court reporters' station, witness box lectern, counsel tables and jury box.
- (m) Power requirements: provide the AV devices, control system and sound system electric power in the AV equipment rack. The video projector shall receive electric power in the ceiling. Power outlets shall be provided near to both the OJD Data Network outlets and AV interface points at the judge's bench / judge's stand, clerk's station, court reporters station, witness box lectern, counsel tables and jury box. All power shall have an isolated ground.
- (n) Equipment racks: AV equipment shall be installed in lockable 48U cabinets with vertical cable management mounted on casters, no more than two cabinets per AV room serving no more than two (2) Courtrooms on the same floor.

## 19.2 COURTROOM CONTROLS

The Project Company shall provide all infrastructure for Courtroom AV Controls. The following control functions shall be available at both touchscreen stations within each Courtroom. The Project Company shall coordinate with the Governmental Bodies all infrastructure requirements to support touchscreen or push-button controls for each function, and whether certain control functions shall only be available at certain stations.

Control	Function
System Power	Turn system on and off.
Lights	Allows adjustment of lighting levels if dimming or lighting control systems are provided.
Control System Override / Disable	Disable the other touchscreens in the Courtroom. Enabling this function shall allow only the judge's touchscreen to operate the system.

Control	Function
Blank Video Screen	Display a blank screen on all video monitors to censor inappropriate materials.
Mixer Level Controls	Allows adjustments to the individual microphone levels.
Microphone Mute	Allows the selected microphone to be muted.
Video Device / Audio Device Selection	Allows the user to select a device for playback. Once a device is selected the system shall display the device controls and automatically adjust the system as need to use the selected device.
Video / Audio Device Controls	Standard Play, Stop, Pause, Fast Forward and Rewind controls shall be provided for all devices controlled by the system.
Bench Conference Mode	mute all microphones except the judge's microphone and send sound masking to selected audio zones such as the jury box to allow a greater level of privacy for bench conferences. Sound masking shall integrate with the audio recording system.
Cough Button	Shall momentarily mute the local microphone.
Annotate Video	Shall activate the smartboard features.
Judge's Pre-Review	The judge's/judges' bench shall be equipped with local playback capabilities of all media for review prior to display to the court room.

**Table 6. 19.1 (Courtroom AV Systems Controls and Functions)**

### 19.3 CONFERENCE ROOMS AND SHALLER ROOM

The implementation of AV Systems in all conference rooms (all Rooms with RDS ID CF1 through CF15), including all Interview Rooms, and the Break Room / Shaller (SS4) Room, shall comply with the requirements set forth in this Section 19.3. The Project Company shall provide all cabling, conduits, and infrastructure necessary for the proper operation of such AV Systems. All AV equipment shall be provided in accordance with Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements.

- (a) Control system: a fixed button control panel shall be provided at the presentation point for control of system power, input selection, and audio controls.
- (b) LED monitor: a wall mounted LED monitor shall be provided for display of video.
- (c) Coordinate with the Governmental Bodies to provide the appropriately sized monitor based on the room size. Refer to the Room Data Sheets for details.
- (d) AV playback devices: AV inputs to the system shall be provided at the presentation point.



- (e) Sound system: the sound system shall include ceiling mounted speakers and audio inputs at the presentation point. Coordinate with Governmental Bodies to provide sound system sized appropriately based on the room size. Refer to the Room Data Sheets for details.
- (f) Video conferencing system: the video conferencing system shall include pan - tilt – zoom video conferencing camera, integration with the sound system, and integration with the existing video conferencing systems of each Governmental Body for each conference room, training room, and shaller room.
- (g) Power requirements: The AV devices, control system and sound system shall be provided electric power in the AV equipment rack. The LED monitor shall be powered in the wall.
- (h) All power shall have an isolated ground.
- (i) Equipment mounting: AV equipment shall be installed in lockable equipment enclosures that shall be coordinated with furniture. If furniture does not allow for AV equipment mounting, the equipment shall be mounted in appropriately rated enclosures above the finished ceiling.
- (j) Cable television outlets shall be provided for input to the AV Systems.

#### **19.4 MAIN JURY ASSEMBLY AREAS**

- (a) The Main Jury Assembly Areas shall be equipped with an AV System with the capability to show cable television and to provide orientation and management for jurors, including playing instructional videos for viewing by all jurors and making announcements.
- (b) The Project Company shall provide all cabling, conduits, and infrastructure necessary for the proper operation of such AV Systems. All AV equipment shall be provided in accordance with Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements.
- (c) Large displays shall be provided in sizes and quantities as required to provide comfortable viewing from all seats within the room.
- (d) Sound system shall be provided as required to provide clear and comfortable listening from all seats with the room. Provide assistive listening system.
- (e) Provide microphones as required to provide audio reinforcement for a person giving instructions and/or making announcements.
- (f) Provide integration with the cable television system.
- (g) Provide touch screen control system for control of all room AV devices.

### **19.5 AV SYSTEM CABLING**

Provide all conduits and cabling to support the functions listed above. All media content over twisted pair shall be provided with shielded twisted pair cabling. Isolated data circuits shall be provided in each Courtroom and Conference Room dedicated for video streaming and video conferencing with voice.

### **19.6 EVIDENCE VIEWING ROOM**

The Evidence Storage & Viewing (ST1) Room shall be equipped to display evidence and case information. Provide OJD Data Network drops at local workstations where members of the media have access to select files and documents. The files and documents shall be capable of being viewed locally and saved via USB drives or upload to online file transfer services.

### **19.7 CABLE TV**

The following locations shall be provided with cable television. Channel, volume, and power controls shall be provided locally through standard television remote controllers. Additionally, the monitors shall be connected to an IP based digital signage system for the transmission of messages and the docket display. The existing CATV service is provided by Comcast.

- (a) JA1 – Jury Room Main Assembly Area
- (b) JA2 – Jury Room Lounge Area
- (c) PS3 – Play Room
- (d) SS4 – Break Room
- (e) The single instance of CF8 - Large Conference Room within the Sheriff Administration
- (f) The single instance of OF5 - Judge / District Attorney Office within the District Attorney Office
- (g) OF4 – Trial Court Administrator Office

The above locations shall supersede the BUILDING SYSTEMS: CATV/MATV: Yes/No designations within Appendix 06A – Program and Room Data Sheets.

### **19.8 DOCKET DISPLAY**

The following Areas shall be provided with monitors connected to the docket display system to display case names and assignments. All equipment including monitors, servers, and all connectivity shall be provided.

- (a) Main Lobby;
- (b) Public Elevator vestibules;
- (c) all waiting areas;

- (d) Jury Assembly Areas; and
- (e) all Courtroom entrances.

## 20 POINT OF SALES SYSTEMS

- (a) The Project Company shall design and install point-of-sale (“**POS**”) systems at the New Courthouse in accordance with the requirements of this Section 20. The POS system for a Functional Unit shall comprise the POS Equipment identified in the applicable Room Data Sheet, together with the IT Systems infrastructure and power necessary to provide for an integrated system Point of Sale activity, as applicable.
- (b) The Project Company shall design and construct the New Courthouse to accommodate the indicative IT Equipment Package for each Functional Unit identified in Attachment 6C (Preliminary List of State Moveable Furniture, Fixtures and Equipment) to these Design and Construction Standards. Location of POS equipment devices shall be coordinated with the County.
- (c) The Project Company shall construct all built-in counters, transaction cabinets or other POS cabinetry as detailed in the built-in equipment portions of the Room Data Sheets to accommodate POS equipment.
- (d) The Project Company shall provide any power outlets required in connection with the POS equipment, which are in addition to the outlets for convenience power specified in the Room Data Sheets.
- (e) The Project Company shall procure, install, commission, and test all POS equipment detailed in the Room Data Sheets and the POS equipment packages. POS equipment shall be installed to provide a complete, functional system.

## 21 NEW COURTHOUSE SECURITY REQUIREMENTS

### 21.1 GENERAL PERFORMANCE REQUIREMENTS

- (a) The Project Company shall design, construct, install, and commission the security systems components described in this Section 21, including all associated infrastructure, which shall be fit for and respond to their intended purpose, and that are required to provide safe, fully functioning, and complete Project (the “**Security Systems**”).
- (b) The Project Company shall refer to Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements for the procurement, installation, and commissioning requirements for the Security Systems.
- (c) The Project Company shall provide adequate training to the County on the operation of each individual system and the operation of all integrated functions of the Security Systems. In addition to live / in-person training sessions, the Project Company shall also

provide the County with pre-recorded training sessions, covering the same material, on an industry standard format mutually agreed upon by the Parties.

(d) All hardware and electronic equipment to be installed in connection with the Security Systems shall be provided through a contractor, who specializes in service, engineering, and installation of security equipment.

(e) The design, construction and installation of the Security Systems shall comply with *Appendix B (JFC Adopted Assessment Criteria)* of the *Interim Committee on Court Facilities – Final Report*, as adopted in December 2007 and as updated from time to time, all Contract Standards, and Applicable Law.

~~(e)~~(f) Duress: Appendix 06A - Room Data Sheets, row Electronic Security: Duress Alarm, shall perform as the basis of design for location of duress alarm requirements. Final quantity and locations to be submitted to and approved by the County through the Design Review Process.

~~(f) Alertus Duress alarms shall be provided as indicated in Section 3 (Room Data Sheets) of Attachment 6A of the Design and Construction Standards, including in the following offices, rooms and areas:~~

~~(i) Trial Court Administrator's office (OF4);~~

~~(ii) OJD Manager 2 (OF3);~~

~~(iii) Family Law Facilitator +2 Staff (2 person) (OF2);~~

~~(iv) Information Technology Specialist 3 (OF2);~~

~~(v) OJD Supervisor 3, Civil Case Unit (OF2);~~

~~(vi) OJD Supervisor 3, Accounting / Collections / Indigent Defense (OF2);~~

~~(vii) OJD Supervisor 2, Criminal and Traffic (OF2);~~

~~(viii) OJD Supervisor 2, Calendaring / Juvenile / Jury (OF2);~~

~~(ix) OJD Supervisor 1, Records (OF2);~~

~~(x) Program Coordinator 3, Treatment Court (OF1);~~

~~(xi) all public facing windows;~~

~~(xii) all Courtrooms;~~

~~(xiii) all Judges' Chambers;~~

~~(xiv) the District Attorney's Office; and any other room where the New Courthouse staff may come in contact with the general public.~~

~~(g) — Detention grade intercoms and buttons shall be provided, with dome lights as necessary, to all holding cells that alerts the In-Custody Control Room.~~

## 21.2 SECURITY SYSTEMS OPERATIONAL PRINCIPLES

The Project Company shall consider the following principles for the design, construction, installation, and commissioning of the Security Systems:

### 21.2.1 Simple Operational Security

- (a) The Security Systems shall focus on providing the best and appropriate level of security in a manner which is easy to operate. The Security Systems provided shall employ features to make user interaction simple and friendly and to streamline and automate processes in a secure and efficient manner.

## 21.3 SECURITY LEVELS AND CIRCULATION PATTERNS

### 21.3.1 General Requirements

- (a) All Areas within the New Courthouse shall be divided into five (5) security zones and three (3) circulation zones to establish requirements for construction, finishes, furnishing, hardware, and security requirements.
- (b) The level of security provided shall be maintained throughout the entire Area(s) deemed to meet the requirements for that level. Portals such as doors, gates, and vestibules used to transition from one security level to another shall meet the requirements of the higher of the two (2) levels.
- (c) All Areas of the New Courthouse where staff interface directly (either face-to-face or through a window) with the public shall be provided duress alarms (Alertus).

### 21.3.2 New Courthouse Security Zones

#### 21.3.2.1 Level 0: Unscreened-Public

- (a) The Project Company shall design and construct the Project to provide spaces that shall be unrestricted to unscreened public users during Operating Hours outside of the secure perimeter, and which shall be monitored twenty-four (24) hours per day, seven (7) days per week (the “**Level 0: Unscreened-Public**” Areas).
- (b) Level 0: Unscreened-Public doors may include key locks. The main entrance may include electrified locks accessed via card reader to the Access Control and Monitoring System for after hours, weekend, and holiday entrance for selected personnel.
- (c) All exterior glazing assemblies at public entrances at grade to maximum elevation of first horizontal mullion located above door header, including glazing assemblies that are enclosing pre-screening areas and adjacent main lobbies, shall be protected with ballistic assembly meeting a minimum of Level 2 as defined by UL752 and NIJ.

#### 21.3.2.2 Level 1: Sterile-Public

- (a) The Project Company shall design and construct the New Courthouse to provide spaces that shall be within the secure perimeter but accessible to screened public users during Operating Hours, and which shall be monitored twenty-four (24) hours per day, seven (7) days per week (the “**Level 1: Sterile-Public**” Areas).
- (b) Level 1: Sterile-Public areas shall include all spaces within the security perimeter which are accessible to screened public during Operating Hours.
- (c) Access to Level 1: Sterile-Public Areas shall be through the Screening Stations in the Entry and Security Screening Areas. Screened staff or visitors exiting from the New Courthouse shall be separated from unscreened people entering the facility through the use of either physical barriers or separate entrance/exit doors. Sterile persons shall not have physical contact with non-screened people until they are back into the Level 0: Unscreened-Public Area where they would then need to be re-screened. This prevents the possibility of a sterile individual accepting any items for pass back into the secured areas and also prevents ingress of unscreened people into secure areas.
- (d) There shall be a vestibule entering the screening area which can be used as a man trap in an emergency situation.

#### 21.3.2.3 Level 2: Secure-Public

- (a) The Project Company shall design and construct the New Courthouse to provide spaces that are accessible to non-staff, escorted occupants and public users, such as conference rooms used by attorneys and clients (the “**Level 2: Secure-Public**” Areas).
- (b) Access to Level 2 Areas shall be controlled utilizing key locks to restricted spaces or escorts. In specific cases, the space shall be protected with card reader controlled electric hardware with access granted by escort personnel.

#### 21.3.2.4 Level 3: Secure-Restricted

- (a) The Project Company shall design and construct the New Courthouse to provide spaces that are restricted for the use of judicial staff, including secure corridors, Staff Elevators, and staff spaces and offices (the “Level 3: Secure-Restricted” Areas).
- (b) The Access Control and Monitoring System shall control ingress into Level 3: Secure-Restricted Areas through electrified locks or strikes. Access through these doors shall be provided through the use of proximity type card readers.
- (c) In specific cases, the doors shall be controlled remotely through a push button/switch or from an Access Control Monitoring Workstation. The judicial entrance shall be controlled through secured doors that shall have card access with VSS camera and intercom monitoring.

#### 21.3.2.5 Level 4: Secure-Maximum

- (a) The Project Company shall design and construct the New Courthouse to provide secure spaces that are used for detention and holding including, but not limited to, the Sheriff

Transport & Holding Areas, and other Functional Areas where in-custody defendants are expected to be present, such as Courtrooms Holding Areas (the “**Level 4: Secure-Maximum**” Areas).

- (b) These doors and gates shall be interlocked such that only one can be opened or operated at a time. All Holding Cells and movement doors in this area shall consist of electrified locks controlled by the In-Custody Control Room with both the door position and lock latch being monitored. Access through these controlled doors shall require intercom stations for communication to In-Custody Control Room and Video Surveillance System (“**VSS**”) cameras to provide video identification before unlocking critical doors.

### **21.3.3 New Courthouse Circulation Zones**

#### 21.3.3.1 General Requirements

The Project Company shall design and construct the New Courthouse to have three (3) restricted circulation patterns as described in this Section 9.5.1.

#### 21.3.3.2 Public Circulation Zone

- (a) The Project Company shall design and construct the New Courthouse to provide a public circulation pattern that provides access from the public point of entry to the controlled access points for the restricted and secure areas of the New Courthouse, comprising Level 0: Unscreened Public and Level 1: Sterile Public (the “**Public Circulation Zone**”).
- (b) All areas that require access by the public users shall be accessible from the public circulation system including Courtrooms, public counter areas and court service functions, court administration, public restrooms, and Public Elevators. The public circulation system also includes the public waiting areas immediately adjacent to courtrooms and attorney conference rooms.
- (c) All access into the Restricted Circulation Zone, the Secure Circulation Zone, Level 2: Secure-Public, Level 3: Secure-Restricted, shall be access controlled with key card access.
- (d) Efforts shall be made to maximize natural light and views in the public lobby, waiting areas, and circulation spaces to improve the quality of the environment and to promote an image of judicial transparency.

#### 21.3.3.3 Restricted Circulation Zone

- (a) The Project Company shall design and construct the New Courthouse to provide circulation corridors that are restricted and provide access to court staff, judges, escorted jurors, and security personnel to Courtrooms, Judges Chambers, offices, Courtroom Ancillary Spaces, Jury Deliberation Areas, Staff Elevators, and Service Elevators, comprising of Level 2: Secure-Public and Level 3: Secure-Restricted (the “**Restricted Circulation Zone**”).
- (b) Access into the Restricted Circulation Zone from the Public Circulation Zone and the Secure-Maximum Circulation Zone shall be restricted by use of key cards and from the In-Custody Control Room.

#### 21.3.3.4 Secure-Maximum Circulation Zone

- (a) The Project Company shall design and construct the New Courthouse to provide a maximum security circulation pattern for in-custody defendants, the County's Sheriff's deputies, and security personnel which shall prohibit unauthorized access by the public and eliminate opportunities for escape by the in-custody defendants (the "**Secure-Maximum Circulation Zone**").
- (b) The Secure-Maximum Circulation Zone shall provide appropriate accommodations for juvenile detainees appearing in court as well as those who are transported to court for civil commitment hearings.
- (c) Access into the Secure-Maximum Circulation Zone shall be controlled through the use of key cards, and from the In-Custody Control Room.

### 21.4 SECURITY ROOMS WITHIN THE NEW COURTHOUSE

The Project Company shall design and construct a room to monitor all security within the New Courthouse (the "**Building Monitoring Room**"), and a room to monitor and control all holding cell areas (the "**In-Custody Control Room**"), in accordance with the requirements set forth in the Courthouse Program, the Room Data Sheet, and these Design and Construction Standards (collectively, the "**Security Rooms**").

#### 21.4.1 Building Monitoring Room

- (a) The Building Monitoring Room shall serve as the communications and security center for the Project and shall be capable of monitoring building communications, safety, Security Systems, and all entry and exit points within the New Courthouse, to the extent specified in Appendix 6.
- (b) Ergonomic design criteria shall be a major part of the control room equipment layout. The control panels and equipment shall be strategically positioned so that console operators can easily operate the controls and observe all ceiling/wall mounted VSS monitors. The Building Monitoring Room environment shall reduce stress and fatigue, as well as enhance the staff member's efficiency. Provide operator-friendly equipment component layout to improve reaction time and reduce fatigue of individuals utilizing equipment and machine.
- (c) This Building Monitoring Room shall be in charge of the daily security operations. Provide the control console with display, control, and recording of the electronic systems. The console shall be ergonomically designed to perform the required functions efficiently and effectively.
- (d) This entire system shall consist of the Access Control Monitoring Computer with Graphical User Interface ("GUI") for all areas of jurisdiction and also include CCTV monitoring and paging/control and Alertus monitoring.

#### 21.4.2 In-Custody Control Room

- (a) The In-Custody Control Room shall be capable of monitoring and controlling all communications, safety, Security Systems, and entry and exit points within the Sheriff's



Office Areas, including the Sheriff Transport and Holding Areas and the Sheriff Main Office Areas, to the extent specified in this Appendix 6.

- (b) The In-Custody Control Room shall have primary control of all in-custody defendants' movements, the Sally Port Areas, all Central Holding Areas, including holding cells adjacent to Courtrooms, and all Secure-Maximum Circulation Zones.
- (c) The In-Custody Control Room shall be a secured, fixed post with operations during standard Operational Hours. Its location in the building layout and room equipment arrangement shall be two (2) essential criteria in the design.
- (d) Access to the In-Custody Control Room shall be limited and controlled by the In-Custody Control Room itself and shall be highly secure and inaccessible to unauthorized population at all times. The area shall be within its own security envelope; meaning that the floors, walls, windows and ceiling shall be secure. The In-Custody Control Room shall provide one-way vision glazing with visibility toward the Central Holding Area.
- (e) Ergonomic design criteria shall be a major part of the control room equipment layout. The control panels and equipment shall be strategically positioned so that console operators can easily operate the controls and observe all ceiling/wall mounted VSS monitors. The In-Custody Control Room environment shall reduce stress and fatigue, as well as enhance the staff member's efficiency. Provide operator-friendly equipment component layout to improve reaction time and reduce fatigue of individuals utilizing equipment and machine.
- (f) All chairs in the In-Custody Control Room shall have movable armrests or wider seats to be able to accommodate duty belts.

## **21.5 SECURITY SUBSYSTEMS**

### **21.5.1 General Requirements**

- (a) The security sub-systems which shall be interconnected for the proper operation of the overall Security System include, without limitation:
  - (i) the Video Surveillance System (“**VSS**”), as further described in Section 21.5.2 of these Design and Construction Standards;
  - (ii) the Detention Control and Monitoring System (“**DCMS**”), as further described in Section 21.5.3 of these Design and Construction Standards;
  - (iii) the Security Intercom (“**SI**”), as further described in Section 21.5.4 of these Design and Construction Standards; and
  - (iv) the Access Control and Monitoring System (“**ACMS**”), as further described in Section 21.5.5 of these Design and Construction Standards.

(collectively, the “**Security Subsystems**”).

- (b) All Security Subsystems shall be protected by UPS and emergency generator back up. Equipment rooms containing all Security Systems equipment shall be provided with dedicated cooling systems to regulate the temperature and air quality.
- (c) Security Systems utilizing IP-based communications shall be provided with dedicated structured cabling and switching equipment. The security systems network shall be a separate physical network connected only to the County network for camera call up. Security System network cabling shall be identifiable by dedicated cable jacket colors as indicated in Section 18.12 (Connectivity) of these Design and Construction Requirements. All copper security network cabling shall be CAT-6 UTP or as required by Section 18.3 (ITC Systems Specifications) of these Design and Construction Requirements.
- (d) Responsibilities for the procurement, installation, and commissioning of all the equipment for the Security Systems shall be in accordance with Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements).
- (e) Where specific technology versions or specifications are provided in this section, they are meant to establish a minimum standard of quality. Updated technology is permitted to be provided in lieu.

## **21.5.2 Video Surveillance System**

### **21.5.2.1 General Requirements**

- (a) VSS cameras shall operate on a secondary level in conjunction with visual and audio communication devices. Video surveillance shall be employed to electronically display and record areas that are particularly strategic, unobservable, or sensitive. Provide VSS cameras, placed to capture videos of specific areas with intercom and access control (building exterior, parking areas and various entry/exit points).
- (b) The VSS shall be IP-based for network video recording and viewing and virtual switching.
- (c) The Project Company shall provide VSS components in accordance with Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements. Only systems with proven quality of equipment and service, and which have national distribution shall be provided to ensure long-term maintainability in a cost-effective way.

### **21.5.2.2 Video Surveillance System Cameras, Generally**

- (a) VSS cameras shall be designed to use the ambient lighting provided by the New Courthouse's design, not dictate it. The VSS equipment shall integrate and operate within the New Courthouse's space, unobtrusively, without requiring special modifications to the space.
- (b) The system shall be designed with a combination of fixed and multi-directional cameras. All cameras shall record in color and be enclosed in appropriate impact and/or vandal resistant dome housing. In addition to other locations directly referenced for coverage, all public areas within the new courthouse shall be provided with complete camera coverage

- except for privacy areas and visual obstructions. Camera view renderings shall also be submitted for County review and approval.
- (c) The location of all VSS cameras shall be submitted to the County for review and acceptance in accordance with the Submittal Review Procedure.
  - (d) The design of the Security System shall include, at a minimum, the following camera / recording types:
    - (i) high quality, high rate, all times for very secure areas;
    - (ii) high quality, high rate, variable time / motion activated;
    - (iii) medium quality, med rate, variable time / motion activated; and
    - (iv) lower quality, lower rate, motion activated.
  - (e) The design of the cameras shall also include the following:
    - (i) external use requiring power connections; and
    - (ii) internal cameras, all PoE.
  - (f) All VSS cameras shall be compatible with the Genetec video management system (County standard). Cameras shall be Bosch branded.
  - (g) Procurement, installation, and commissioning of the VSS cameras shall be in accordance with Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements.

#### 21.5.2.3 Camera Monitoring

- (a) VSS monitoring stations shall be provided at all control and monitoring points. Video monitoring shall be provided on a permissions-based system where the operator is only allowed to view cameras within their jurisdiction.
- (b) The Building Monitoring Room (TC10) shall employ a video workstation with keyboard and mouse control and multiplexed overhead displays with no less than forty (40) inches. The Building Monitoring Room shall receive VSS feeds from all VSS cameras within the New Courthouse, and from each Courtrooms. Coordinate with County requirements for quantity of overhead monitors and number of views per monitor. Sufficient workstations shall be provided to display the multiplexed video at full frame rate and resolution.
- (c) The In-Custody Control Room (TC9) shall employ video workstations with keyboard and mouse and multiplexed overhead displays of no less than sixty (60) inches. The In-Custody Control Room shall receive VSS feeds from all Central Holding Areas, all Sally Port Areas, and all Transport Operations Support Areas. Coordinate with County requirements for quantity of overhead monitors and number of views per monitor. Sufficient workstations shall be provided to display the multiplexed video at full frame rate and resolution.

#### 21.5.2.4 Site Work for VSS Cameras

##### 21.5.2.4.1 General Requirements

Site work for the VSS cameras shall be coordinated with all trades having related work on site including general, building, structural, civil, site, landscape, mechanical, electrical, and others. The work shall include full certification and testing of the system prior to placement into commission.

##### 21.5.2.4.2 Description of Required Work

- (a) The Project Company shall:
  - (i) provide materials, labor, equipment and service necessary for a complete IP based video surveillance system as described herein including cameras, housings, mounts, cables, video detection equipment, network digital video monitoring system and appurtenances. Provide camera surveillance field of view to meet the requirements outlined;
  - (ii) refer to the VSS product paragraph for information on cameras, lenses, and mounting. Camera aim, adjusting and exact mounting location shall be the responsibility of the Project Company. The Project Company shall provide complete surveillance of the areas described;
  - (iii) demonstrate camera views to the County (including the Sheriff's Office) prior to permanent mounting for all cameras. The Project Company shall make any needed camera focus/lens adjustments at no additional cost to the County; and
  - (iv) provide color video surveillance cameras at doors, gates, sally port, and corridors controlled from Building Monitoring Room or In-Custody Control Room, as applicable, and video surveillance.
- (b) Lens combinations are recommendations only.
- (c) Provide video surveillance monitors for all video surveillance workstation locations as indicated. Provide video surveillance monitor mounting system including all mounting hardware.
- (d) All cameras shall be displayed for cursory review by the Building Monitoring Room operator or In-Custody Control Room operator, as applicable. Cursory review shall be defined as multiplexed/split screen display (cameras/monitor) and sequential display for all video surveillance cameras. Active scenes with entry/exit or other critical events shall be displayed on dedicated call-up monitors for the operator to focus on events which require his/her acknowledgment and decision.
- (e) Provide camera / lens combinations mounted so that they overlap surveillance areas with no missing locations.
- (f) All cameras shall be recorded by County digitally on a Genetec system. Provide review console, patch capability, and other equipment shown on Contract Documents.

- (g) The VSS shall display all cameras on video monitors installed at locations as indicated.
- (h) All cameras shall be able to be displayed on the monitors located in the Building Monitoring Room.
- (i) Mount interior cameras in either ceiling and/or corner mount housings as indicated. All exterior cameras shall be mounted security grade, weatherproof, heated housings.
- (j) Configure the network as required for proper system function.

#### 21.5.2.5 VSS System Description

- (a) An IP-based video surveillance system (“IP-VSS”) shall be provided.
- (b) The IP-VSS system shall be designed around the use of security grade IP-VSS cameras.
- (c) All computers connected to the County Security Network shall be capable of displaying both live and recorded video from all cameras.
- (d) The system shall be capable of providing both single camera and multiplexed video display on any viewing stations.
- (e) The system shall record all of the IP-VSS cameras provided, recording performed by the County.
- (f) The system shall be designed to permit the future expansion of the system with minimal modification to the system programming or configuration. The County shall be capable of adding cameras, viewing computers, or video recording servers by connecting these devices to the security network and performing user level device configuration.

#### 21.5.2.6 VSS Equipment

The VSS equipment shall be provided in accordance with Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements. All equipment specifications noted below shall be the minimum requirements, updated equipment is permitted to be provided in lieu.

##### 21.5.2.6.1 Fixed Cameras General Requirements

###### 21.5.2.6.1.1 General

Fixed-focus VSS cameras shall be wall or ceiling mounted and aimed at locations as specified in the Project Company’s design and in consultation with the County. The Project Company shall provide fixed cameras mounted at entrances/exits, screening stations, emergency doors, elevators, locations of duress alarms, etc. to allow for focused monitoring of people accessing these areas.

###### 21.5.2.6.1.2 Interior IP Fixed Cameras Specifications

Provide two or five (2 or 5) mega-pixel as required fixed IP vandal resistant cameras that meet the following performance reliability and operational requirements:

- (a) Imager: 1/3.2" RGB CMOS;
- (b) Usable Night-Mode Picture at 0.04 Lux;
- (c) Usable Full Color Picture at 0.2 Lux;
- (d) Default Lens: 3mm/9mm - Varifocal lens;
- (e) Video Output: M-JPEG, MPEG-4 and/or H.264;
- (f) Operating Voltage: 12VDC or 24VAC;
- (g) Power-Over-Ethernet (PoE) IEEE 802.3af capable;
- (h) 10Base-T/100Base-TX PoE; and
- (i) Include backlight compensation circuitry.

#### 21.5.2.6.1.3 Exterior IP Fixed Cameras Specifications

Provide five (5) mega-pixel fixed IP vandal resistant exterior cameras that meet the following performance reliability and operational requirements:

- (a) Imager: 1/3.2" RGB CMOS;
- (b) Usable Night-Mode Picture at 0.04 Lux;
- (c) Usable Full Color Picture at 0.2 Lux;
- (d) Default Lens: 3mm/9mm - Varifocal lens;
- (e) Video Output: M-JPEG, MPEG-4, and/or H.264;
- (f) Operating Voltage: 12VDC or 24VAC;
- (g) Power-Over-Ethernet (PoE) IEEE 802.3af capable;
- (h) 10Base-T/100Base-TX PoE;
- (i) include backlight compensation circuitry; and
- (j) provide all required mounting accessories for wall, pedestal, and pole mounting of cameras as required.

#### 21.5.2.7 IP Video Surveillance Management, Recording and Viewing System

##### 21.5.2.7.1 General Requirements

- (a) The Project Company shall procure, install, and commission all the equipment specified in Attachment 5A to the General Design, Construction and Facilities Management Technical Requirements, and coordinate with the County as required, to provide a

complete IP Video Surveillance Management, Recording and Viewing System in accordance with the requirements of this Section 21.5.2.7 and that is fit for its intended purpose.

- (b) The IP Video Surveillance Management, Recording, and Viewing System shall be a combined software and hardware system.
- (c) The system shall provide viewing of live and recorded video on network workstations as shown on the Design and Construction Documents.
- (d) The system shall be designed to meet the VSS application of the County's security system.

#### 21.5.2.7.2 System Components

- (a) VSS Servers: to be acquired by the County in accordance with Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements.
- (b) Monitors for the Building Monitoring Office and In-Custody Control Room workstations shall be provided in accordance with the requirements set forth in Section 21.5.2.3 (Camera Monitoring) of these Design and Construction Requirements.

#### 21.5.2.7.3 Fiber Optics

Fiber optic cables shall be provided in accordance with the specifications set forth in Section 18 (Information Technology and Communication Systems) of these Design and Construction Standards and the requirements of this Section 21.5.2.7.3.

- (a) Cables:
  - (i) Fiber optic cable shall be utilized to transmit video signals from outdoor cameras to either the Server Room or closest IDF Room. Fiber optic cable shall also be utilized to transmit video signals of cameras from IDF Rooms to Server Room.
  - (ii) Cable shall be listed suitable for direct burial and aerial applications.
  - (iii) Provide fiber strand quantities as required.
- (b) Fiber-To-Ethernet and Ethernet-to-Fiber Media Converters: provide all fiber optic transmission equipment as required to connect exterior camera equipment with the following characteristics or features:
  - (i) SFP+ Ports: Minimum one 1 Gigabyte SFP+ (small form-factor pluggable plus).
  - (ii) Ethernet Ports: Minimum one RJ45 Ethernet port.
  - (iii) Unit design: Environmentally hardened.

#### **21.5.2.7.4**     CAT-6 Distribution Cables

Fiber optic cables shall be provided in accordance with the specifications set forth in Section 18 (Information Technology and Communication Systems) of these Design and Construction Standards and the requirements of this Section 21.5.2.7.4.

- (a) Provide CAT-6 distribution cable for connecting all field devices and outlets to the nearest associated access switch.
- (b) Cable shall support minimum 1,000 Mbps data communication.
- (c) All CAT-6 distribution cables specific to security outlets and devices shall have a blue colored jacket in accordance with County Standards.
- (d) Cable shall meet or exceed EIA/TIA 568-B.2-1 CAT-6 standards.
- (e) Cable shall be riser or plenum rated as required.

#### **21.5.2.8**     System Installation and Commissioning

- (a) All equipment shall be installed in coordination with the County.
- (b) All equipment shall be installed per the requirements of the manufacturers.
- (c) All equipment shall be utilized for the purpose for which it was designed and manufactured.
- (d) All cameras shall be installed at the locations as outlined. Field adjustments shall be made as required to provide the field of view of the area to be monitored.
- (e) Electric power and power supplies shall be provided for all equipment as required and supplies shall have the performance characteristics compatible with the unique requirements of the equipment being supplied. Power supplies shall be loaded to a maximum of 60% of the rated power output.
- (f) All surface mounted conduit and infrastructure shall be painted to match mounting surface as directed by the County.
- (g) All equipment shall be commissioned in accordance with Attachment 5A (Courthouse Equipment and Systems Responsibility Matrix) to the General Design, Construction and Facilities Management Technical Requirements.

### **21.5.3**     **Detention Control and Monitoring System**

#### **21.5.3.1**     System Description

- (a) The DCMS shall control, annunciate, and monitor all security and communication special system points via Security Room operator stations as outlined and support the functions as described herein and in the Security Systems.



- (b) The control system shall consist of a multi-tier design of networked PLCs with dual processors and redundant power supplies, and Touchscreen Computers (“TSC”) workstations with Graphical User Interfaces (“GUI”). There shall be two (2) TSC workstations at the In-Custody Control Room. All remote PLCs and TSC shall be networked through a fiber optic ethernet network. Provide a security server for storing all of the data and programs for each of the PLCs and TSC on the security network. The Control System shall be interfaced to the Access Control System, Video Surveillance System, Gate Arms, and Intercom System for a fully integrated Control System.
- (c) Refer to all sections for additional requirements. Provide all devices including hard disks, removable backup disk driver, necessary power supplies and batteries, interfaces, software, and miscellaneous wire, connectors, to meet all the functions and features as described, and as described in Attachment 5A to the General Design, Construction and Facilities Management Technical Requirements.
- (d) Provide server grade workstation computers for Control Room workstation. The workstation computer shall include twenty-seven (27) inch LCD touchscreen monitor, wireless optical mouse and keyboard.
- (e) Provide Programmable Logic Control (“PLC”) system including all remote PLCs or Remote Input Output Units networked to the master PLC for control and monitoring of selected doors, intercom control and integration, gate arm control, access control, integration of VSS via the Control Center.
- (f) Provide Central Processing Unit (CPU), power supplies and batteries, input and output modules, specialty interfaces, communication modules, software, and miscellaneous wire, connectors, to meet all the functions and features as described, and as described in Attachment 5A to the General Design, Construction and Facilities Management Technical Requirements.
- (g) The PLC shall contain supervised type communication circuits as required to control and monitor any/all special system devices located throughout the Project Site.
- (h) Provide all control networking hardware and software including all Ethernet interfaces, switches, hubs, UTP, fiber optic cables, and miscellaneous distribution hardware.
- (i) Provide all necessary software and programming including operating system hardware, application, PLC and supervisory (SCADA) software.

#### 21.5.3.2 Security and Communications: System Response Times

- (a) Call-in/Call-up Response Time: The Security Systems including central processing, input/output and peripheral equipment shall provide a call-up response time of max. 1.0 second. The call-up response time shall be defined from the time an intercom station is activated to the time the control consoles display the indicating signals and video associated, and allow the operators to verify identity and local conditions in response to the call-up.

- (b) Supervisory/Trouble Response Time: The Security Systems shall provide a supervisory response time of max. 1.0 second defined similarly to Alarm Response Times specified above.
- (c) "Acknowledge" and "Authorize Interlock Override" (AIO) Response Times: The "SC" systems shall provide an "AIO" response time of max. 0.5 seconds from the time the particular switch is depressed to the time the control consoles and "SC" is ready to execute a subsequent command.
- (d) Reset Response Time: The "SC" systems shall provide a reset response time of max. 3 seconds. The reset response time shall be defined from the time the reset button is depressed to the time the systems restart in fail -secure mode and the consoles are ready to execute a subsequent command.
- (e) Disaster Recovery Time: The "SC" systems shall provide a disaster response time of 240 seconds. The disaster recovery time shall be defined from the time the systems start-up following a complete database, application program and operating system failure. When the systems are recovered all functions shall be fully operational at all control consoles.

**21.5.3.3 Programmable Logic Controller: Subsystems**

**21.5.3.3.1 General Requirements**

- (a) Provide all necessary expansion racks and power supplies to support all the necessary I/O, PLC modules and interposing relays for this project.
- (b) Provide all necessary PLC Ethernet and communication modules to network all the PLC together and communicate with all subsystems that shall be integrated into the Control System such as VSS, Access Control, and Intercom.

**21.5.3.3.2 Door / Gate Control and Monitoring Definitions**

- (a) The following definitions of functions or indications shall apply to the descriptions contained herein.

Term	Definition
"Secure"	The door/gate is closed and locked. This is effected by monitoring the series connection of the latch bolt monitor switch and the door position switch.
"Locked"	The status of a locking device when the latch bolt is fully extended. The device shall not be locked until the door/gate is closed.
"Open"	The door/gate is "Open"/"NOT Secure".
"Unlocked"	The status of a locking device when the latch bolt is partially or fully retracted.

Term	Definition
“Lock”	Control power is removed from the locking device as required to effect a "locked" mode. The nature of the locking signal or sequence is determined by the specific locking device. The description above applies to "Fail-Secure" locking devices.
“Unlock”	Control power is applied to the locking device in an "unlocked" mode. Control may be by momentary or continuous application of power as dictated by the locking device.
“Reset”	Activation of the "Reset" function shall place all locks in the emergency group in the locked mode. Doors may not be secured until they are physically closed as dictated by the specific locking device.
“Interlock”	Interlocked doors shall be controlled so that only a single door in the interlocked group can be electrically opened at one time. The systems shall include controls, connections, and programming required for "controls interlock", "monitoring signals interlock", and "acknowledge/bypass interlock violation". The activation of the "acknowledge/bypass interlock violation" shall allow the control center operator to control all doors operating in a "monitoring signals interlock" mode. The control console shall include a security code protected "OVERRIDECONTROLS INTERLOCK" switch.
“Manual Override”	All doors and gates shall include manual override via keys. Typically, all doors and gates shall be operable by officers assigned for operating at a particular door/gate. All signaling functions shall be enabled during manual operations.

**Table 6. 21.1 (21.5.3.3.2 Door / Gate Control and Monitoring Definitions)**

(b) Door Control and Monitoring System Functional Requirements:

- (i) The control of all electrically operated detention doors shall be through reliable, factory tested controllers with a documented Mean Time Before/Between Failure (MTBF) of minimum 50,000 hours of operation. The controllers may be relay or programmable logic-based units.
- (ii) The system shall provide supervision of equipment and wiring. System equipment and wiring tamper, trouble and alarm signals shall be annunciated at the Detention Control System Computer.
- (iii) All doors shall be controlled from In-Custody Control Room. All equipment shall be installed in maximum-security metallic consoles and enclosures.
- (iv) All power necessary for the Door Control and Monitoring System shall be connected through uninterruptible power supply and emergency generator.

- (v) Provide materials, labor, equipment, and services necessary for a complete Door/Gate Control and Monitoring (DCM) System as specified in this Section. The Project Company shall provide all interfacing and integration work required for complete and functional systems.
- (vi) Provide cabling through new conduits as required to connect all door/gate control and monitoring devices shown on the Contract Documents.
- (vii) The following is a general diagrammatic description of work to be provided by the Installer Project Company:
  - (1) "CONTROL INTERLOCKING" - control and monitoring from In-Custody Control Room for: Vehicle Sally Port, Secured Vestibules, Selected Corridor Doors, and Elevator Control.
- (viii) The Door/Gate Control and Intrusion Detection System functions shall be implemented by interfacing and integration of the following systems:
  - (1) Door hardware, control, and monitoring devices and systems.
  - (2) Programmable Logic Control (PLC) - Input/Output (I/O) Units for door control and monitoring required for all door devices required for this project.
  - (3) Networked TCS workstation computers.
  - (4) Intercom System - As required to identify the location of intercom calling stations and associated doors, through signaling symbols.
  - (5) Gate arms, loops, and integration to access control and PLC systems.
  - (6) Access Control System and miscellaneous associated devices.
- (ix) Provide global/group controls for emergency unlocking of doors, separately for each sally port. Provide audible and visual adjustable time type "Reminder/Warning" signals at all times when the emergency unlocking function is enabled. Provide programming and control functions for selective group control and signaling as coordinated with County and Project Company.
- (x) Video / Intercom through Network Connectivity to Video Intercom Headend:
- (xi) Video Station/substation selection
- (xii) In-Custody intercoms displayed on TSC GUI screens

#### 21.5.3.4 Description of the Work

- (a) Provide site-wide security and control systems hardware and software and programming as required for the systems to operate as specified in this section. Provide programming,

start-up, testing, debugging through the control computers, programmable logic controllers, touch control systems, Access Control System computers.

- (b) Provide systems integration work for complete and functional integrated Security and Control Systems that operate in compliance with the sample generalized sequences of operation described in this section. These generalized operation sequences shall be used by the Project Company in the development of the technical proposal and systems programming for hardware and software demonstration. The Project Company shall coordinate with the County/State as required to implement requirements identified through the demonstration, and to provide final operation sequence that is acceptable.
- (c) The Operation Sequences shall apply to all Touchscreen Computer Systems', GUI mouse driven screen computer systems', and Access Control System's user interface where applicable for Detention Movement Control workstation.
- (d) Provide key plan display that shows a small-scale plan of the facility, indicating the associated floor from the workstation's home orientation, with the area currently being viewed highlighted in red. Touching or pointing and clicking highlighted key plan areas shall provide operator the full plan screen of the selected area.
- (e) Provide easy navigational tools such as arrows, icons that change screens to adjacent view in direction indicated by arrow.
- (f) All touchscreen icons and functions shall also be activated by a wireless mouse or keyboard functions.
- (g) Provide system control area to TSC GUI screens as outlined in the Contract Documents.
- (h) Provide status message and alarm message display areas on TSC GUI screens with scrolling control icons.
- (i) Provide audible, as well as visual, indication for all alarm conditions.
- (j) Provide login screen or security log-on keypad.
- (k) Label all cells, controlled doors, gates, areas, elevators and devices being controlled. Coordinate all numbers and designations with the County and Project Company. Minor adjustments to GUI screens designation through startup and warranty period shall be at no cost to the County.
- (l) Provide all special function pop up screens, intercom, emergency release, interlock and interlock override functions, gate arm control, loop overrides, and miscellaneous control functions.
- (m) Provide all report generation screens including alarm reports, incident reports, response reports and custom data logging reports with all necessary search, printout and archiving utilities.

- (n) Provide emergency group release, selected group assign and release functions. Coordinate these functions with County security team for which control stations have these functions. Emergency group release is typically for Detention Control System computer. Highlight doors in the path of egress that emergency release shall control. A confirmation and an abort function shall be provided.
- (o) Touch Control Terminals - Hardware, Firmware, Software: The "TOUCH CONTROL SYSTEM (TCS)," shall be equipped with all hardware necessary to meet the following minimum performance requirements listed as follows:
  - (i) Monitor, display and control all systems, functions and signals as specified.
  - (ii) Provide a signal generation to signal display and control to execution time response better than one (1) second including associated graphic maps and control displays associated with each type of signal and action specified. Typically, the graphic maps displayed with each signal shall provide all details, labeling and control areas necessary and applicable to display and control the active system as described herein.
  - (iii) Provide hardware, firmware, software, and programming necessary to maintain and meet the response time, performance, reliability and operational requirements.

#### 21.5.3.5 Touch Control Systems: System Description

- (a) Provide interfacing and programming for "TOUCH CONTROL SYSTEMS (TCS)" and distributed processing equipment to meet the following minimum performance requirements:
  - (i) Provide for password-based control console operator access (minimum of three levels). Coordinate with County all password levels and privileges.
  - (ii) Activation of two or more touch control areas within one second shall have no effect to any system. Provide timed sequence type controls for critical functions.
  - (iii) Activation of the touch control system lockout function shall deactivate the TCS until the operator accesses the control station by using an authorized password. The time interval necessary for completely operational state of a terminal shall be three seconds maximum from the time of entering a complete system password via the appropriate text terminal.
  - (iv) An incoming signal shall cause the appropriate system designated symbol in the system selection and control area to flash. Flashing shall be interpreted as a change of the color brightness unless specifically stated otherwise.
  - (v) TCS terminal shall provide for answering incoming or active signal.
  - (vi) Control systems shall assist the operator in answering an incoming signal by flashing the applicable control function related areas and indicating any

interconnections and relations between systems in the sequence specified and appropriate related systems.

- (vii) Control systems shall display individual status related statistics such as zone or area number of alarm, supervisory, trouble, queued signals in the touch control systems status display area.
- (viii) Queued signal shall be returned to the console/operator station which issued the queuing request after an adjustable time interval. If the terminal which issued the queuing request is in a lockout mode or is otherwise inaccessible to the control systems, the queued signal shall be sent along with a sequential description/tally to the other terminals or the other operator station (coordinate with the County). The description/tally shall indicate as minimum:
  - (1) Time, date of origination
  - (2) System, type of signal and device
  - (3) Monitoring point
  - (4) Operator station which originally answered the signal
  - (5) Operator actions related to the signal
- (ix) Activation of a general alarm, systems control function such as acknowledge, test, access, queue and reset shall change a flashing colored control area to a steady control area display consistent with system specific color code.
- (x) Selection and activation of system controls such as door or gate control, access control card readers, video surveillance, intercoms and control points, zones and areas shall be via site or floor graphic maps unless specific control functions require special commands as specified and as directed by County and Project Company. All system specific control sequences shall be typed as specified for the particular system.
- (xi) Activation of graphic display touch control area shall provide for the control area color to flash until the appropriate graphic display is completed at which time a steady bright color shall be displayed.
- (xii) The touch control system terminal shall provide for manual access of any system through the systems selection and control menu displayed at all times when a particular terminal is active. All systems related manual access shall require two steps.
  - (1) First, touch control area activation - cause the respective touch control area to flash and the word "manual" to be displayed under the control area.
  - (2) Second, touch control area activation - cause the display of particular system related control and classification menus and site plan.

- (xiii) The manual access of doors or gates shall cause breach alarm in the In-Custody Control Room. Acknowledging the alarm will display a camera covering the location.
- (xiv) Selecting a camera icon on TCS within the In-Custody Control Room shall display camera video on the adjacent monitor.
- (xv) Manual activation of intercom and door/gate control keys in the system selection and control menu shall automatically engage the intercom menu.
- (xvi) Activation of the site key plan graphic control key in the system selection and control menu shall provide for the site plan to be displayed on the entire screen area above the system selection and control menu. An incoming signal shall provide for the display of the appropriate sector/quadrant map and activation of the graphic display control menu to allow the operator to perform a closer inspection of the signal origination area. Provide direct one step access to different sectors/areas of the Site and to buildings through a hyper graphic key plan. Provide direct one step access to the complete Site plan through a dedicated icon/graphic button. Identify the location of each control console on the graphic display.
- (xvii) Activation of the clear screen key in the systems selection and control menu shall allow the operator to blank a terminal temporarily. Incoming signal addressed to the particular terminal shall activate necessary monitoring, display and control function associated with the particular terminal. Activation of the clear screen shall have no effect while active signals are addressed to the terminal unless a system error condition validates its action. If clear screen function is validated, all active signals shall be automatically transferred to the other operator terminal or terminals as necessary to provide for operators to respond as required.
- (xviii) Activation of the touch control system test key in the systems selection and control menu shall provide for the respective touch control system to run through a complete diagnostic and provide a plain English report of the results. Activation of the system test key while active signals are addressed to the terminal shall have no effect.
- (xix) Activation of the cancel command key in the system selection and control menu shall stop execution of the last command and return all systems to their status prior to issuance of the command. The system shall display and announce any potential danger associated with the cancellation of the command. For example, closing a gate while people attempt to pass through. The systems shall require the cancel command to be activated for the second time within three seconds if the cancellation of a command would place people in danger. The cancel command key shall provide the operator to cancel one command within ten seconds interval.
- (xx) Activation of the touch control system reset key in the system selection and control menu shall provide for the respective touch control system to reset, run a complete diagnostic, and provide a plain English report of the results. Activation of the touch control system reset key while active systems are addressed to the



terminal shall have no effect; the signals addressed to the particular terminal shall be transferred to a different terminal for the touch control system reset key to become active.

- (b) Typical Touch Control Screen Configurations: The touch control system through the PLC system shall process and display, as a minimum, the Graphical User Interface (GUI) type systems control and monitoring terminal configurations listed below:
  - (i) Door / Gate Control:
    - (1) Systems Selection and Control
    - (2) Door/Gate Alarm, and Video Surveillance Camera Automatic Call-up
    - (3) Card Reader Monitoring
    - (4) Signal Classification
    - (5) Door/Gate, Graphic Map Display and Control for Intercom Systems
    - (6) Report Generation with repeated updating of data regarding dispatching of incident response teams, the actions, and findings of the incident response teams and operators, and security and maintenance follow-up required. Each event update shall include date, time, operator identified – maximum security alert operating mode only.
    - (7) Emergency and Group Release
    - (8) Interlock Override
  - (ii) Where touch control area foreground colors are not established, the Project Company shall develop the coloring scheme based on use of alternating colors such as red, orange, green, blue, magenta and cyan.
  - (iii) Overall contrast, brightness shall be adjustable to provide operators with graphics which are distinctive for particular signals and can clearly be seen in the lighting conditions of the control center.
  - (iv) Graphics, color combinations, and systems adjustments shall be developed by the touch control systems manufacturer and confirmed with the County.
  - (v) Graphics and symbols developed for the touch control systems shall be to allow a color blind operator to recognize a function or control area without knowing precisely which color corresponds to which command or signal.
  - (vi) Flashing signals shall be outside of labeling and other text areas and flashing signals shall determine variation of screen area brightness without actually blanking out an area or removing a graphics from a control area.

(c) Integrated Special Systems – Priority Levels

- (i) When two or more systems send signals to the operator stations, the following priority list shall be used in establishing the order in which they are displayed and controlled via GUI touch control terminals and graphic control panels.

Signal or Alarm	Priority
Staff intercom Signal	Priority 1 – Highest
Cell Door / Gate Control, Video Intercom	Priority 2
Perimeter, Motion Detection, VSS Alarms, Perimeter Doors	Priority 3
Other	Priority 4

**Table 6. 21.2 (Integrated Special Systems - Priority Levels)**

21.5.3.6 System Operation: Standard for Touch Control Systems

- (a) Provide systems that are programmable to include alarm, trouble and supervisory signal as EXCEPTION/CRITICAL EVENTS. The Touch Control System terminals shall allow the Control Center to operate in Degraded mode with no report filing requirements, MAXIMUM SECURITY/ALERT MODE where report filing is required for critical events and any mode combinations for each system (between degraded and maximum alert mode) as required by County. The SEQUENCES OF OPERATION included in this section are provided as guidelines to develop all sequences required for this Project.
- (b) Movement Control - Operation Sequence: When multiple intercom calls/door, gate access requests are placed the operator shall perform the tasks listed below.
  - (i) Select intercom station on the touch screen - establish voice and video communication.
  - (ii) Unlock the door (unlock and open the gate) by touching the icon on the touch screen. Where VSS is provided, the camera displayed shall change when a new intercom or camera is selected through the touch screen or keyboards.
  - (iii) All card reader-controlled doors shall be monitored for status and status of door shall be displayed on GUI screens. Unauthorized access shall cause an Alarm condition at the local station as well as the Detention Control System Computer. PLC based card reader-controlled doors shall have the capability to be overridden by local control with proper password protection or Detention Control System Computer.

21.5.3.7 Programmable Logic Control (PLC) System

- (a) The PLC shall be the product of manufacturer of PLC System engaged in the production of controllers for security application for a minimum of twenty (20) years. Only manufacturers with national distribution, national servicing and local parts outlets shall be considered.

- (b) System software shall be contained in EPROM. RAM operation database shall be battery backed up. The program shall be developed for each controller on an individual basis. Furnish one spare EPROM for each controller, loaded with all the proper software and located with the controller.
- (c) The programming format shall be traditional relay ladder logic utilizing basic and advanced instruction sets for function generation.
- (d) Each floor shall have a dedicated PLC. The local PLC controller shall be equipped with a processor, I/O modules, communication modules, power supplies, and accessories as required for a complete and functional unit.
- (e) Controller shall be configured to operate in a distributed processor environment and equipped with communications capability as required.
- (f) The I/O interface boards shall be standard printed circuit boards containing the necessary coding/decoding solid state circuits for communicating with the processor, LED indicators which display the status of each point and plug-in input/output modules.
- (g) The controller shall operate on 105 to 130 VAC, 60 Hz and contain an integral circuit breaker for overload protection. The primary power for all security control equipment shall be UPS power. Coordinate with UPS power requirements with Electrical provider. The controller shall operate properly in environmental conditions of 0° to 60° Celsius in up to 95% humidity (non-condensing). The controller shall conform to electrical noise standards of IEEE-472.
- (h) PLC program shall be provided to the County~ as follows:
  - (i) Hard copy printout
  - (ii) All programs stored on the hard drive of the programming data terminal only accessible through appropriate level of password protection.
- (i) The controllers shall provide all necessary logic functions, timing functions, memory, software, input/output points and communication capabilities for the operating features required to meet all of the requirements.
- (j) The controller shall be general purpose in nature and not custom designed and built for this isolated application. The PLC shall be redundant and fault tolerant operation type. The controller shall be generally non-location specific in its construction. The controller shall be made location specific and operationally customized by installing EPROM with applicable software, and making the I/O interface board's system specific and installing the proper I/O modules.
- (k) Logic functions shall include, but not be limited to, AND, OR and INVERT functions with sufficient levels to provide operating features required to perform all of the functions required.

- (l) Timing functions shall include, but not be limited to, on-delay, off-delay, stepping and pulsing. Sufficient variations of programmable timing shall be available to provide all the operating features as required herein.

#### 21.5.3.8 Programmable Logic Control – Input / Output (PLC – I/O) Units

- (a) The Central Processing PLC and PLC - Input/Output (PLC - I/O) units shall be 100% compatible and be manufactured by the same manufacturer as part of an integrated series/family of products. The PLC/PLC - I/O units shall be connected to CPS via RS-232/RS-422/RS-485 ports. PLC/PLC - I/O units shall include interfacing to Security & Communication Systems as shown and specified.
- (b) The Central PLC units shall contain all hardware and software necessary for the systems specified under Division 28 to operate as an integrated system which meets the reliability and performance specifications described.
- (c) Provide PLC - I/O units as required for the Security & Communication Systems.
- (d) The PLC - I/O units shall be configured for:
  - (i) 24V DC signal threshold: The PLC's provided for this project shall operate with "high signal current/low impedance" to ensure that external RFI/EMI influences do not result in false signaling and controls. The PLC I/O's shall include time delays to ensure that short spikes shall not result in false signals. The PLC I/O's shall be configured for RFI/EMI immunity similar to electromechanical relays operating at 24 volts.
  - (ii) "Watchdog" circuits and relays as required to ensure that the system fails in "fail secure" condition, 100% of times when a system malfunction or power failure occurs.
  - (iii) "Fail Secure" mode of operation during start-up and diagnostics.
  - (iv) Built-in self-diagnostics and programmable "Reminder Operator Signaling".
  - (v) Built-in status indicators for power supplies, memory and communication ports.
  - (vi) I/O drivers for connecting remote I/O devices which may be up to 10,000' from control equipment.
  - (vii) Multiple levels of "AND, OR, INVERT, ON/OFF, DELAY, COUNT UP/COUNT DOWN COUNTERS, ON DELAY/OFF DELAY, RETENTIVE TIMERS, SEQUENCING, COMPARE, EQUAL, GREATER THAN (OR EQUAL), LESS THAN, LIMITTEST, COMPUTER, AVERAGE, MOVE, FOR NEXT, JUMP, RETURN, ONE SHOT FALLING, ONE SHOT RISING, SEND/RECEIVE MESSAGE, STRING CONCATENATE, STRING EXTRACT, EXTEND BUFFER" functions as required for implementation of redundant, multiple station control, signaling and interlocking.

- (viii) Communication ports for Ethernet 10/100/1000 Mbps, RS232, RS422, and 20MA connectors.
- (ix) Supervision of all circuits - input and outputs to determine faulty wiring from open contacts.
- (e) PLC input/output units shall be manufactured by the PLC CPU manufacturer.

#### 21.5.3.9 Door Control and Monitoring Equipment

- (a) The Project Company shall coordinate the requirements of door hardware and control/monitoring requirements described in this section.
- (b) The door hardware and control shall include:
  - (i) Concealed door position monitoring switches
  - (ii) Concealed latch monitoring switches
  - (iii) Fail secure locks
  - (iv) Manual emergency key type operation, from both sides
  - (v) Interlocking with other sally port doors/gates/roll-up doors in the configurations shown on the floor plans, through the Central Processing and Programmable Logic Control (PLC) systems specified in this section.

#### 21.5.3.10 Touchscreen Operation Interface Terminal

- (a) The touch screen shall be the product of a manufacturer engaged in the production of touch screens for industrial applications for a minimum of five (5) years.
- (b) Provide minimum 27" color LCD touch screen monitors for each operator computer station.
- (c) Provide all mounting hardware and cabling for each console mounted touch screen.
- (d) The touch screen monitors shall meet the following minimum requirements:
  - (i) Resolution: 1,920 x 1,080' (native at 60 or 75 Hz)
  - (ii) Colors: 16.7 million
  - (iii) Brightness: 300 cd/m<sup>2</sup>
  - (iv) Viewing Angle: Horizontal 170° total Vertical 160° total
  - (v) Response Time: 2 milliseconds
  - (vi) Input Video: HDMI, 15 pin D-Sub, OVID, DVI-I and VGA

- (vii) Power Supply: Input (line) voltage - 100-240 VAC, 5,060 Hz, Monitor Input Voltage - 12 VDC at 3.75 amps.
- (viii) Power Distribution: 40 watts (typical)
- (ix) Agency Approval: UL/cUL, FCC/IC/VCCI/C
- (x) Anti-glare Surface Treatment
- (xi) Mounting Options: 100mm or 75mm VESA mount, rear mount monitor only, or with brackets, panel cutout.
- (xii) Warranty: 3 years for monitor

#### 21.5.3.11 Alarm and Status Reporting

Alarm annunciation may be selectively steered to any combination of control consoles. Alarms may be individually prioritized for each console and alarms above a given priority shall cause an audible alarm.

#### 21.5.3.12 Journal Log

- (a) The system shall have the capability to selectively log all events in the system to both a printer and to CPS disk storage system. All log entries include a time stamp, an event descriptor and, when applicable, an operator.
- (b) Alarms logged shall include information presented to the consoles and the system shall create a corresponding acknowledgment message when the alarm is acknowledged.
- (c) The magnetic media journal shall serve as system archival storage from which management reports may be generated or the printed journal recreated. The system shall support two journal storage devices to provide long-term removable storage and short-term fast access storage.
- (d) Reports shall run concurrently with, and at a lower priority than, the critical system functions and shall not affect the response time of alarm annunciation.
- (e) Reports shall be selected from a menu of predefined report formats which shall include:
  - (i) All activity between a selected start time/date to stop time/date.
  - (ii) Non-circuit activity between a selected start time/date to a stop time/date.
  - (iii) Circuit activity between a selected start time/date and a stop time/date.
  - (iv) Activity for a group of points between a selected start time/date and a stop time/date.
  - (v) All control console activity

- (vi) All supervisory circuit activity
- (vii) All activity for a group of points
- (viii) All Intercom alarms
- (ix) All takeover commands
- (x) All general alarms
- (xi) All vehicle sally port door openings
- (xii) Other user defined groups
- (xiii) All incident reports

#### 21.5.3.13 System Security

- (a) The integrity of the system shall be protected by a system of operator passwords, access levels, and audit trails.
- (b) Each operator is assigned a password and access levels. When an operator logs on the system, they shall be asked for his/her operator name and password. If these match, they shall be allowed to perform any function allowed to their access level. Each operation is included in the system log.
- (c) In addition to the logging of an operator entry, the system shall record any transaction which shall affect the operation of the system.

#### 21.5.3.14 Self-Diagnostics

The system shall have the capability to detect and annunciate the failure of any subsystem. When a failure is detected, the system shall perform on-line diagnostics to pinpoint the failure and recommend corrective procedures. These diagnostics can also be checked through the telephone modem.

#### 21.5.3.15 Cabling Requirements

- (a) Project Company shall be responsible for sizing all cables and conductors to minimize voltage drop based on anticipated loads of each circuit. Voltage drop shall not exceed the manufacturers' of the equipment being supplied recommendations or a maximum 5% voltage drop.
- (b) Input cables shall be a minimum 18 AWG copper stranded cable; output cables 16 AWG and shall be shielded twisted pairs, 600 volt, 90°C UL listed if installed in cable tray, shall be VNTC cable tray rated. If installed in conduit, Small Diameter Neoprene (SDN) 600-volt, 90°C type TC cable.

#### 21.5.3.16 Adjusting, Testing and Cleaning

- (a) General

Upon completion of the work, remove excess debris, materials, equipment, apparatus, and tools, and leave premises clean, neat and orderly.

(b) Testing

(i) Component Testing - Each separate component of the Security System door/utility control and monitoring system shall be tested individually. In particular, each printed circuit board shall be tested for circuit continuity and circuit isolation. All electronic components shall be operated for the time duration required to identify product failures and the board shall be completely operationally tested. This testing shall be done at the site of the control equipment manufacturer.

(ii) Factory Testing

(1) All components of the Door Control and Monitoring System shall be operationally tested together with the exception of the end devices. At this time, all components and interconnecting wiring shall be complete and fitted with their respective plug.

(2) The Project Company and County have the option of witnessing all factory tests. Notify, Project Company and County at least 4 weeks prior to system testing.

(iii) Site Testing

(1) All security control equipment, including computer systems, PLC, locks, monitoring devices, and integration of all security equipment. All inputs and outputs to the PLC shall be fully tested by the Project Company.

(2) All communication links between PLC and workstation computers shall be fully tested.

(3) All test reports shall be issued to the A&E-Project Company prior to ACCEPTANCE Occupancy Readiness.

(4) The commissioning of the lighting control, and miscellaneous electrical utility-controlled power circuits shall be a joint effort between various Project Companies.

## **21.5.4 Security Intercom and Paging System**

### **21.5.4.1 General Requirements**

(a) Facility communications shall be accomplished through the use of telephones, intercom and paging systems. A dedicated security intercom system shall be connected to all electronically controlled detention doors and report back to In-Custody Control Room. In addition, intercom stations installed on electronically controlled doors leading into the judge's chambers secure corridors with dedicated security intercom master stations reporting back to the judge's secretary. The systems shall be designed as simple to



operate due to the relatively low number of stations involved. The In-Custody Control intercom substations shall interface only with detention holding cells, sally port, intake, and processing areas. Provide a "push to talk" intercom system, installed at these controlled doors and other strategic locations.

- (b) Provide zoned paging throughout the facility to be activated through County specified telephones. The paging system shall provide intelligible voice announcements throughout all normally occupied spaces of the building. The system shall be capable of receiving external audio and routing control inputs via POTS/DTMF or SIP interface from up to four external sources (telephone systems and mass notification system). The system shall distribute audio to individual, groups or all zones as defined by the County. Each floor shall be divided into multiple zones as designated in the project documents. Amplifiers, paging microphone and control equipment shall be rack mounted. When broadcasting an emergency message the paging system shall be capable of interrupting and delaying fire alarm system emergency messages if appropriate and approved by the AHJ.

#### 21.5.4.2 System Operation

##### 21.5.4.2.1 Call Placement from an Intercom Station

Call placement from an Intercom Station shall comply with the following requirements.

- (a) Depressing an Intercom Station's call push-button shall place a call request in the queue of the In-Custody Control Station(s) assigned to receive that Intercom Station's calls. Calls shall be queued in order of priority level associated with the Intercom Station and the time the call was placed.
- (b) In-Custody Control Station shall normally display the identity of the top three (3) calls in its call request queue. Call identity shall include the device ID number and an alphanumeric descriptor. Descriptor shall be up to 20 characters.
- (c) The In-Custody Control Station display shall indicate the total number of calls currently in its queue. Scroll keys shall enable the In-Custody Control Station to view all calls in the queue.
- (d) Calls not answered within a preprogrammed time shall place a secondary call request to an assigned secondary In-Custody Control Station.

##### 21.5.4.2.2 Call Answering at an Intercom Master Station

Call answering at a In-Custody Control Station shall comply with the following requirements.

- (a) In-Custody Control Stations shall be able to answer the top call request in its queue by depressing the 'Next' function key. At completion of the call, the 'End' function key shall close the communication link and remove the call from the queue.
- (b) Subsequent calls may be similarly handled for the remaining calls in the queue.
- (c) Queued calls may be answered out of sequence by scrolling through the queue to the desired call. The selected call to flash on the display and shall be answered by depressing

the 'Enter' key. 'End' key shall close the communication link, remove the call from the queue, and return the In-Custody Control Station display to the top of the queue.

- (d) A call that is currently connected to a In-Custody Control Station shall display that the call is connected, the type of device connected, and the identity of the connected device.

#### 21.5.4.3 Electrical Power Requirements

The Project Company shall provide all power as required.

#### 21.5.4.4 Electrical Power Requirements

The Project Company shall provide all power as required. Coordinate all power and infrastructure requirements with Section 15 (Electrical Systems) of this Appendix.

#### 21.5.4.5 Qualifications

The Project Company shall be qualified and certified by the manufacturer prior to installation and programming of the **SI**.

#### 21.5.4.5.1 Detention Intercom Stations

- (a) Detention Intercom Stations shall be tamperproof and weatherproof, single button recessed Intercom Stations, designed for mounting on standard 2-gang outlet boxes. The Project Company shall confirm size and provide accordingly. Faceplates shall be constructed of brushed stainless steel. Internal steel offset grille shall restrict inserting objects through speaker grille.
- (b) Each Detention Intercom Station shall incorporate an internal loudspeaker, microphone preamplifier and function multiplexing circuitry. One pushbutton shall be provided on each station. Pushbuttons shall be software assignable for placement of call requests.
- (c) Pushbuttons shall be single piece stainless steel construction and be back stopped to prevent excessive travel. Switch shall have positive tactile action with one-million operation lifetime.
- (d) Loudspeakers shall be waterproof mylar cone type.
- (e) All Detention Intercom Station functions shall be transmitted over a single shielded pair cable. Intercom Stations shall be provided with insulation displacement connector that requires no wire stripping for installation.
- (f) Outdoor Detention Intercom Stations shall be identical in all respects to standard intercom stations except that all metal plates and hardware to be stainless steel, and internal circuitry and components to be conformally coated.
- (g) Each button shall be programmable, through the system, to call the In-Custody Control Stations or to access any specific group function, e.g., group call, alarm call, etc. The labels and buttons shall be color coded, thorough fluorescent paint fill, within the engraved labeling and graphic identifiers.

#### 21.5.4.5.2 Paging Amplifiers and Distribution

- (a) Provide class 2 audio distribution for all paging speakers using 25-volt or 70-volt distribution. Conform to Applicable Standards and Applicable Law for low/high voltage distribution in conduit with low voltage control and communication cabling.
- (b) Provide speaker matching transformers and level control transformers with less than 1% distortion at rated power. Transformers shall be rated for full capacity of loudspeakers served.
- (c) Provide amplifier matching transformers with less than 1% distortion at rated output power. Transformers shall be rated for full capacity of amplifier served.
- (d) Provide minimum of 16 watts of amplifier for each exterior horn speaker in power load calculations plus 50% spare capacity.

#### 21.5.4.5.3 Video Master Station

- (a) Product: IP desktop station:
  - (i) power source: supplied from PoE switch;
  - (ii) call tone: audible indication and LED blinking (until call timeout);
  - (iii) Communication:
    - (1) Handset; and
    - (2) Hands-free;
  - (iv) acoustic echo cancellation; and
  - (v) active noise filtering.

#### 21.5.4.5.4 Video Intercom Station

- (a) Power source: supplied from UPS backed central control unit.
- (b) Communication: open voice hands-free communication.
- (c) Camera: 1/4" (6 mm) color CMOS.
- (d) Minimum illumination: 5 Lux.
- (e) Camera angle: wide, approximately 170 degrees (Horizontal).
- (f) Ambient temperature: -10°C to 60°C (+14°F to +140°F).
- (g) Mounting: flush mount.

#### 21.5.4.6 Wire and Cable

All Commercial Intercom wiring shall be CAT-6 cable. Refer to the Electrical Systems and ITC Systems Sections for additional CAT-6 cabling requirements. Cable jacket color shall be in accordance with County standards as set forth in Section 18.12.4(b)(iii) of this Appendix.

#### 21.5.4.7 Emergency Telephones

(a) The emergency telephones shall be an easily identifiable, vandal resistant communications device pedestal that is ADA compliant, multi-functional, freestanding, and constructed of heavy steel. The unit shall be virtually impervious to damage, and shall include a high quality, vandal resistant, hands-free communications device illuminated by a high intensity faceplate light, a powerful strobe light and a vivid blue beacon that serves to identify the unit from a great distance. The emergency phone pedestals shall comply with the following requirements:

- (i) provide Code Blue CB 1-s with dual openings:
  - Part #: CB1S00834
  - Finish: Safety Blue
  - Graphic Text: Emergency 2 Sided
  - Graphic Color: White
  - Second Opening: Blank Stainless-Steel Plate
  - Speakerphone: Sold Separately
  - Communication: None
  - Power: Line Power
  - Incoming Voltage: 120VAC 210VA  
(24VAC/12VDC Output)
  - Lighting: Strobe Light Blue Lens
  - Lighting: Area Light Blue Lens
  - Venting Type: Passive
  - IA4100 FP1 Single Button Phone Assembly
  - Enclosure Speakerphone
  - Large Bezel: EMERGENCY
  - Includes Hardware and Harnesses
  - Anchor Bolt Kit Installation Kit for CB1 and CB9 Series
- (ii) Provide cabling for IP security cameras near the device. Device model to be confirmed through design review.
- (iii) provide Code Blue CB 2-s:
  - Part #: CB2S00056
  - Finish: 4B Brushed Stainless Steel
  - Graphic Text Side: Emergency
  - Graphic Color: Blue
  - Speakerphone: Sold Separately
  - Power: Line Power
  - Incoming Voltage: 120VAC 210VA  
(24VAC/12VDC Output)
  - Lighting: Strobe Light Blue Lens
  - Lighting: Area Light Blue Lens

IA4100 FP1 Single Button Phone Assembly  
Enclosure Speakerphone  
Large Bezel: EMERGENCY  
Includes Hardware and Harnesses

- (iv) Provide cabling for IP security cameras near the device. Device model to be confirmed through design review.
- (b) The unit shall be mounted onto four (4) anchor bolts that are set into concrete. Standard three-quarters inch ( $\frac{3}{4}$ " ) x 24-inch galvanized steel anchor bolts, nuts and washers shall be used as required. The unit shall mount half-inch ( $\frac{1}{2}$ " ) above the concrete to allow air flow within the unit.

## **21.5.5 Access Control and Monitoring System**

### 21.5.5.1 General Requirements

#### 21.5.5.1.1 General

- (a) Access points and security barriers shall be designed to control and provide secure access to the New Courthouse for authorized personnel in an expedient manner.
- (b) Designated doors shall be operated with keycard reader devices and equipped with door position switches (“**DPS**”) to indicate door position and lock status on the control screen.
- (c) Secure vestibule doors shall be interlocked but capable of override for simultaneous opening during emergencies.
- (d) The New Courthouse access control system shall be compatible with the County’s access control system.
- (e) The holding area shall be controlled by a PLC-based access system and shall be operated independently of the keycard access system. The Project company shall provide all components of this PLC-based access system including, but not limited to CPU, power supplies, I/O module for interfacing door control elements, Intercom Stations, touchscreens, and status indicators. Ethernet communications protocol on a secure network shall be used to interface the various systems.

#### 21.5.5.1.2 Building Access: Exterior

- (a) Provide metal detectors and x-ray screening stations for security personnel to screen visitors to the Courthouse in the Main Lobby.
- (b) Judges shall enter the Courthouse through a dedicated access point via keycard access. Keycard reading devices shall allow judges to enter specific, secure Areas of the Courthouse without intervention from security personnel or the Sheriff’s Office. The keycard access system shall provide for computerized records of the time and user identification for each designated door.
- (c) The restricted vehicle sally ports shall be monitored from the In-Custody Control Room, access to be provided from the In-Custody Control Room.

- (d) Keycard entry locks shall be employed.
- (e) All exterior doors shall have Door Position Switches for monitoring. Emergency egress doors that are not to be used for normal exiting shall be equipped with door alarms. Emergency egress and delayed egress doors shall alarm locally and at the control workstations. All secured exterior doors shall alarm if propped open.
- (f) All access points into Restricted Areas shall be access controlled. Staff corridors, suites and shared areas shall be accessible via keycard access. Judicial and Staff personnel shall be provided metal keys for Private Offices and other designated staff spaces within suites. Provide remote entry push-button devices and VSS/intercom identification for staff to control public access to staff suites.

#### 21.5.5.1.3 Building Access: Interior

- (a) All access points into Restricted Areas shall be access controlled. Staff corridors, suites and shared areas shall be accessible via keycard access. Judicial and Staff personnel shall be provided metal keys for Private Offices and other designated staff spaces within suites. Provide remote entry push-button devices and VSS/intercom identification for staff to control public access to staff suites.
- (b) All entries into restricted areas shall be controlled. Access from the vehicular sally port through to the secure waiting/staging area shall be facilitated via interlocked doors that are controlled from the In-Custody Control Center with notification monitoring via intercom and VSS communication.

#### 21.5.5.1.4 Secure Parking

- (a) VSS coverage, emergency phone locations and access-controlled ingress and egress shall be provided at the Secure Parking area.
- (b) Access control shall be provided through dual height pedestals equipped with card readers and VSS cameras.
- (c) One-direction tire spikes shall be provided on all exit lanes.

#### 21.5.5.1.5 Secure Parking Gate Control

- (a) Provide electrically controlled gates at the Judge's Secure Parking area. There shall be a dual height pedestal with card access, intercom station, and CCTV camera for verification at the entrance. Exit egress control shall consist of loop detector and button.
- (b) Provide control gates for any driveway leading to the service areas. An intercom shall be placed here along with CCTV cameras to positively verify the identity of the service personnel prior to providing access.

#### 21.5.5.1.6 Vehicle Sally Port Gate Control

Provide electrically controlled gates at the Secure Vehicle sally port. There shall be a dual height pedestal with card access, intercom station, and built in VSS camera for verification. Egress control shall consist of egress pedestal with card reader, intercom, and VSS camera.

#### 21.5.5.1.7 Lobby Screening

Provide space and equipment for security screening at all entrances before entering the public circulation and waiting area of the courthouse. The public circulation also provides space for courtroom waiting and access to the Clerk and other agency services. The public lobby of the courthouse shall provide a distinctive security boundary for the facility, separating public from staff and secure areas. These areas shall be provided with duress alarms and dedicated video coverage.

#### 21.5.5.1.8 Mail Room Screening

Provide screening equipment for incoming mail including a magnetometer, and portable screening equipment for detecting dangerous contaminants - including explosives, narcotics, chemical and biological warfare agents, and toxic chemicals.

#### 21.5.5.1.9 Intrusion Alarm System

- (a) An intrusion alarm system shall be provided for after-hours monitoring of all areas within the Courthouse that are not under operation 24 hours per day, seven (7) days per week. The intrusion alarm system shall consist of glass-break sensors for all Rooms and Areas with first-floor windows/glazing, window position monitoring for all operable first-floor windows, and motion detectors at entrances and secure storage rooms including, but not limited to the property storage, evidence storage, etc.
- (b) The intrusion alarm system shall alarm in local control rooms.

#### 21.5.5.2 Access Control Description of the Work

- (a) Provide an access control panel in each security equipment closet.
- (b) Provide a main access control panel in the main security electronics room.
- (c) All panels shall be connected to either the County or the security network.
- (d) All security devices (PIRs, door contacts, card readers and electric strikes) shall be hard wired to the nearest access control panel.
- (e) Each access control panel shall be connected to the security network by CAT-6 cables.
- (f) All other devices shall be connected by cables(s) per device manufacturers' recommendation.
- (g) Provide ACS, including ACS network, controllers, card readers, cards, duress devices, and badging station.
- (h) Populate the ACS database with the employee provided by the County / OJD.
- (i) Provide detection devices such as motion detectors.
- (j) Interface, monitor, and control electric locksets provided by the Project Company.

- (k) Provide magnetic door switches.
- (l) Provide request for egress PIRs and pushbuttons.
- (m) Provide all required power supplies.
- (n) Provide all cabling connections required, cable jacket colors shall be in accordance with County Standards.
- (o) Coordinate conduit requirements with Owner.
- (p) Coordinate all door hardware with door supplier.

#### 21.5.5.3 System Description

- (a) Connections to the access control panel shall be over a LAN connection.
- (b) The central system shall provide real-time display of all system events, archive all events in a history file on the system's internal drive, and serve as the instrument through which all system programming is accomplished.
- (c) An Access Control System Server ("ACSS"): Shall be installed in the Server Room. The ACSS shall comply with the following requirements.
  - (i) The ACSS shall run the system database service for interfacing with the system database, a panel service for polling system panels and communicating with the database service, a user interface for monitoring system activity and database administration.
  - (ii) The system server shall also have the most recent Microsoft Windows operating system supported by ACS manufacturer, installed as the operating system for the ACS software.
- (d) A Personal computer shall be configured for the intended system function by loading the appropriate services and operating system software.
- (e) Access Control Workstation ("ACWS"): Shall be desk mounted and installed in the Building Monitoring Room.
  - (i) The ACWS shall connect to the ACSS for local, site-specific control and monitoring of the Access Control System.
  - (ii) The ACSS shall have the most recent Microsoft Windows operating system supported by ACS manufacturer, installed as the operating system for the ACS software.
  - (iii) A Personal computer shall be configured for the intended system function by loading the appropriate services and operating system software.



- (iv) This station shall be integrated through serial or network communications to the digital video recording and monitoring system and the intercom system to provide integrated control and monitoring functions.
- (v) This station shall be loaded with the site map and security device icons for graphical screen control and monitoring of the security system.
- (f) Access Control Badging Station (ACBS): Shall be located at a location indicated by the County/State.
  - (i) The ACBS shall connect to the ACSS. The station shall have the most recent Microsoft Windows operating system supported by Access Control System manufacturer, installed as the operating system for the access control software.
    - (1) A computer shall be configured for the intended system function by loading the appropriate services and operating system software. This station shall be integrated through serial or network communications to the Access Control System for the primary function of badging.
    - (2) This station shall also be loaded with the site map and security device icons for graphical screen control, monitoring of the security system, and shall provide fully functional backup to the workstations.
- (g) Access control panels shall be installed, communicating to the County Main Server over a local LAN connection. The access control panels shall connect to all initiating and alarming devices. The system shall provide:
  - (i) Control Access to building and selected areas using proximity cards.
    - (1) Selected Exterior Doors: Control access into building at locations as indicated.
    - (2) Selected Interior Building Areas. Control access into areas as indicated.
  - (ii) The System shall Restrict Access of individual cardholders by time of day, day of week and specific points of entry via system software.
  - (iii) Unlock Doors to building and selected areas automatically for a scheduled period of time throughout the day allowing free access and egress without the use of a card and avoiding the generation of an alarm condition on the access control system.
  - (iv) Monitor Points in building and selected areas which may provide unauthorized access or egress and may be a point for forced entry.
  - (v) The system shall report changes in status for all monitored points indicating the specific location so the operator can respond appropriately to selected Exterior Perimeter and Internal Points.

- (vi) Provide four-state supervised inputs to system for monitoring the status of doors.
- (h) Provide interfacing to local Fire Alarm System for the release/unlocking of all doors identified by the AHJ.
- (i) Provide centralized report generation of all alarm signals.
- (j) Provide centralized card access proximity card printing including digital pictures.
- (k) Provide UPS power backup.

#### 21.5.5.4 Related Work

In addition to work described above, the Work shall include, but not necessarily be limited to the following:

- (a) Equipment identification as specified elsewhere.
- (b) Providing all cabling and connections required for complete and functional systems, cabling jacket colors to be in accordance with County Standards.
- (c) Providing 120 VAC un-interruptible power as required for all equipment provided under this contract.
- (d) Assemble equipment that is furnished disassembled in accordance with manufacturer's recommendations.

#### 21.5.5.5 Qualifications

The Project Company shall be factory certified to install the purchased system by the hardware/software provider.

#### 21.5.5.6 Database

- (a) The system shall be of an open architecture design and shall support industry standard databases such as Microsoft SQL Server, Oracle Server, IBM DB2 or MSDE database.
- (b) The system shall be capable of utilizing a true client/server network configured to support the system database service, all services and user interfaces optimizing the users' options for system programming, event monitoring, and record keeping.

#### 21.5.5.7 System Software

##### 21.5.5.7.1 Software Capacities

- (a) All access control system hardware shall communicate back to County Main Server.

#### 21.5.5.8 Card Reader

- (a) Provide for all doors as outlined, high-security vandal-proof proximity card readers around the exterior of the Courthouse, proximity card readers on the interior. It shall meet the following requirements:

- (i) It shall be compatible with proximity card technology.
  - (ii) It shall feature indelible graphics and labeling.
  - (iii) It shall mount to standard electrical backboxes (single gang).
  - (iv) A Lifetime warranty shall be provided.
- (b) Provide proximity card readers shall comply with UL294 standards.
- (c) The reader shall work with passive proximity cards. A red LED shall indicate power to the reader. When a proximity card is presented to the reader, the red LED shall flash green, and the beeper shall sound briefly indicating to the cardholder that the card was read. A longer duration flash and beep shall follow for an authorized card. On reader powerup, an internal self-test routine shall check and verify the setup configuration, determine the internal or external control of the LED and beeper and initialize the reader operation.

#### 21.5.5.9 Allowable Card Access Time Limits

- (a) Under all conditions, maximum access time shall be 0.75 seconds.
- (b) Maximum allowable access time is defined as the time period starting with presentation of card to reader (completed read cycle) and ending with complete actuation of door release module (or relay as applicable). It does not include the mechanical time inherent to the unlocking mechanism.

#### 21.5.5.10 Door Position Switches

- (a) The door hardware supplier shall provide concealed, biased, door position sensors for all doors that require monitoring.
- (b) Recessed magnetic door contacts shall be installed by the door and hatch hardware supplier on all doors as defined.
- (c) Each magnetic door contact shall be configured by the Project Company as a separated alarm point. Double doors and banks up to six single contiguous or three contiguous double doors shall be configured as a single alarm point.
- (d) All magnetic door switches shall be wired, connected, and tested by the Project Company.
- (e) If in a unique or difficult situation and a recessed magnetic door contact is not feasible, then a surface mount contact may be substituted if it meets the requirements of a high security biased switch configuration with concealed terminals, aluminum housing, and armored cable.
- (f) Any doors found not already prepped to receive the recessed door contact shall be so fitted on site.

#### 21.5.5.11 Request-to-Exit (REX) PIR

REX devices shall be UL listed and approved for egress application with the following features:

- (a) Single or double door use.
- (b) Wall or ceiling mountable.
- (c) Internal vertical pointable with wrap-around coverage pattern.
- (d) Adjustable latch time.
- (e) Selectable fail-safe/fail secure mode.

#### 21.5.5.12 Door Release Pushbutton

- (a) Provide stainless steel door release pushbutton.
- (b) Door release pushbutton shall be engraved "PUSH TO EXIT".

#### 21.5.5.13 Security Door Hardware

As outlined in the Door Hardware requirements, the door hardware supplier shall provide electric strikes and electrified panic devices to be installed and connected by the Project Company. Provide all door power supplies required.

#### 21.5.5.14 Door Management Alarms (DMA)

- (a) Project Company shall provide Door Management Alarm ("DMA") devices as outlined, interfaced to the card access control panel.
- (b) Provide door management alarms for local and remote monitoring annunciation of the status of doors (door prop/door held, door intrusion/door forced or secure).
- (c) DMA shall be capable of operating in a "stand alone" configuration or with an access control system, utilizing all reader technologies: i.e., proximity, weigand, mag stripe, bar code or biometrics.
- (d) Local sounder (field selectable volume 96 or 103 dB @ 3') shall be used to indicate both door prop/door held and intrusion/door forced conditions after a user selectable quiet, or access, time (0 seconds to 90 minutes) has expired. Sounder shall be incorporated into the faceplate of the DMA.
- (e) Form C (N/O and N/C) contacts shall be available for the following outputs: Door Contact Status, Door Prop Alarm, Intrusion/Tamper Alarm and Bypass/Key Switch Status.
- (f) The alarm (intrusion) contact shall change state upon the recognition of an alarm or tamper condition to alert remote monitoring equipment.

- (g) The unit shall remain in alarm until reset by integral key switch, remotely through a dry contact or automatically through an on-board timer (user settable from 0 seconds to 5 minutes or MANUAL).
- (h) An integral key switch shall be available for alarm shunt or alarm reset.
- (i) A Bi-Color status LED shall be incorporated into the faceplate of the DMA.
- (j) A remote LED output shall be provided to control a bi-color LED that follows the actions of the faceplate mounted LED.
- (k) Inputs shall include a N/C Dry Contact for the door, Voltage Sense (12-24 VAC/DC) to monitor electric lock voltages and a N/O or N/C Dry Contact Shunt Input.
- (l) The following timers shall be user settable: Auto-reset, Alarm delay, Silent time and Shunt Delay.
- (m) The DMA shall be mounted to the wall adjacent to the monitored door at 42" above finished floor. The unit shall be mounted in a standard 2 gang electrical box with a minimum depth of 2 ½".

#### 21.5.5.15 Installation

- (a) Install materials and equipment in accordance with manufacturer's printed instructions to comply with governing regulations and industry standards applicable to the work.
- (b) Arrange and mount all equipment and materials in a manner acceptable to the County.
- (c) Coordinate with the County all programming for access control privileges, control restriction, normal operations, off hours and holiday schedules, report generation, badging configuration and information and pin number generation before Final Acceptance. Make minor adjustments at no cost to the County.
- (d) Installation shall conform to the basic guidelines:
  - (i) Use of approved wire, cable, raceways, wiring, devices, hangers, support, and fastening devices.
  - (ii) Separation of high and low voltage wiring is required throughout the installation.
  - (iii) All wiring shall be thoroughly tested for grounds and opens before final connection.
- (e) Conduit shall be provided for risers. Horizontal wiring shall run without conduit unless required by code, see - QUALITY ASSURANCE. All power wiring shall be in metallic conduit. The maximum conduit fill shall not exceed 40% of rated capacity. Refer to National Fire Protection Association 70-NEC for additional requirements.
- (f) Cabling and Wire Requirements:

- (i) Refer to Electrical requirements for all raceway, surge, and wiring requirements.
  - (ii) The individual systems low voltage cabling shall use separate conduit/raceway junction boxes and enclosures, then electric power cabling, cabling jacket colors to be in accordance with County standards.
  - (iii) The minimum low voltage input/output cabling for Access Control System shall be #18 AWG unless specifically specified. Provide minimum 3 pair, twisted, individually shielded pair type cabling for card readers and keypads. All cabling shall be jacketed, cabling jacket colors to be in accordance with County standards. The systems cabling shall meet the requirements of National Fire Protection Association 70/N EC Articles 725, 760 and 800 as applicable for each type of system specified.
  - (iv) The minimum bend radius of all conduits provided by others is 6 inches. Provide and maintain pull strings/tapes/ropes in all conduits for future installation of additional cabling.
  - (v) All pull strings installed or placed in conduits that already contain, or that shall contain system cabling, shall be able to be removed from the conduit without causing any damage to the cabling already contained with same conduit(s).
- (g) Junction Boxes, Enclosures/Cabinets, Equipment Racks
- (i) The equipment enclosures shall be installed at approved locations and be typically ventilated as required to maintain the environmental conditions specified by the electronic equipment manufacturers.
  - (ii) All junction boxes and pull boxes shall be labeled. The box label shall state the system and use of cabling. The labeling shall be made with markers which are indelible when and after in contact with water and oil.
  - (iii) Each box and enclosure shall contain a cabling and wiring log identifying all cabling accessible whether it is connected or is passing by.
  - (iv) Refer to other sections of this Appendix for additional requirements.
- (h) Grounding and Surge Protection
- (i) Provide single point grounding of the individual systems as recommended by IEEE and system manufacturers. Provide all cabling, bonding and insulation materials as required. Provide surge protection and clamping for all circuits. Coordinate all grounding, surge protection, and manufacturers.
  - (ii) Coordinate grounding requirements to preclude closing of ground loops via peripheral equipment supplied from different electrical power sources. Provide isolation transformers and other equipment as required.

### 21.5.5.16 Adjusting, Testing and Cleaning

Project Company shall be required to perform complete testing and verification of the following: Card reader maximum access time shall be 0.75 seconds under all system loads.

## **22 NEW COURTHOUSE SIGNAGE**

### **22.1 GENERAL REQUIREMENTS**

- (a) The Project Company shall install interior non-illuminated directional, control, and information surface-mounted signage as a complete integrated modular system.

### **22.2 DEFINITIONS**

- (a) Braille: Grade 2 Braille including 189 part-word or whole word contractions in addition to Grade 1 Braille 63 characters. Tactile is required whenever braille is required; see SYSTEM DESCRIPTION Article below.
- (b) Non-tactile: Letters and numbers on signs with width-to-height ratio between 3:5 and 1:1 and stroke width ratio between 1:5 and 1:10 using upper case "X" to calculate ratios. Use typestyles with medium weight; upper- and lower-case lettering is permitted; serif typestyles are permitted. See SYSTEM DESCRIPTION Article below.
- (c) Symbols: Symbol itself is not required to be tactile but equivalent verbal description is required both in tactile letters and braille.
- (d) Tactile: 1/32" raised capital letters without serifs at least 5/8" height and not more than 2" height based on upper case "X". Braille is required whenever tactile is required; see SYSTEM DESCRIPTION Article below.

### **22.3 SYSTEM DESCRIPTION**

- (a) Signage under this section is intended to include items for identification, direction, control, and information of building where installed as complete integrated system from a single manufacturer.
- (b) ADA design requirements:
  - (i) Signage requiring tactile graphics:
    - (1) Wall mounted signs designating permanent rooms and spaces such as, room numbers and restroom, department, office, and fire exit identifications.
    - (2) Individually applied characters are prohibited.
  - (ii) Signage not requiring tactile graphics but require compliance to other ADA requirements: All other signs providing direction to or information about function of space such as, directional signs (signs with arrow), informational signs

(operating hours, policies, etc.), regulatory signs (no smoking, do not enter), and ceiling and projected wall mount signs.

(iii) The Project Company shall provide and install all necessary wayfinding signage including, without limitation:

- (1) Exterior signs;
- (2) Building directories; and
- (3) Temporary signs, including personnel signs and tenant identification; suite numbers are not considered temporary.

(c) ADA performance requirements:

(i) Tactile graphics signs mounting requirements:

- (1) Single doors: Mount 60" to sign centerline above finish floor and on wall adjacent to latch side of door;
- (2) Openings: Mount 60" to sign centerline above finish floor adjacent opening; and
- (3) No wall space adjacent latch side of door, opening, or double doors: Mount 60" to sign centerline above finish floor on nearest adjacent wall.

## **22.4 PLACEMENT AND PRESENTATION**

### **22.4.1 Sign Placement**

Signs shall be located to present the necessary information at the point of first exposure to the viewer and meet code requirements. In selecting the placement of an exterior building sign, consideration shall be given to the surrounding terrain, viewing angle, line of sight, traffic flow, speed and power source if it is required.

### **22.4.2 Sign Size**

The main consideration in determining sign size shall be the distance from which it shall be read, the relative importance of the message, and the length of the message.

### **22.4.3 Sign Materials**

Specific weights, thickness, materials, and construction shall be both durable and of good quality. Edges shall be finished and seams and joints well executed and acceptable to the County in sample form during the performance of the design work.

### **22.4.4 Interior Sign Color and Finishes**

Interior sign colors and finishes shall be submitted to the County for review and acceptance in accordance with the Submittal Review Procedure.



### **22.4.5 Sign Selection Considerations**

The Project Company shall be responsible for signage conformance with all Applicable Law and ADA Requirements. In the event of conflict between the requirements of Section 22.4.1 (Sign Placement) and Applicable Law, all Applicable Law shall govern. All signs shall be in alignment with the County's policies.

## **23 FURNITURE, FIXTURES AND EQUIPMENT**

### **23.1 GENERAL REQUIREMENTS**

- (a) The Project Company shall provide all framing, supports, restraints, gasketing, and sealants, and all connections to building systems for FF&E. FF&E shall be placed or installed, as applicable, to allow for easy access for maintenance, repair, cleaning, and replacement.
- (b) The Project Company shall place or install, as applicable, the FF&E listed in Attachment 6B (Preliminary List of County Moveable Furniture, Fixtures and Equipment) and Attachment 6C (Preliminary List of State Moveable Furniture, Fixtures and Equipment) to these Design and Construction Standards in the Areas in accordance with the applicable FF&E package as specified in Attachment 6A (Courthouse Program and Room Data Sheets) to these Design and Construction Standards. The Project Company shall place and install the FF&E in such Areas in consultation with the County.
- (c) Except where the applicable FF&E package specifies "No Substitution" for FF&E, the Project Company may install FF&E of equal or better quality and specifications than the FF&E described in Attachments 6B and 6C.
- (d) The Project Company shall keep an inventory and a record of all FF&E placed or installed within the Project. The FF&E records shall include an item number and location. The FF&E records and related information shall be included in the Data Management System, in Microsoft Excel format, and provided to the County prior to the Occupancy Readiness Date.
- (e) For all FF&E, the Project Company shall:
  - (i) ensure that each Area of the New Courthouse is designed with suitable space and allowance to accommodate the required FF&E in locations that are fit for purpose to house and operate (as applicable) the FF&E as intended such that the New Courthouse will be fit for its intended purpose; and
  - (ii) ensure that the Facility Systems requirements for all FF&E are incorporated into the design of each Area of the New Courthouse, such that the designed locations are fit for purpose to house and operate (as applicable) the FF&E as intended, such that the New Courthouse will be fit for its intended purpose.
- (f) The storage requirements for FF&E are not defined in these Design Specifications and shall be determined by The Project Company.

## 23.2 FF&E MANAGER

No less than ninety (90) days prior to the commencement of the procurement and acquisition of all FF&E, the Project Company shall nominate and submit to the County for review and acceptance a Project Company Person whose responsibility will be to coordinate the procurement, provision and/or delivery, and installation and/or commissioning of all FF&E with the County (the “**FF&E Manager**”). The FF&E Manager shall:

- (a) manage and ensure that all FF&E-related activities including, but not limited to the procurement, provision, delivery, installation and commissioning of all FF&E are conducted within the specified timeframes indicated in the most recent version of the Project Schedule as approved by the County;
- (b) work with a County employee, as designated by the County Representative, to update the FF&E list(s) included in Attachments 6B and 6C to these Design and Construction Standards prior to the procurement and provision of all FF&E; and
- (c) work with the designated County employee to procure and acquire all FF&E through any pre-existing County purchasing/procurement contracts with prospective providers, or through purchasing/procurement agreements negotiated by the Project Company. The designated County employee, in consultation with the County Representative, shall determine which purchasing/procurement contract to utilize for the acquisition of the FF&E.

## 24 OCCUPANCY READINESS

### 24.1 GENERAL REQUIREMENTS

- (a) Upon Occupancy Readiness of the Project and upon Substantial Completion, the Project Company shall promptly remove from the Project Site, as applicable:
  - (i) all of the Project Company's equipment utilized during the performance of the construction work;
  - (ii) all temporary structures;
  - (iii) all surplus material; and
  - (iv) all waste and rubbish.
- (b) The Project Site and Project shall be left in a neat and clean condition to the satisfaction of the County Representative.
- (c) The Project Company shall:
  - (i) clean interior and exterior surfaces exposed to view; remove temporary labels, stains and foreign substances, polish glass and glossy surfaces, vacuum carpeted and soft surfaces, broom clean other interior spaces;

- (ii) clean equipment and fixtures to a sanitary condition, clean permanent filters and replace disposable filters of mechanical equipment operated during the performance of the construction work;
- (iii) clean ducts, blowers and coils of systems operated without filters during the performance of the construction work;
- (iv) vacuum and wipe sides of electrical panels and cabinet work;
- (v) comply with manufacturer's instructions for cleaning of the various systems, materials or installations;
- (vi) clean Project Site, sweep paved areas, and rake clean ground surfaces;
- (vii) remove stains and dirt from wall and ceiling surfaces and trim;
- (viii) disinfect, clean and polish all plumbing fixtures;
- (ix) use cleaning materials and methods that will not create hazards to health or property or cause damage to installed systems, products or materials;
- (x) remove temporary tapes, wrapping, coatings, paper labels, and similar items; and
- (xi) dust, mop, wash or wipe exposed and semi-exposed surfaces as necessary.

## 24.2 RESTRICTED AREAS

- (a) After the Occupancy Readiness Date, no Project Company Persons shall access the following Functional Units without being escorted at all times by a County employee, as designated by the County Representative:
  - (i) the MDF, Main, County & OJD Server Room;
  - (ii) all evidence storage rooms;
  - (iii) all Weapons Storage Rooms;
  - (iv) the In-Custody Control Room; and
  - (v) the Building Monitoring Room,(collectively, the “**Restricted Areas**”).
- (b) For those instances in which Project Company Persons are required to access Restricted Areas to perform the Project Company’s obligations under this Project Agreement, the Facilities Management Representative and the County Representative shall agree upon specific schedules, Project Company Persons, and County staff to carry out the duties set forth under this Section 24.2. Such agreement shall be in writing and duly executed by both the Facilities Management Representative and the County Representative. Any such agreements between the Project Company and the County to fulfill the requirements if

this item (b) shall not invalidate the requirements set forth in item 24.2(a) and, in the absence of escorting County staff, Project Company Persons shall not be allowed to enter the Restricted Areas, unless and until such escorting County staff are present.

- (c) If County staff designated to escort Project Company Persons under the requirements of this Section 24.2 is absent or otherwise unavailable to comply with the requirements of this Section, then the County shall make every effort to designate a replacement within a timeframe mutually agreed upon by the Facilities Management Representative and the County Representative.
- (d) The requirements of this Section 24.2 shall not exempt the Project Company from fulfilling its obligations under this Project Agreement.

## **25 COMMISSIONING**

### **25.1 GENERAL REQUIREMENTS**

- (a) The Project Company shall provide commissioning services in respect of all Facility Systems prior to Occupancy Readiness in accordance with this Section 25 and Section 7.20 (Commissioning) of the Project Agreement.
- (b) The purpose of the commissioning services is to provide a systematic process of assuring by verification and documentation, from the design phase and throughout the Term, that all Facility Systems perform interactively in accordance with the Contract Standards. The Project Company acknowledges that because all Facility Systems are integrated, a deficiency in one or more components can result in sub-optimal operation and performance among other components. Remedying these deficiencies can result in a variety of benefits including:
  - (i) improved productivity of New Courthouse occupants;
  - (ii) lower utility bills through energy savings;
  - (iii) increased satisfaction of New Courthouse occupants;
  - (iv) enhanced environmental conditions, health conditions and comfort of New Courthouse occupants;
  - (v) improved Facility Systems and Project equipment function;
  - (vi) improved Project operation and maintenance;
  - (vii) increased safety for New Courthouse occupants;
  - (viii) better Project documentation;
  - (ix) shortened occupancy transition period; and
  - (x) significant extension of Project equipment and Facility Systems life cycles.

## 25.2 COMMISSIONING AGENT

- (a) The Project Company shall retain the services of a commissioning professional with the technical background with and expertise on the commissioning process including, but not limited to, verification techniques, functional performance testing, system equipment, and operation and maintenance knowledge (the “**Commissioning Agent**”).
- (b) In the event that the Project Company proposes a Commissioning Agent that the County reasonably believes cannot meet the requirements stated in this Appendix, the Project Company shall propose an alternative Commissioning Agent that is acceptable to the County. If the parties are unable to agree with the Commissioning Agent, the Commissioning Agent shall be selected in accordance with the procedures set forth in Article 18 (Dispute Resolution) of this Project Agreement.
- (c) At a minimum, the Commissioning Agent shall be a person that specializes in the commissioning of building systems, including building envelope, and infrastructure and meets the following criteria, at a minimum:
  - (i) a minimum of eight (8) cumulative years of experience in one or more of the following for projects of similar size, complexity and is an accredited qualified commissioning process provider;
  - (ii) registration as a professional engineer with the Oregon State Board of Examiners for Engineering and Land Surveying;
  - (iii) certification from the Building Commissioning Association;
  - (iv) certified commissioning professional and/or certification from Building Systems Commissioning;
  - (v) documented experience in commissioning authority in at least two (2) building projects;
  - (vi) documented experience in one (1) LEED-certified project; and
  - (vii) knowledge of ASHRAE standards 90.1 and 62.1.
- (d) The Project Company shall ensure that the Commissioning Agent takes the lead role on behalf of the Project Company for coordinating the commissioning process.
- (e) The Commissioning Agent may be a Project Company Person.
- (f) The Commissioning Agent shall be engaged sufficiently early in the design process to ensure that the Project Company is eligible for all LEED credits associated with the Commissioning Tests of the Project, including enhanced commissioning of the mechanical systems as specified by the LEED requirements. The Commissioning Agent shall work closely with the LEED Specialist to inform the design process, ensure Commissioning Tests requirements are considered in design selections and appropriate Commissioning Tests instructions are included in the construction specifications for each

aspect of the Design-Build Work. The Commissioning Agent shall work with the Project Company for the inclusion of Commissioning activities in the Project Schedule.

### **25.3 COMMISSIONING PLAN**

#### **25.3.1 General Requirements**

The Project Company shall prepare and submit to the County for review and approval a detailed plan that provides details for the performance of the Commissioning Tests that will ensure:

- (a) the planning, design, construction and operational processes have achieved their intended outcome;
- (b) the continued efficient operation of the Project during the Facilities Management Period through implementation of Re-Commissioning Plans;
- (c) all participants follow an approved plan to ensure the completed Project will realize its intended level of comfort for Project Users and operational efficiency by the Occupancy Readiness Date and throughout the Facilities Management Period;
- (d) all stakeholders in the Project understand their responsibilities for Commissioning Tests prior to the Occupancy Readiness Date and during the Commissioning Fine Tuning Period;
- (e) all Project Users will be fully familiar with the Project and will understand their continuous role in its efficient operation;
- (f) the completed Project allows the Project Users to carry out court activities in a secure and efficient manner and achieves a balance between the circulation, proximity, appropriate room adjacencies and the security requirements of a court building in accordance with the Contract Standards; and
- (g) the intended LEED Gold Certification for the Project can be achieved and can also be maintained through the Facilities Management Period.

(the “**Commissioning Plan**”).

#### **25.3.2 Commissioning Plan Preparation and Contents**

- (a) The preparation of the Commissioning Plan shall begin as early as practicable in the design process and shall be submitted to the County in accordance with Section 7.20 (Commissioning) of this Project Agreement and these Design and Construction Standards. The Commissioning Plan shall include HVAC, Security Systems, IT Systems, AV Systems, lighting systems and controls, emergency generator and UPS, plumbing systems and other Facility Systems. Table 6. 25.1 (Minimum Commissioning Plan Requirements) below provides a minimum framework for the types of requirements that shall be considered by the Commissioning Agent and the Project Company when preparing the Commissioning Plan.

Category	Requirement
Acoustics	Control of internal and external noise and intelligibility of sound.
Comfort	Identify and document those comfort problems that have caused complaints in the past and which will be avoided in the Project (i.e., glare, uneven air distribution, etc.).
Communications	Capacity to provide inter-telecommunications and intra-telecommunications throughout the Project, including audio/visual courtroom systems, courtroom recording and docket system.
Constructability	Constructability of commissioned systems.
Durability	Retention of performance over required service life.
Energy	Goals for energy efficiency.
Flexibility	For future Project changes and expansions.
Green Building Concepts	Sustainability concepts, including LEED certification goals.
Health and Hygiene	Protection from contamination from wastewater, garbage and other wastes, emissions and toxic materials.
Indoor Environment	Including hygrothermal, air temperature, humidity, condensation, indoor air quality and weather resistance.
Maintenance Requirements	Varied level of knowledge of maintenance staff and the expected complexity of the proposed systems.
Security	Protection against intrusion (physical, thermal, sound, etc.) and vandalism and chemical/biological/radiological threats.
Standards Integration	Integration of approved federal, State, local and County standards and requirements.
Structural Safety	Resistance to static and dynamic forces and impact per the Contract Standards.

**Table 6. 25.1 (Minimum Commissioning Plan Requirements)**

- (b) The Commissioning Plan shall also provide for Commissioning Tests to be conducted with respect to major equipment and building systems relating to the following:
  - (i) installation verification and quality checks (pre-functional checklists);
  - (ii) start-up;
  - (iii) functional testing;
  - (iv) representative sampling, where appropriate;
  - (v) acceptance reports;

- (vi) deficiency documentation and correction process;
- (vii) user instruction, where appropriate;
- (viii) orientation, classroom and field training to be provided by the Project Company for other Project Company Persons, New Courthouse employees, or County staff, as applicable, prior to the Occupancy Readiness Date, such training to be acceptable to the County, in its reasonable discretion. Such training and orientation shall include, among other things: security systems, audio-visual systems, communications systems and Project Equipment installed by the Project Company. Additional orientation, classroom and field training on other specific requirements regarding building orientation and security and communications systems for the Clackamas County Sheriff's Department's personnel shall also be provided by the Project Company, as requested by the County in its reasonable discretion;
- (ix) recorded media for demonstration and training for the County and New Courthouse employees, where appropriate;
- (x) recorded media for demonstration and training in form acceptable to the County and Clackamas County Sheriff's Department (and based upon requirements of the Clackamas County Sheriff's Department), where appropriate; and
- (xi) preparation of operating and maintenance manuals for each component of the Project and Project Equipment and each complete system to be tested in the Project, notwithstanding the fact that the Project Company shall be responsible for such operation and maintenance during the Term.

### **25.3.3 Commissioning Standards**

The Project Company shall prepare the Commissioning Plan by taking into account the Contract Standards, including the items in Table 6. 25.1 (Minimum Commissioning Plan Requirements), and the Commissioning Plan shall set forth how Commissioning Tests will be handled and managed for the Project. In general, the Commissioning Plan shall include a discussion of the commissioning process, schedule, team and team member responsibilities, communication structures and a general description of the systems to be tested.

### **25.3.4 Monthly Reports**

Prior to the commencement of the Commissioning Tests, the Commissioning Agent shall prepare monthly reports to record the progress made on commissioning decisions and procedures. The Project Company shall provide the County with at least thirty (30) days' prior written notice of the expected initiation of the Commissioning Tests.

## **25.4 COMMISSIONING FOR LEED GOLD CERTIFICATION**

### **25.4.1 LEED Requirements Preparation**

Pursuant to this Project Agreement and as set forth in Appendix 6 (Design and Construction Standards), the Project shall achieve a LEED Gold Certification. The Project Company shall



ensure that the commissioning process activities comply with the prerequisite criteria for fundamental building commissioning to achieve such LEED Gold Certification.

#### **25.4.2 LEED Requirements and the Commissioning Plan**

In accordance with all applicable LEED Commissioning Tests requirements, the following items shall be addressed in the Commissioning Plan:

- (a) independent review of schematic design documents;
- (b) independent review of construction documents;
- (c) focused review of contractor submittals to verify compliance with requirements;
- (d) an indexed systems manual; and
- (e) post-Occupancy Readiness Date review of the Project and Seasonal Fine Tuning Report.

#### **25.4.3 Exclusions from the Commissioning Plan**

The following items shall not be included in the Commissioning Plan:

- (a) County and other Project Users telephone equipment that is not installed by the Project Company;
- (b) County and other Project Users active electronic information technology equipment that is not installed by the Project Company;
- (c) any other County or other Project User provided equipment without the Project Company's contractual involvement and not installed by the Project Company;
- (d) County or other Project User leased equipment such as copiers, fax machines, printers provided without the Project Company's involvement; and
- (e) County Furnished Equipment.

### **25.5 COMMISSIONING ACTIVITIES DURING DESIGN**

#### **25.5.1 Design Responsibilities**

The Commissioning Agent shall be familiar with all Contract Standards and shall review the Project Company's proposed design as it is developed to assure such design complies with the Contract Standards. The Commissioning Agent may recommend changes to ensure compliance with the Contract Standards or to improve energy efficiency, operation and maintenance and equipment reliability to the Project Company so that any necessary changes may be made by the Project Company prior to, rather than after, installation. Notwithstanding the foregoing, the Commissioning Agent is responsible for reviewing the design from a Commissioning perspective and shall not be responsible for design concepts and criteria that do not comply with the Contract Standards as such are the responsibility of the Project Company pursuant to this Project Agreement.

### 25.5.2 Scope of Review

The general scope of the Commissioning Agent’s review during the design phase shall be as set forth in Table 6. 25.2 (Commissioning Agent Design Review Scope). The design review scope set forth in Table 6. 25.2 (Commissioning Agent Design Review Scope) shall demonstrate the minimum scope to be set forth in the Commissioning Plan and shall not preclude additional review responsibilities of the Commissioning Agent agreed upon by the parties in the approved Commissioning Plan.

Design Aspect	Review Scope
Certification Facilitation	Review Design Documents to facilitate project certification goals (i.e., does design meet LEED criteria)
Commissioning Facilitation	Review Design Documents to facilitate effective Commissioning Tests
Commissioning Specifications	Verify that Design Documents adequately specify Commissioning, including testing requirements by equipment type
Constructability	Review Design Documents for constructability of all building systems
County Design Guidelines and Standards	Verify that the Design Documents comply with the Contract Standards
County’s Project Requirements	Verify that the Design Documents and the facilities management protocol comply with the County’s Project requirements set forth in this Project Agreement
Electrical	Review the electrical concepts and systems for possible enhancements
Energy Efficiency	Review of adequacy of the effectiveness of building layout and efficiency of system types and components for building shell, HVAC systems and lighting systems
Envelope	Review envelope design and assemblies for thermal and water integrity, moisture vapor control and assembly life, including impacts of interior surface finishes and impacts and interaction with HVAC systems
Indoor Environmental Quality	Review to ensure that system relating to thermal, visual, acoustical, air quality, comfort, and air distribution maximize comfort and are in compliance with the Contract Standards
Life Cycle Costs	Review a life cycle assessment of the primary competing mechanical systems relative to energy efficiency, operation and maintenance, indoor environmental quality, functionality, and sustainability

Design Aspect	Review Scope
Mechanical	Review Design Documents to ensure flexible and efficient operation as required by the Contract Standards, including off-peak heating/cooling, air handling unit operations, size and zoning of air handling units, and thermostated areas
Operations and Maintenance	Review for effects of specified systems and layout toward facilitating operations and maintenance (equipment accessibility, system control, etc.)
Operations and Maintenance Documentation	Verify adequate Project operations and maintenance documentation requirements, including review of operating and maintenance manuals for each component of the Project and Project Equipment and each complete system to be tested in the Project
Sustainability	Review to ensure that the building materials, landscaping, water and waste management create less of an impact on the environment, contribute to creating a healthful and productive workspace, and are in compliance with this Project Agreement
Training	Verify adequate operator training requirements

**Table 6. 25.2 (Commissioning Agent Design Review Scope)**

## 25.6 COMMISSIONING ACTIVITIES DURING CONSTRUCTION

### 25.6.1 Construction Responsibilities

During the course of construction activities throughout the Design-Build Period, the commissioning goal shall be to assure the levels of quality required by the Contract Standards are satisfied. The commissioning activities during construction shall be a well-orchestrated quality assurance process and shall be set forth in the Commissioning Plan, and shall include:

- (a) installation and submittal review (pre-functional checklists);
- (b) start-up;
- (c) functional performance testing, and
- (d) training.

### 25.6.2 Construction Compliance with Contract Standards

The Commissioning Agent shall review those items that are critical to the focus of the commissioning process. This review shall allow the Commissioning Agent to review the construction process for compliance with the Contract Standards. The Commissioning Agent shall only comment to the extent that there is a perceived deviation from the Contract Standards, and all such comments shall be reviewed by the Project Company, the County, and the

Independent Building Expert who shall all cooperate with each other and the Commissioning Agent to ensure compliance with the Contract Standards.

### **25.6.3 Functional Performance Tests**

Functional performance testing shall be conducted after the components have been installed and the construction checklists have been completed. The functional performance tests and system troubleshooting based upon such tests shall be a critical function of the Commissioning Agent. If the Commissioning Agent discovers equipment or systems that are not performing in accordance with the Contract Standards prior to Occupancy Readiness, the Project Company shall correct and re-test such equipment or systems.

### **25.6.4 Sheriff's Operation of Security Systems**

The parties acknowledge and agree as to the importance to the Clackamas County Sheriff's Department of assuring the operability and functionality of the security systems installed in the New Courthouse in accordance with the Contract Documents. Accordingly, the Project Company shall notify the Clackamas County Sheriff's Department, in writing, when the commissioning of security systems relating to courthouse security and holding cell functionality is complete and the systems are fully functional. Following such notice, the Project Company shall provide the Clackamas County Sheriff's Department staff a minimum of two (2) weeks to become familiar with and to operate the security systems prior to the Occupancy Readiness Date. The Project Company shall cooperate with the Clackamas County Sheriff's Department in training and scheduling for such two-week period.

## **25.7 PERFORMANCE OF COMMISSIONING TESTS**

### **25.7.1 Notice and Execution of Tests**

- (a) Under the direction of the Commissioning Agent, appropriately qualified personnel of the Project Company shall implement all Commissioning Tests as set forth in the Commissioning Plan.
- (b) The Project Company shall give a minimum of thirty (30) days' notice to, and shall invite the County and the Independent Building Expert to witness and to comment on each aspect of the Commissioning Tests up until all Commissioning Tests are fully complete (which includes all Commissioning Tests up until the end of the Commissioning Fine Tuning Period).
- (c) The Project Company shall, together with such notice to the County and the Independent Building Expert, provide them with all information they may reasonably require in relation thereto, including, without limitation:
  - (i) tests proposed;
  - (ii) test methodology; and
  - (iii) expected test results.

- (d) In addition, the County and the Independent Building Expert shall be provided with full and reasonable access to all Commissioning activities to ensure they remain fully informed of the process.

### **25.7.2 Test Results**

Within fifteen (15) Business Days following the last day of the Commissioning Tests performed pursuant to this Section, the Project Company shall provide the County and the Independent Building Expert with ten (10) copies of a written Commissioning Test report setting forth the results of such Commissioning Tests, certified as true, complete and correct by the Project Company and the Project Company's lead engineer.

### **25.7.3 Commissioning Agent Not to Perform Tests**

The Commissioning Agent shall not perform any of the Commissioning Tests and the Commissioning Agent's actions shall not exempt the Project Company from any of the Project Company's obligations under this Project Agreement.

## **25.8 COMMISSIONING TESTS DURING THE COMMISSIONING FINE-TUNING PERIOD**

- (a) The Commissioning Plan shall also provide for Commissioning Tests to demonstrate in the two (2) heating and cooling seasons (or such earlier time as the County may agree, in its reasonable discretion) following the Occupancy Readiness Date:
  - (i) full integration and automated control of all Project systems through the Project automation system, under a full range of Project population and seasonal loadings, including emergency conditions; and
  - (ii) that Seasonal Fine Tuning will be carried out during the Commissioning Fine Tuning Period.
- (b) At the end of each of the heating and cooling seasons after Final Completion, the Project Company shall prepare a Seasonal Fine-Tuning Report for review and acceptance by the Independent Building Expert.
- (c) The Project Company shall engage in Commissioning Tests during the Commissioning Fine Tuning Period and resubmit Seasonal Fine-Tuning Reports if any Seasonal Fine-Tuning Report does not demonstrate, to the satisfaction of the Independent Building Expert, that the Project and any of its systems meet the Contract Standards. Such Commissioning Tests and reports shall be repeated and re-submitted, respectively, until the Independent Building Expert confirms that the Project and its systems meet the Contract Standards applicable for such season, and in respect of the final Seasonal Fine-Tuning Report, for all seasons during the Commissioning Fine Tuning Period.

### **25.8.2 Seasonal Fine-Tuning Report**

The final Seasonal Fine-Tuning Report shall be certified as true, complete and correct by the Project Company and the Project Company's lead engineer and include at a minimum:

- (a) a statement that all systems have been completed and are performing in accordance with the Contract Standards;

- (b) a description of components and systems that exceed the Contract Standards;
- (c) a description of any components and systems that do not meet the Contract Standards and an explanation of why they do not;
- (d) a summary of all issues that have been resolved and that are unresolved and any recommendations for resolution;
- (e) post-Occupancy Readiness Date activities and results including all deferred and seasonal testing results, test data reports and additional training documentation; and
- (f) lessons learned for future Project re-commissioning efforts.

### **25.9 RE-COMMISSIONING REQUIREMENTS**

Throughout the Term, the Project company shall comply with the recommissioning requirements set forth in Section 2.4.3 (Recommissioning Requirements) of Appendix 8 (Facilities Management Standards) of the Project Agreement.

### **25.10 OTHER COMMISSIONING ACTIVITIES**

Other Commissioning activities to be performed by the Project Company shall include but not be limited to:

- (a) the implementation of building orientation and information sessions for Project Users after the Occupancy Readiness Date;
- (b) the initiation of the facilities management help desk operation and orientation of Project Users, as described in Appendix 8 (Facilities Management Standards) of this Project Agreement, after the Occupancy Readiness Date;
- (c) the review of the Project Company's emergency procedure and Health and Safety Plan prior to the Occupancy Readiness Date;
- (d) prior to the Occupancy Readiness Date, submit to the County and Independent Building Expert for review relevant Project records including, but not limited to:
  - (i) copies of all Governmental Approvals prior to the Occupancy Readiness Date;
  - (ii) a certified schedule of final Project areas calculated in accordance with the Contract Standards;
  - (iii) final Commissioning Test acceptance reports relating to Commissioning Tests conducted prior to the Occupancy Readiness Date; and
  - (iv) record drawings relating to security systems at the Project (including, without limitation, perimeter security, locking systems, camera and television security systems and related security systems);

- (e) as soon as practicable after the completion of the Commissioning Fine-Tuning Period, but no later than one hundred (100) days after the Commissioning Fine-Tuning Period, the Project Company shall submit to the County and the Independent Building Expert for review relevant Project records including, but not limited to:
- (i) acoustical performance test reports with normal occupant loads and Project system operation, including emergency generator under load;
  - (ii) vibration test reports and air balancing reports for the operating Project;
  - (iii) final Commissioning acceptance reports relating to the Commissioning Tests conducted during the Commissioning Fine Tuning Period; and
  - (iv) all record drawings relating to the Project.

## 26 DESIGN-BUILD MANAGEMENT PLAN

### 26.1 GENERAL

- (a) The Project Company shall prepare and submit to the County a project management plan for the performance of the Design-Build Work that includes the subplans in Table 6. 26.1 (Design-Build Management Plan Contents), each a “**Management Plan**,” and collectively the “**Design-Build Management Plan**.”

Management Plan	Section (Design and Construction Standards)
Design-Build Management Plan	Section 26.3
Design-Build Administration Plan	Section 26.3.2
Staffing Management Plan	Section 26.3.2.2
Risk Management Plan	Section 26.3.2.3
Data Management Plan	Section 26.3.2.4
Communications Management Plan	Section 26.3.2.5
Health and Safety Plan	Section 26.3.2.6
Emergency Management Plan	Section 26.3.2.7
Design-Build Quality Management Plan	Section 26.3.3
Environmental Management Plan	Section 26.3.4
Design and Construction Management Plan	Section 26.3.5
Utility Management Plan	Section 26.3.5.2
Design management Plan	Section 26.3.5.3
Construction Management Plan	Section 26.3.5.4
Demolition Management Plan	Section 26.3.5.5
Commissioning Plan	Section 26.3.5.6

Transition Management Plan	Section 26.3.6
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**Table 6. 26.1 (Design-Build Management Plan Contents)**

- (b) The Design-Build management Plan shall not:
  - (i) override, supersede, or derogate from the Project Company’s obligations with respect to this Project Agreement; and
  - (ii) place any obligations on the County or any Governmental Body over and above what is contemplated by this Project Agreement.
- (c) If the County identifies any part of the Design-Build Management Plan that, in its reasonable opinion, whether explicitly or implicitly:
  - (i) overrides, supersedes, or derogates from the Project Company’s obligations with respect to this Project Agreement; or
  - (ii) places any obligation on the County or any Governmental Body over and above what is contemplated by this Project Agreement,

then, upon request of the County, the Project Company shall immediately amend the relevant Management Plan to ensure that it complies with Item 0 of these Design and Construction Standards.
- (d) The Project Company acknowledges and agrees that the Design-Build Management Plan is informative and regardless of the Project Company’s compliance with such Design-Build Management Plan, it shall, at all times, comply and satisfy its obligations under this Project Agreement.
- (e) References to the “Project Management Plan” in the Contract Standards, include the Design-Build Management Plan, and all of the Management Plan, sub-plans, exhibits, appendices and attachments, therein included.

**26.2 PROJECT MANAGEMENT PLAN SUBMITTAL**

**26.2.1 Format**

- (a) The Design-Build Management Plan, including all its Management Plans, sub-plans, appendices and attachments shall be prepared on letter-size (8½” x 11”) paper, unless otherwise accepted by the County. For drawings, illustrations, and Project schedule representations, 11” x 17” paper is acceptable.
- (b) The Project Company shall ensure a professional standard of presentation and consistent formatting and language for the Design-Build Management Plan. All figures, diagrams, and tables, including written content therein, shall be clearly legible and of consistent formatting. ‘Screen grabs’ or ‘screen shots’ of various system interfaces are not acceptable in the Design-Build Management Plan.



- (c) The Project Company shall submit the Design-Build Management Plan to the County Representative and County staff as designated by the County Representative in the following format:
  - (i) one (1) electronic version in PDF;
  - (ii) one (1) electronic version in native format; and
  - (iii) one (1) hard copy for the County Representative, and each designated Government Associate, unless otherwise agree upon by the Project Company Representative and the County Representative.
- (d) The electronic version in native format of any Design-Build Management Plan shall be an electronic version of that document in the format of the software in which the document was originally created, that has been configured to allow the person to whom the electronic version is provided access and amend the information contained therein in the same manner as could the original creator(s) of that document.

Copies of the electronic versions of the Design-Build Management Plan described in items 26.2.1(c) above shall also be placed in the DMS.

### **26.2.2 Preparation and Submission**

- (a) The Project Company shall prepare and submit each Management Plan to the County for review and acceptance in accordance with the Submittal Review Procedure by the due dates specified in Section 28 (Design-Build Period Submittals) of these Design and Construction Standards.
- (b) The Project Company shall review and revise (as required) and submit to the County for review and acceptance each Management Plan at the frequencies specified in Section 28 (Design-Build Period Submittals) of these Design and Construction Standards.
- (c) In addition to the preparation and submission requirements set forth in the preceding items 26.2.2(a) and 26.2.2(b), the Project Company shall prepare and submit to the County an updated Design-Build Management Plan, which may include new sections or elements, as otherwise required by these Design-Build Management Standards or reasonably requested by the County.
- (d) The Design-Build Management Plan shall be clear, concise, and practical. It shall detail the actual systems, methodologies, processes, and procedures the Project Company plans on deploying to execute the Design-Build Work. Any updates to the Design-Build Management Plan, shall reflect any new or evolving systems, methodologies, process and procedures proposed to be deployed by the Project Company. The Design-Build Management Plan shall not contain any marketing or promotional material.

## **26.3 DESIGN-BUILD MANAGEMENT PLAN CONTENTS**

### **26.3.1 General Requirements**

- (a) The first section of the Design-Build Management Plan shall provide:

- (i) an executive summary of no more than three (3) pages that provides an overarching description of the Project Company’s approach to deliver the Project; and
  - (ii) an organizational chart showing the Project Company’s reporting structure of all Key Individuals during both the Design-Build Period.
- (b) The Design-Build Management Plan shall include the Management Plans listed in Table 6. 26.1 (Design-Build Management Plan Contents).
  - (c) All Management Plans that form part of the Design-Build Management Plan shall be submitted by the Project Company to the County for review and acceptance in accordance with the Submittal Review Procedure.
  - (d) The Design-Build Management Plan shall be prepared, and shall be consistent with, Good Design-Build Practice.

### **26.3.2 Design-Build Administration Plan**

#### **26.3.2.1 General Requirements**

- (a) As part of the Design-Build Management Plan, the Project Company shall develop, submit to the County for review and acceptance in accordance with the Submittal Review Procedure, and update as required by this Project Agreement, an administration plan that complies with the requirements set forth in this Section 26.3.2 (the “**Design-Build Administration Plan**”).
- (b) The following Management Plans are integral to the Design-Build Administration Plan as indicated in Table 6. 26.1 (Design-Build Management Plan Contents):
  - (i) the Staffing Management Plan, as further described in Section 26.3.2.2 (Staffing Management Plan) of these Design and Construction Standards;
  - (ii) the Risk Management Plan, as further described in Section 26.3.2.3 (Risk Management Plan) of these Design and Construction Standards;
  - (iii) the Data Management Plan, as further described in Section 26.3.2.4 (Data Management Plan) of these Facilities Management Standards;
  - (iv) the Communications Management Plan, as further described in Section 26.3.2.5 (Communications Management Plan) of these Facilities Management Standards;
  - (v) the Health and Safety Plan, as further described in Section 26.3.2.6 (Health and Safety Plan) of these Facilities Management Standards; and
  - (vi) the Emergency Management Plan, as further described in Section 26.3.2.7 (Emergency Management Plan) of these Facilities Management Standards.
- (c) The first section of the Design-Build Administration Plan shall include:

- (i) an overarching description of the Project Company’s administrative approach to deliver the Project;
- (ii) a summary of how it interfaces with other Management Plans;
- (iii) details of how Management Plans included in the Design-Build Administration Plan interface with one another to form one integrated approach to administer the Project;
- (iv) a description of the Project Company’s legal structure, including Project Contractors and Subcontractors;
- (v) a description and graphics of the organizational hierarchy within the Project Company including all Project Contractors and Subcontractors, summarizing the work that the Project Company has charged each Project Contractor and Subcontractor with delivering;
- (vi) an organization hierarchy of the Key Individuals and leads from each Project Contractor and Subcontractor;
- (vii) details of the inter-consortium governance and management, decision-making authority, and day-to-day operational arrangements of the Project Company’s Key Individuals;
- (viii) details of the responsibilities, accountabilities among the Project Company’s Key Individuals to enable the delivery of a successful Project;
- (ix) details of the approach and measure to ensure business continuity and retention of Key Individuals and key resources including Project Contractors and Subcontractors;
- (x) a description and graphics of the contractual framework of the Project;
- (xi) a narrative and overview of the various systems the Project Company uses in delivering the Project, with a specific focus on those systems that the County will interact with; and
- (xii) a description of the processes the Project Company will use to develop and submit reports, including descriptions of the DMS, the CMMS, the BAS, and BIM, and brief summary of their integration with one another.

#### 26.3.2.2 Staffing Management Plan

- (a) As part of the Design-Build Administration Plan, the Project Company shall prepare and submit a plan that describes the Project Company’s approach to the management of Project Company Persons in accordance with the requirements of this Section 26.3.2.2 (the “**Staffing Management Plan**”), and which shall, at a minimum:
  - (i) include details of the Project Company’s approach to staff the Design-Build Work;

- (ii) identify key individuals that will be in charge of each aspect of the Design-Build Work Services and set forth reporting lines, responsibilities, and authority;
  - (iii) include details of management structures and management systems to be used for the Design-Build Work;
  - (iv) include details of the interface protocols and systems the Project Company, Project Contractors and Subcontractors will utilize for interaction among each other, with the County, third parties, and Project Users; and
  - (v) include details of the approach to ensuring compliance with the Project Company's and the relevant County policies and procedures relating to the Design-Build Work.
- (b) The Staffing Management Plan shall be appended with the Project Company's policies and procedures for:
- (i) approach to background checks as required by the County;
  - (ii) approach to certification and license checks;
  - (iii) drug and alcohol use;
  - (iv) harassment and bullying; and
  - (v) any other policies and procedures reasonably requested by the County from time to time.

#### 26.3.2.3 Risk Management Plan

- (a) As part of the Design-Build Administration Plan, the Project Company shall prepare and submit a plan that describes the Project Company's approach to identifying, defining, managing, and allocating risks related to the Design-Build Work in accordance with the requirements set forth in this Section 26.3.2.3 (the "**Risk Management Plan**"), and which shall include, at a minimum:
- (i) a general narrative describing the Project Company's approach to risk management, including a summary of risk management policies;
  - (ii) details of the Project Company Persons responsible for administering the Project Company's risk management policies, practices and procedures throughout the Design-Build Period;
  - (iii) descriptions of key risk categories or contexts covered by the Risk Management Plan;
  - (iv) details of the approach to identify, define and evaluate risks, including controls and mitigation;

- (v) details of the approach to allocate risk ownership responsibility to Project Company Persons;
  - (vi) details of the approach for ongoing monitoring, updating, escalating, and reporting of risks; and
  - (vii) details of the procedures to close-out risks.
- (b) The Risk Management Plan shall be appended with a risk register that:
- (i) identifies and assesses all reasonably foreseeable risks in relation to:
    - (1) the Project Company’s ability to deliver the Project in accordance with this Project Agreement; and
    - (2) the impact of the delivering the Project on any interruption to the delivery or performance of the Courthouse Activities;
  - (ii) identifies the Project Company Persons with primary responsibility for managing each risk;
  - (iii) describes risk-mitigation strategies and specific measures to eliminate, prevent, or reduce the impact of risks in accordance with Good Design-Build Practice; and
  - (iv) specific procedures for responding in the event such risks occur.
- (c) The Risk Management Plan shall be appended with any Project Company policies and procures regarding risk management.
- (d) The Risk Management Plan, including the risk register and any policies and procedures shall be prepared and implemented in accordance with ISO 31000.

#### 26.3.2.4 Data Management Plan

##### 26.3.2.4.1 General Requirements

- (a) As part of the Design-Build Administration Plan, the Project Company shall prepare and submit a plan that describes the Project Company’s approach to establishing and maintaining the DMS and its supporting systems and applications to support the delivery of the Project in accordance with this Section 26.3.2.4 (the “**Data Management Plan**”), and which shall include, at a minimum:
- (i) a general narrative describing the Project Company’s approach to establishing and maintaining a Data Management System (the “**DMS**”) in accordance with this Project Agreement, including a summary of DMS policies; and
  - (ii) details of Project Company Persons responsible for establishing and maintaining the DMS throughout the Design-Build Period.
- (b) The Data Management Plan shall describe the Project Company’s methods:

- (i) by which all DMS data, documentation and information will be uniquely coded, stored, accessed in real-time as may be necessary and/or retrieved;
  - (ii) for the routing, filing, control, access, and retrieval methods for all documents;
  - (iii) to facilitate fast and convenient sharing of data including procedures and software for accessing all DMS data, documentation and information;
  - (iv) for production, checking, storage and retrieval of all documents and data that will support records required to be submitted by the Project Company to the County or any other Project-related records that the County requires;
  - (v) for ensuring the quality and integrity of the DMS, including with respect to document currency and naming; and
  - (vi) for training Project Company and County staff DMS User Instructions.
- (c) The Data Management Plan shall be appended with the DMS User Instructions.

#### 26.3.2.4.2 DMS User Instructions

- (a) As part of the Data Management Plan, the Project Company shall develop, store in the DMS, and provide to the County Representative and relevant County staff with a set of user instructions in respect of the operation of the DMS (the “**DMS User Instructions**”).
- (b) The DMS User Instructions shall provide all relevant details for all DMS users to effectively and efficiently use the DMS, and shall include, at a minimum:
  - (i) an overview of the role of the DMS within the context of the Project;
  - (ii) an overview of the various data sources and documents stored on the DMS;
  - (iii) details of the DMS functionality available to DMS users;
  - (iv) details of the files naming convention for documents store in the DMS;
  - (v) detailed step by step instruction on how reports can be generated and data and files extracted from DMS, including troubleshooting guides;
  - (vi) details of procedures to facilitate review and audit by the County and, if applicable, the federal government and any agency thereof for the auditing of all data, information and records store on the DMS; and
  - (vii) any other information reasonably required to ensure DMS users are able to be appropriately informed in respect of the DMS.
- (c) The Project Company shall provide the DMS User Instructions in PDF, or the native file as reasonably requested by the County Representative, in order for the County to be able to keep all DMS users appropriately informed in respect of the DMS.

### 26.3.2.5 Communications Management Plan

- (a) As part of the Design-Build Administration Plan, the Project Company shall prepare and submit a plan that describes the Project Company's approach to collaboration, communications, and stakeholder engagement with respect to the Project in accordance with this Section (the "**Communications Management Plan**"), which shall include, at a minimum:
- (i) a definition of the Project stakeholders, as mutually agreed upon by the County Representative and the Project Company Representative (the "**Project Stakeholders**");
  - (ii) a general narrative describing the Project Company's approach to collaboration, communications, and stakeholder engagement in its provision of the Design-Build Work;
  - (iii) a description of the Project Company's collaboration, communications, and stakeholder engagement responsibilities during the Design-Build Period; and
  - (iv) details of Project Company Persons responsible for communications and stakeholder engagement throughout the Design-Build Period.
- (b) The Communications Management Plan shall describe the Project Company's approach to collaborating and communicating with the County in an efficient, clear and consistent manner, including:
- (i) the Project Company's approach to ensure a 'one-team' culture with the County;
  - (ii) the Project Company's approach to ensure the resiliency requirements are met during the Design-Build Period;
  - (iii) a description of the key areas of interface between the Project Company and the County throughout the Design-Build Period, including key periods therein, such as design start, demolition start, construction start, construction completion, key meetings, etc.;
  - (iv) for each key areas of interface described in 26.3.2.5(b)(iii), details of the Project Company's systems and methodologies for coordination, collaboration, and communication and with the County;
  - (v) the Project Company's framework, processes and systems for the capture, management and resolution of issues as they arise in the provision of, or related to, the Design-Build Work, including issue resolution escalation; and
  - (vi) describe how the Project Company will respond to ad-hoc requests for information, including in relation to media releases or inquiries and questions from Governmental Bodies.

- (c) The Communications Management Plan shall describe the Project Company’s approach to public communications and messaging, including:
  - (i) the Project Company’s objectives from public communications and messaging;
  - (ii) the Project Company’s approach to developing, and obtaining the County’s acceptance for the Project Company’s public communications and messaging materials; and
  - (iii) a detailed schedule of the proposed Project Company’s public communications and messaging activities, including detailing the method of communication, its timing, the personnel responsible for each activity and the objectives of that activity.
  
- (d) The Communications Management Plan shall describe the Project Company’s approach to stakeholder engagement for the Project, including:
  - (i) the Project Company’s objectives from stakeholder engagement;
  - (ii) a schedule detailing each Project Stakeholder and its categorization, and the Project Company’s approach, systems, and methods to engage with the stakeholder, the frequencies of engagement, the objectives of engagement and the Project Company Persons responsible for that Project Stakeholder;
  - (iii) the Project Company’s strategy and hierarchical flow charts clearly articulating the process for:
    - (1) identifying Project Stakeholder risks and issues and the activities required to mitigate these risks and issues;
    - (2) managing public enquiries, enquiries, and complaints and associated response times;
    - (3) notifying relevant Project Stakeholders of potential impacts that may be caused by the provision of the Design-Build Work;
    - (4) notifying relevant Project Stakeholders of traffic impacts, including vehicular, bicycle and pedestrian impacts; and
    - (5) developing and approving all information.
  
- (e) The Communications Management Plan shall include the Project Company’s key performance indicators demonstrating how the Project Company’s communication activities will be measured and evaluated.

#### 26.3.2.6 Health and Safety Plan

- (a) As part of the Design-Build Administration Plan, the Project Company shall prepare and submit a plan that describes the Project Company’s approach to health and safety with respect to the Design-Build Work in accordance with this Section 26.3.2.6, and which



shall comply with all Contract Standards and Applicable Law, including any Oregon OSHA and OSHA regulations (the “**Health and Safety Plan**”).

- (b) The Health and Safety Plan shall include:
- (i) a general narrative describing the Project Company’s approach to health and safety in its delivery of the Design-Build Work, including how a culture of safety will be established and maintained;
  - (ii) a description of the Project Company’s health and safety responsibilities in the Design-Build Period;
  - (iii) details of Project Company Persons responsible for the Project Company’s health and safety management and supervision throughout the Design-Build Period;
  - (iv) details of the Project Company’s approach for ensuring that its Project Contractors and Subcontractors understand and comply with the Health and Safety Plan, Oregon OSHA, and OSHA;
  - (v) a description of the Project Company’s approach to interface with the health and safety policies, procedures and practices of the County during the Design-Build Period; and
  - (vi) the Project Company’s Oregon OSHA and OSHA policy and framework.
- (c) The Health and Safety Plan shall describe the Project Company’s approach to manage and ensure health and safety with respect to the Design-Build Work, including its methodologies, plans, policies and procedures for:
- (i) ensuring the health and safety of the Project Company Persons performing the Design-Build Work;
  - (ii) ensuring the health and safety of members of the general public, including all Project Users interfacing with, or impacted by the Design-Build Work;
  - (iii) ensuring that all plant and equipment and all dangerous, hazardous, or unsafe areas are appropriately secure and signaled, and that access is restricted to only those appropriate authorization;
  - (iv) ensuring that dust, smoke, debris, artificial lighting, stockpiles and noise arising from the Design-Build Work are not hazardous to the public and neighboring land users;
  - (v) materials handling, hot work, scaffolding, ladders, working at heights, confined spaces, lockout/tagout, work permits;
  - (vi) safe work method statements;
  - (vii) hazard reporting and management;

- (viii) personnel protective equipment in relation to the Design-Build Work;
- (ix) health and safety inspections in relation to the Design-Build Work;
- (x) injuries, medical attention, first aid and emergency response in relation to the Design-Build Work;
- (xi) procedures for immediately notifying the County of all incidents arising out of or in connection with the performance of the Design-Build Work, whether on or adjacent to the New Courthouse;
- (xii) occupational health and safety training and orientation for the Design-Build Work, which shall include, as a minimum:
  - (1) safety rules and policies (including rules with respect to drugs and alcohol, smoking, horseplay, materials handling and personal protective equipment);
  - (2) frequency of safety meetings and typical topics;
  - (3) amenities and welfare facilities;
  - (4) specific hazards in relation to the Design-Build Work and control measures;
  - (5) how to report safety hazards and unsafe work practices;
  - (6) how to report incidents, accidents and near-misses;
  - (7) what to do in the event of injuries; and
  - (8) emergency management procedures.

#### 26.3.2.7 Emergency Management Plan

- (a) As part of the Design-Build Administration Plan, the Project Company shall prepare and submit a plan that describes the Project Company's approach to emergency management with respect to the Design-Build Work in accordance with this Section 26.3.2.7, and which shall provide details of the provision of the Design-Build Work that is critical to restart the Design-Build Work and maintain the Project within budget and, as practicable, within schedule (the "**Emergency Management Plan**").
- (b) The Emergency Management Plan shall include, at a minimum:
  - (i) details of the Project Company's role in and the process for responding to incidents and emergencies within the Project Site;
  - (ii) the Project Company's contingency plans for incidents and emergencies;

- (iii) requirements for the maintenance of records of all testing, including checklists for all tests;
- (iv) requirements for reporting any water, steam, diesel, oil, electrical breakdown to the applicable Utility Owners;
- (v) procedures for the Project Company to take immediate action to protect the safety and security of Project Company and County employees; and
- (vi) any other requirements of the Emergency Management Plan the County requires to ensure it complies with all Governmental Approvals, Contract Standards and Applicable Law.

### **26.3.3 Design-Build Quality Management Plan**

As part of the Project Company's Design-Build Management Plan and Quality Management Plan, the Project Company shall prepare and submit a plan that describes the Project Company's approach to quality management with respect to the Design-Build Work during the Design-Build Period in accordance with this Section 26.3.3 (the "**Design-Build Quality Management Plan**").

#### 26.3.3.1 Design Quality Management Plan

- (a) The Project Company shall provide a comprehensive Design Quality Management Plan that describes how it intends to manage the design work for the Project in compliance with the QMS and the provisions of this Project Agreement. The Design Quality Management Plan shall apply to all design work performed throughout the Design-Build Period as well as any design work performed throughout the Facilities Management Period.
- (b) The Design Quality Management Plan shall contain an organizational chart identifying Key Personnel and other key individuals responsible for design management and their relationship with the Quality Director for the Project Company's overall QMS as documented in the Project Company's Quality Management Plan. It shall also contain a description of the responsibilities, qualifications, and authority of the above personnel and the organizational interfaces between those responsible for design management and other engineering and construction management disciplines.
- (c) The Project Company shall appoint a Design Quality Control Manager who shall be responsible for the Design Quality Management Plan and who will:
  - (i) have experience in a similar role on a successful project of similar scope and have successfully completed an ISO 9001 Lead Auditor Course; and
  - (ii) report to the Quality Director.
- (d) The Design Quality Management Plan shall, at a minimum, include or reference detailed quality system procedures and process flow charts for the following processes:
  - (i) design input and output review;

- (ii) design verification to ensure that design input requirements have been met;
  - (iii) design validation to ensure that the completed project is capable of meeting its intended use;
  - (iv) design changes;
  - (v) quality assessment and procurement of Project Contractors and Subcontractors responsible for design;
  - (vi) External Quality Audits of Project Contractor and Subcontractors responsible for design;
  - (vii) Internal Quality Audits;
  - (viii) Corrective Actions, Preventive Actions and opportunities for improvement;
  - (ix) document management; and
  - (x) control of Quality Records.
- (e) The above procedures and flow charts shall document who does the work, what they do, and what evidence is generated that they have done the work correctly.

#### 26.3.3.2 Construction Quality Management Plan

- (a) The Project Company shall provide a comprehensive Construction Quality Management Plan that describes how it intends to manage the Construction Activities in compliance with the QMS and the provisions of this Project Agreement. The Construction Quality Management Plan shall apply to all design work performed throughout the Design-Build Period as well as any design work performed throughout the Facilities Management Period.
- (b) The Construction Quality Management Plan shall contain an organizational chart identifying Key Individuals and other key individuals responsible for construction management and their relationship with the Quality Director for the Project Company's overall QMS as documented in the Project Company's Quality Management Plan. It shall also contain a description of the responsibilities, qualifications, and authority of the above personnel and the organizational interfaces between those responsible for construction management and other disciplines such as design management, environmental management and traffic management.
- (c) The Project Company shall appoint a Construction Quality Control Manager who will be responsible for the Construction Quality Management Plan and who shall:
  - (i) have experience in a similar role on a successful project of similar scope and have successfully completed an ISO 9001 Lead Auditor Course; and
  - (ii) report to the Quality Director.

- (d) The Construction Quality Management Plan shall, at a minimum, include or reference detailed quality system procedures and process flow charts for the following processes:
- (i) construction safety audits;
  - (ii) inspection, testing and monitoring;
  - (iii) materials identification and traceability;
  - (iv) quality assessment and procurement of Project Contractors and Subcontractors responsible for construction;
  - (v) External Quality Audits of Project Contractors and Subcontractors responsible for construction;
  - (vi) Internal Quality Audits;
  - (vii) control of nonconforming product;
  - (viii) Corrective Actions, Preventive Actions and opportunities for improvement;
  - (ix) document management; and
  - (x) control of Quality Records.
- (e) The above procedures and flow charts shall document who does the work, what they do, and what evidence is generated that they have done the work correctly.
- (f) The Construction Quality Management Plan shall also include or reference an inspection and test plan detailing all major on and offsite inspection and test activities for Work performed by the Project Company, Project Contractors and Subcontractors (the “**Inspection and Test Plan**”). The Inspection and Test Plan shall, at a minimum, include:
- (i) a description of the inspection, testing and monitoring activity;
  - (ii) frequency of inspections, tests and monitoring;
  - (iii) reference to standards, codes, specifications, and acceptance criteria;
  - (iv) reports and checklists required;
  - (v) personnel responsible for inspection, testing and monitoring activity;
  - (vi) quality assurance review, witness and hold points; and
  - (vii) description and frequency of geotechnical instrumentation monitoring and adherence to acceptance criteria.

### 26.3.3.3 Environmental Quality Management Plan

- (a) The Project Company shall provide as part of its Design-Build Management Plan and its Quality Management Plan an Environmental Quality Management Plan that describes how it intends to manage the environmental components of the Project in compliance with the Project Company's Environmental Management Plan, the requirements of which are described in Section 26.3.4 (Environmental Management Plan) of these Design and Construction Standards, the Quality Management Plan, and the provisions of this Project Agreement. The Environmental Quality Management Plan shall apply to all Design-Build Period.
- (b) The Environmental Quality Management Plan shall contain reference to the Project Company's Environmental Management Plan as described in Section 26.3.4 (Environmental Management Plan), an organizational chart identifying Key Individuals and other Project Company Persons responsible for environmental management and their relationship with the Quality Director for the Project Company's overall QMS as documented in the Project Company's Quality Management Plan. It shall also contain a description of the responsibilities, qualifications, and authority of the above personnel and the organizational interfaces between those responsible for environmental management and other disciplines during the Design-Build Period.
- (c) The Project Company shall appoint an "**Environmental Quality Manager**" who will be responsible for the Environmental Quality Management Plan and who shall:
  - (i) have experience in a similar role on a successful project of similar scope and have successfully completed an ISO 9001 Lead Auditor Course; and
  - (ii) report to the Quality Director.
- (d) The Environmental Quality Management Plan shall include or reference detailed quality system procedures and process flow charts for the following processes:
  - (i) satisfying and ensuring compliance with the Project Company's environmental obligations, including compliance with any environmental Governmental Approvals required;
  - (ii) obtaining and maintaining applicable permits and Governmental Approvals;
  - (iii) environmental monitoring and reporting;
  - (iv) environmental incident reporting and tracking;
  - (v) External Quality Audits of the Project Contractors and Subcontractors responsible for environmental aspects of the Design-Build Work;
  - (vi) Internal Quality Audits;
  - (vii) control of nonconforming work;

- (viii) any corrective actions, preventive actions and opportunities for improvement; and
  - (ix) environmental documentation management.
- (e) The above procedures and flow charts shall document who does the work, what they do, and what evidence is generated that they have done the work correctly.
- (f) The County, in the course of its quality documentation review, shall pay special attention to the Project Company's Environmental Quality Management Plan to verify that the Project Company has taken full responsibility for all of the environmental requirements as specified in Section 2.7 (Environmental Management) of these Design and Construction Standards and elsewhere in the Project Agreement, including obtaining approvals from relevant Authorities Having Jurisdiction.

### **26.3.4 Environmental Management Plan**

#### **26.3.4.1 General Requirements**

- (a) The Project Company shall establish and implement throughout the Design-Build Period an environmental management plan for the Design-Build Work based on Good Design-Build Practice and the requirements set forth in Section 2.7 (Environmental Management) of these Design and Construction Standards.
- (b) The Environmental Management Plan shall include, at a minimum:
  - (i) a summary of how it interfaces with other Management Plans;
  - (ii) a general narrative describing the Project Company's approach to ensuring environmental compliance in the performance of the Design-Build Work;
  - (iii) a description of the Project Company's environmental policy;
  - (iv) a general description of the Project Company's environmental management responsibilities in the Design-Build Period;
  - (v) details of the Project Company Persons responsible for environmental management throughout the Design-Build Period;
  - (vi) details of training needs for all Project Company Persons to enable the purpose and content of the Environmental Management Plan to be understood and implemented by Project Company Persons;
  - (vii) details of the organizational interfaces between those responsible for general Project management, design work management, construction work management, and environmental management;
  - (viii) details of how the Environmental Management Plan interfaces with the Environmental Quality Management Plan; and

- (ix) include a schedule detailing all Governmental Approvals necessary for the Design-Build Work, including issuing Governmental Body and permit and/or approval duration and conditions and environmental safeguards that shall be adhered to.
- (c) The Environmental Management Plan shall provide details of the Project Company's approach to managing environmental matters impacting and during the Design-Build Period, including:
- (i) a description of the Project Company's environmental objectives and key performance indicators for the Design-Build Period;
  - (ii) a description of the Project Company's specific activities and their timing, an assessment of the sensitive on and off-site environmental receptors and assessment of the impact that the Design-Build Work may have on the sensitive environmental receptors, including an aspects and impacts register;
  - (iii) specific management and monitoring procedures, including contingency measures, to ensure good environmental practice and compliance with all Governmental Approvals as applicable to environmental management;
  - (iv) a Project Site plan detailing locations of important features of the environmental management system, including the location of waste storage areas, spill kits, vehicle lay down areas, site access points, public access areas, vehicle or wheel wash down areas and dewatering effluent re-infiltration areas, if any;
  - (v) an earthworks plan and unexpected finds work procedure relevant to the excavation and management of potentially Hazardous Substances;
  - (vi) a description of the material tracking system to be implemented;
  - (vii) details of the stormwater management system to be implemented during construction activities;
  - (viii) descriptions of The Project Company's methods and approach to:
    - (1) performing a biological resources feasibility analysis, including any biological requirements included in the Project's Environmental Site Assessment;
    - (2) performing a noise study, developing a construction noise and vibration mitigation program and complying with the requirements of [Section 2.7.5 \(Noise Mitigation\)](#);
  - (ix) details of the Project Company's construction and demolition waste management solution, including:
    - (1) how it will protect the environment from Hazardous Substances by waste, debris, siltation or Hazardous Substance liquid discharges into sewers or waterways;



- (2) a system for recording the actual percentage of waste recycled or reused by weight, for the purposes of demonstrating compliance with the State's 95% targets;
  - (3) how it will manage liquid and solid environmental contaminants, waste reduction strategies and waste sorting and recycling strategies and targets;
  - (4) how it will manage any asbestos found on the Project Site, including how it will protect the environment from further Hazardous Substances and ensure that those working with the asbestos are adequately protected;
  - (5) testing and treatment of any cut and fill material in accordance with regulatory guidelines and the environmental requirements;
  - (6) disposal of waste, including any cut and fill material deemed unsuitable for reuse on-site, in accordance with relevant guidelines and Contract Standards;
  - (7) establishes waste diversion goals for the Design-Build Work by identifying at least five (5) materials (both structural and non-structural) targeted for diversion;
  - (8) specified whether materials will be separated or comingled and describe the diversion strategies planned for the Project, including where the material will be taken and how the recycling facility will process the material including expected diversion rates for each material stream; and
  - (9) complies with the requirements of LEED v4.1 Construction Waste Management Credit within the Project Site;
- (x) details of the Project Company's emergency / spill response solution for Hazardous Substances, including:
- (1) provide a description of on-site equipment available to contain and respond to an emergency or spill of the Hazardous Substance;
  - (2) notification procedures, including notification to potentially impacted residents and businesses adjacent to the Project;
  - (3) response coordination procedures between the Project Company and the County;
  - (4) provide a Hazardous Substances Site Plan showing the location of stored Hazardous Substances and location of spill containment and response equipment; and

- (5) provide a description of the Hazardous Substances handling and spill response training provided to the Project Company Persons, Project Contractors and Subcontractors.

### **26.3.5 Design and Construction Management Plan**

#### **26.3.5.1 General Requirements**

- (a) As part of the Design-Build Management Plan, the Project Company shall prepare and submit a plan that provides details of the Project Company’s overall approach to the Design-Build Work, and otherwise achieve Occupancy Readiness, in accordance with this Section 26.3.5 (the “**Design and Construction Management Plan**”).
- (b) The following Management Plans are integral to the Design and Construction Management Plan as indicated in Table 6. 26.1 (Design-Build Management Plan Contents) of these Design and Construction Standards:
  - (i) Utility Management Plan, as further described in Section 26.3.5.2 (Utility Management Plan) of these Design and Construction Standards;
  - (ii) the Design Management Plan, as further described in Section 26.3.5.3 (Design Management Plan) of these Design and Construction Standards;
  - (iii) the Construction Management Plan, as further described in Section 26.3.5.4 (Construction Management Plan) of these Design and Construction Standards;
  - (iv) the Demolition Management Plan, as further described in Section 26.3.5.5 (Demolition Management Plan) of these Design and Construction Standards; and
  - (v) the Commissioning Management Plan, as further described in Section 26.3.5.6 (Commissioning Plan) of these Design and Construction Standards.
- (c) The first section of the Design and Construction Management Plan shall include:
  - (i) a summary of how it interfaces with other Management Plans;
  - (ii) details of how its sub-plans interface with one another to form one integrated approach to manage quality on the Design-Build Work;
  - (iii) a general narrative describing the Project Company’s approach to design and construct the Project;
  - (iv) a general description of the Project Company’s design and construction responsibilities for the Design-Build Work;
  - (v) details of the Project Company’s senior personnel responsible for the design and construction of the Design-Build Work; and

- (vi) details of the organizational interfaces between those responsible for general Project management, design management, construction management, health and safety and environmental management.

#### 26.3.5.2 Utility Management Plan

##### 26.3.5.2.1 General Requirements

- (a) As part of the Design and Construction Management Plan, the Project Company shall prepare and submit a plan that provides the specific details, procedures, work methods responsibilities, and timing of such that the Project Company will use to deliver the Utility management services described in Section 4.1 (Utility Management Services) of these Design and Construction Standards during the Design-Build Period in accordance with this Section 26.3.5.2 (the “**Utility Management Plan**”).
- (b) The Utility Management Plan shall include at a minimum:
  - (i) a description of the Project Company’s overarching strategy and approach to deliver the Utility management services during the Design-Build Period; and
  - (ii) details of the Project Company’s Associates responsible for the Utility management services during the Design-Build Period and details of the responsibilities, qualifications, time commitments and levels of authority.
- (c) The Utility Management Plan for the Design-Build Period shall provide details of how the Project Company will:
  - (i) identify all Utilities within the Project Site, along with a description of such Utilities, corresponding Utility Owners, and Utility County’s contact person, email address and phone number;
  - (ii) describe the review and approval process, including durations for each step required by each Utility County, with a description of responsibilities for The Project Company, the State, and the Utility County;
  - (iii) describe the procedures required for each Utility in relation to inspections, testing and acceptance by each Utility County;
  - (iv) identify all reasonably foreseeable causes for Utility shutdowns within the Project Site; and
  - (v) identify contingency plans in the case of failure of any of the Utilities.
- (d) The Utility Management Plan for the Design-Build Period shall be updated monthly, or every time new or updated information is obtained that shall be included as part of the Monthly Progress Report.

##### 26.3.5.2.2 Utility Shutdown Plan

As part of the Utility Management Plan for the Design-Build Period, the Project Company shall prepare a plan that provides specific details on the procedures to be utilized by the Project

Company to shutdown Utilities during the Design-Build Period (the “**Utility Shutdown Plan**”), which shall describe, at a minimum:

- (a) affected Utilities by the proposed Utility shutdown;
- (b) phasing of Utility work within the Project Site;
- (c) Utility shutdown duration;
- (d) impacts to the other buildings within the Red Soils Campus or in the vicinity;
- (e) any bypass or temporary Utilities required during the performance of Utility work; and
- (f) any other information the Project Company may require in advance of such Utility work or Utility shutdown.

#### 26.3.5.3 Design Management Plan

- (a) As part of the Design and Construction Management Plan, the Project Company shall prepare and submit a plan that describes the Project Company’s approach to developing the design of the Design-Build Work, in accordance with this Section 26.3.5.3 (the “**Design Management Plan**”), and which shall include, at a minimum:
  - (i) a description of the Project Company’s overarching strategy and approach to the design work;
  - (ii) details of the Project Company Persons responsible for design management and details of the responsibilities, qualifications, time commitments and levels of authority;
  - (iii) details of the Project Company’s proposed methodology for delivering the design work packages described in Section 28 (Design-Build Period Submittals), including timing and level of detail;
  - (iv) the Project Company’s proposed methodology for interfacing and working with the County and Project Stakeholders, and other user groups, as reasonably requested by the County during the design work;
  - (v) the Project Company’s proposed methodology for engaging with and managing Project Stakeholders, including its methodology for:
    - (1) the name, function and composition of each Project Stakeholder group;
    - (2) conducting meetings with each Project Stakeholder group;
    - (3) managing multiple Project Stakeholder groups;
    - (4) ensuring that the Project Stakeholder groups, and their respective members have sufficient information and understanding of the design to meaningfully review progressive design work documentation;

- (5) taking into account Project Stakeholder group feedback; and
- (6) managing information flow with the Project Stakeholder groups;
- (vi) the estimated number, frequency and duration of meetings to be conducted with each of the Project Stakeholder groups;
- (vii) procedures for addressing the following specific design related issues:
  - (1) compliance with Submittal Review Procedure, quality management, etc.;
  - (2) systems for managing information flow and collaboration between the Project Company Persons involved in the design work; and
  - (3) FF&E selection and procurement;
- (viii) for each of the design work packages described in Section 28 (Design-Build Period Submittals), a submittals schedule which shall, for each design work stage:
  - (1) identify the format of the main types of submittals (for example, specifications, reports, digital and physical models, drawings, workshop drawings, prototypes, mock-ups and flow diagrams);
  - (2) if appropriate given the nature of the submittals, identify the different design disciplines that relate to that submittal (for example, architectural and engineering); and
  - (3) otherwise assist the County in ensuring that it has sufficient and appropriate resources to review the submittal;
- (ix) details of:
  - (1) document control, including digital models;
  - (2) the coordination between different design disciplines and different design teams and Project Stakeholder groups;
  - (3) value management; and
  - (4) preparing and verifying as-built documentation; and
- (x) the proposed format of the following documents:
  - (1) design work submittals schedule;
  - (2) information packages to be provided to Project Stakeholder group members;
  - (3) minutes of Project Stakeholder group meetings;

- (4) design work stage reports including key issues, innovation opportunities and for each stage and each discipline as a minimum; and
- (5) any other reports to be issued to the State Representative as part of managing the design work.

#### 26.3.5.4 Construction Management Plan

- (a) As part of the Design and Construction Management Plan, the Project Company shall prepare and submit a plan that describes the Project Company's approach to the construction of the Project, in accordance with this Section 26.3.5.4 (the "**Construction Management Plan**"), and which includes, at a minimum:
  - (i) a description of the Project Company's overarching strategy and approach to the construction work;
  - (ii) details of senior the Project Company Persons responsible for construction management and the construction work and details of the responsibilities, qualifications, time commitments and levels of authority;
  - (iii) the Project Company's proposed methodology for interfacing and working with the County, Project Stakeholders, and other user groups, as reasonably required by the County in delivering the construction work;
  - (iv) the Project Company's methodology for performing the construction work so as to satisfy the County's timing and sequencing requirements and to achieve Occupancy Readiness by the target Occupancy Readiness Date, including in respect of:
    - (1) staging of the construction work;
    - (2) managing Utilities shutdowns and any other service interruptions; and
    - (3) drawings of the Project Site and the location of the Project Site facilities, including Project Site sheds and storage facilities, access routes and any other information reasonably requested by the County;
  - (v) details of how materials are delivered and moved around within the Project Site, including drawings and descriptions of covered set-down areas, fixed and mobile cranes (reach and capacity work rate), location and capacity of hoists, storage areas, roadways and pathways;
  - (vi) the Project Company's strategy for ensuring the State progressively inspects the construction work;
  - (vii) the Project Company's methodology for managing issues relating to:
    - (1) working hours;
    - (2) site access points;

- (3) site traffic and parking management;
  - (4) keeping the Project Site and any other areas where the Project Company Persons are working or to which the Project Company Persons have access, and their surrounds, safe and clean;
  - (5) flora and fauna, including existing trees;
  - (6) water use;
  - (7) stockpiling of any soil or waste material within the boundaries of the Project Site;
  - (8) noise from the construction work and construction activities and managing its impact on the surrounding areas;
  - (9) dust, vibration and visual intrusion on the Project Site;
  - (10) industrial relations;
  - (11) construction interfaces;
  - (12) the provision of Project Site amenities sufficient to meet the needs of all the Project Company Persons on the Project Site;
  - (13) emergency exits and evacuation;
  - (14) temporary services, including managing any capacity constraints in relation to Utilities;
  - (15) protection of buildings, structures and other infrastructure;
  - (16) work force behavior standards;
  - (17) provision of “as constructed” information;
  - (18) site logistics; and
  - (19) temporary works;
- (viii) the Project Company’s access and induction policies and procedures for visitors and Project Contractors and Subcontractors;
- (ix) details of all Governmental Approvals, and the Project Company’s strategy for ensuring compliance with all Governmental Approvals, including in relation to:
- (1) building surveys and permits;
  - (2) scaffolding;

- (3) temporary plant and equipment (including cranes and hoists); and
- (4) any other Governmental Approvals required to enable the State to achieve Occupancy Readiness;

#### 26.3.5.5 Demolition Management Plan

- (a) As part of the Design and Construction Management Plan, the Project Company shall prepare and submit a plan that describes the Project Company's approach to the performance and the phasing of the Demolition Work, in accordance with this Section 26.3.5.5 (the "**Demolition Management Plan**"), and which shall include, at a minimum:
  - (i) details of the Project Company personnel responsible for the management and supervision of the Demolition Work, and detail of responsibilities, qualifications, time commitments and levels of authority;
  - (ii) a description of the Project Company's overarching strategy for and approach to the Demolition Work;
  - (iii) the Project Company's proposed methodology for interfacing and working with the State, Authorities Having Jurisdiction, and other Governmental Bodies as required, prior and during the performance of the Demolition Work;
  - (iv) the Project Company's Project Schedule in respect of the Demolition Work which includes all the details set forth in Section 2.4 (Design-Build Work Project Schedule) of these Design and Construction Standards including, including:
    - (1) the commencement and completion dates, phasing, major milestones, and Critical Path for the Demolition Work;
    - (2) a level of detail for the Demolition Work's WBS as set forth in Section 2.4.4 (Work Breakdown Structure) of these Design and Construction Standards; and
    - (3) key meetings with the State, Authorities Having Jurisdiction, meetings with Utility Owners, and Third-Party Meetings with other Governmental Bodies, as applicable;
  - (v) a description of the Project Company's public safety strategy, including details on the Project Company's plan to prevent unauthorized access into the Project Site while the Demolition Work is ongoing;
  - (vi) a description of the Project Company's plan to comply with all occupational health and safety requirements;
  - (vii) a description of the Project Company's plan to protect areas adjacent to the Project Site from damage;
  - (viii) a description of the Project Company's environmental management strategy in respect of the Demolition Work in accordance with Section 2.7 (Environmental



Management) of these Design and Construction Standards, including the Project Company's strategy to:

- (1) noise management and mitigation;
- (2) dust control;
- (3) construction waste management and recycling;
- (4) dewatering and stormwater management; and
- (5) Hazardous Substance management and disposal.

#### 26.3.5.6 Commissioning Plan

- (a) As part of the Design and Construction Management Plan, the Project Company shall prepare and submit a plan that describes the Project Company's approach to the testing and commissioning activities of the Project, that complies with Section 25.3 (Commissioning Plan) of these Design and Construction Standards.

#### 26.3.6 **Transition Management Plan**

- (a) As part of the Design-Build Management Plan, the Project Company shall prepare and submit a plan that describes the Project Company's approach to transition into the Facilities Management Period from the Design-Build Period, in accordance with this Section 26.3.6 (the "**Transition Management Plan**"), and which shall include, at a minimum:
  - (i) a description of the Project Company's overarching strategy and approach to the test and commission the construction work to demonstrate completion of the Project in compliance with the Project Agreement;
  - (ii) details of the Project Company personnel responsible for the management and supervision of transitioning from the construction work to the delivery of the Facilities Management Services and details of the responsibilities, qualifications, time commitments and levels of authority;
  - (iii) the Project Company's approach to transition into Services Phase from the Design-Build Period, and ensure Facilities Management Services quality from the commencement of the Facilities Management Period, including its methodology for:
    - (1) commencing the provision of the Facilities Management Services;
    - (2) ensuring that all equipment and systems used to deliver the Facilities Management Services are in place, fully commissioned and operational;
    - (3) ensuring that all testing, contingency and scenario planning activities in relation to the Facilities Management Services commencement have been undertaken and proven;

- (4) ensuring that all consumables, spare parts and external support services are in place prior to Facilities Management Services commencement;
- (5) ensuring that all subcontracts required to support the delivery of the Facilities Management Services are in place prior to Facilities Management Services commencement.

## **27 DESIGN AND CONSTRUCTION REPORTING**

### **27.1 GENERAL REQUIREMENTS**

- (a) During the Design-Build Period, the Project Company shall prepare and submit complete and accurate monthly Progress Reports, in accordance with Section 2.2 (Progress Reporting and Documentation) of these Design and Construction Standards, for the previous month.
- (b) Electronic versions of monthly Progress Reports shall be submitted through the DMS. Each submittal shall provide notification to the County Representative or the relevant County employee of that report's submission.

## **28 DESIGN-BUILD PERIOD SUBMITTALS**

### **28.1 GENERAL**

- (a) The purpose of this document is to guide the Project Company in preparing the required documentation for all the Design-Build Work done for the Project. The Project Company is responsible for coordinating all Submittals, including the quality and contents of such Submittals, and those of its Project Contractors and Subcontractors.
- (b) The requirements set forth in this Section 28 represent the minimum levels of performance, quality, and/or standardization. This is in recognition that the Project shall be cost effective over the life of the New Courthouse.
- (c) The Project Company shall plan, design and construct the Project with consideration given to serviceability and maintainability of the New Courthouse.

### **28.2 REQUIREMENTS FOR ASSEMBLING DRAWINGS AND PROJECT MANUAL**

#### **28.2.1 Assembly Responsibility**

- (a) The Project Company shall be responsible for reviewing and assembling documents from all Project Contractors and Subcontractors to ensure they conform to the guidelines set forth in this Section.
- (b) Submittals not in this format and in the file structure described will be rejected and the Project Company shall resubmit the proper files in such time so as to prevent delays in the Submittal Review Procedure.

### 28.2.2 Drawing Assembly Requirements

- (a) Project drawings shall be assembled in such a manner that when they are printed full size, each set is manageable. The minimum full size is twenty-two (22) inches by thirty-four (34) inches with a maximum of thirty-six (36) inches by forty-eight (48) inches. The maximum number of sheets in a volume per binding is one hundred (100) sheets. If a set is over one hundred (100) sheets, it should be divided into two (2) or more volumes.
- (b) One (1) PDF file is to be created for each volume of drawings to be printed. Pages shall be coordinated for plot orientation as landscape. All pages shall be oriented in the same direction within the file such that all pages can be read as the file is normally opened.
- (c) The Project Company shall examine all sheets submitted by all Project Contractors and Subcontractors before submitting them to the County and ensure that all sheets are consistently of the same size. Printed drawings shall be printed to scale.
- (d) A graphic scale shall be provided with each scaled detail, floor plan, etc.
- (e) The first page of each volume shall be the cover sheet labeled "COVER". This page shall have a list of all sheets in the plan set listed in the order the plans are printed. The sheet numbering and identification format shall be in accordance with the *United States National Cad Standard, Version 6* which can be found here: [www.nationalcadstandard.org/ncs6/content.php](http://www.nationalcadstandard.org/ncs6/content.php). All page numbers shall be reflected in the bookmarks within the PDF document.
- (f) Drawings shall be assembled in the following order unless requested otherwise by the State:
  - (i) Cover Sheet
  - (ii) General
  - (iii) Site / Civil / Survey
  - (iv) Landscape
  - (v) Structural
  - (vi) Architectural including code sheets
  - (vii) Fire Protection
  - (viii) Plumbing
  - (ix) Mechanical / HVAC
  - (x) Electrical

### 28.2.3 Project Design Manual: Basic Assembly Requirements

The Project Company shall prepare and submit a manual for the Project in accordance with the requirements set forth in this Section 28.2.3 of this Appendix (the “**Project Design Manual**”).

- (a) The Project Design Manual shall be submitted for printing in PDF format.
- (b) Only one (1) file per volume shall be submitted containing all technical data from all applicable consultants on the project.
- (c) The Project Design Manual shall be assembled in such a manner that when printed, the volume (one binding) is no more than four hundred (400) physical sheets, or up to eight hundred (800) pages printed on both sides. If the project manual is over four hundred (400) physical sheets, it should be divided into two (2) or more volumes.
- (d) The Project Design Manual pages shall be individually numbered with the specification division number followed by the page number.
- (e) The Project Design Manual’s table of contents shall be filled out completely by The Project Company and included with design submittal documents.
- (f) The Project Design Manual shall be assembled such that all “slip sheets” or blank pages required to make the pagination work correctly are inserted.
- (g) Blank pages in the Project Design Manual shall contain the statement, “Page Intentionally Left Blank.”
- (h) Every Project Design Manual section shall have the words “End of Section” printed on the last page below the final text of that section.

### 28.2.4 Electronic Document Format

#### 28.2.4.1 Generally Applicable Electronic File Submittal Requirements

- (a) The Project Company shall use following file naming convention:
  - (i) [Date]\_[Project Name]\_[Submittal]\_[Dwg/Spec]\_[Volume].pdf.
  - (ii) Examples:
    - (1) 2022.01.01\_New Clackamas Courthouse\_100\_SD Dwg\_Vol-01.pdf
    - (2) 2022.01.01\_New Clackamas Courthouse\_100\_SD Specs\_Vol-01.pdf
  - (iii) Do not use any spaces or special characters in the file name. Abbreviating long project names as appropriate.
  - (iv) Use the volume indicator only if there is more than one (1) volume for the plans or specifications.

- (v) All electronic files shall be optimized to provide balanced image retention and minimal file size.

#### 28.2.4.2 PDF Files

- (a) PDF files are the preferred media container format unless otherwise specified (e.g., DWG, DOC, etc.). The Project Company shall provide PDFs in addition to any files that are requested in other formats.
- (b) The County will utilize Bluebeam software to provide comments back to the Project Company. As such, the Project Company shall use Bluebeam Revu software to administer PDF workflow and disseminate PDFs.

### 28.3 BASIS OF DESIGN SUBMITTAL

#### 28.3.1 General

- (a) The Project Company shall develop and submit to the County for review and acceptance a document detailing the basis of design for all Project Components of the Project in accordance with this Section (the “**Basis of Design**” or “**BOD**”).
- (b) The Basis of Design shall be an electronic PDF document which shall contain the pertinent sections as listed in this Section. The Basis of Design is intended to be a repository for documentation relating to the design work; therefore, not all items may initially be covered, but shall be added as such items are executed throughout the design work.
- (c) The Basis of Design, at a minimum, shall include the following sections:
  - (i) Description of construction work;
  - (ii) Project Schedule;
  - (iii) Project Cost;
  - (iv) Code Analysis;
  - (v) Energy and Sustainability; and
  - (vi) Design Calculations.
- (d) Each of the sections above shall be updated, where applicable, at each submittal phase of the design documents. Changes in the Basis of Design shall be noted and dated to document the change. Reference to emails, correspondence, or meeting minutes shall be used.

#### 28.3.2 Description of the Design-Build Work

This section of the BOD shall include:

- (a) an executive summary summarizing the size and scope of the Project including general programmatic information identifying programs and activities;
- (b) a design intent narrative that addresses how the Project responds to the design principles set forth in these Design and Construction Standards;
- (c) a description of other parameters affecting definition of the problem, such as master planning issues, structural limitations, and site conditions;
- (d) a table of assignable square footage that clearly illustrates the proposed assignments of space; and
- (e) a description of the Design-Build Work, including a description of:
  - (i) architectural systems including interior and exterior finishes;
  - (ii) structural systems;
  - (iii) Mechanical Systems;
  - (iv) Electrical Systems;
  - (v) Plumbing Systems; and
  - (vi) Fire and Life Safety Systems.

### **28.3.3 Project Schedule**

This section of the BOD shall include:

- (a) the Project Schedule developed for the Project in accordance with Section 2.4 (Design-Build Work Project Schedule) of these Design and Construction Standards, showing, at a minimum:
  - (i) a final logic bar (Gantt) chart schedule and a narrative for the Design-Build Work;
  - (ii) items in the Critical Path;
  - (iii) long-lead building components to complete the construction work;
  - (iv) each phase for the design work, the construction work and the Demolition Work, including anticipated submittal dates, review dates, and Design Review Meeting dates; and
  - (v) any other dates of importance such as commissioning key dates and anticipated environmental approval dates.

#### **28.3.4 Project Cost**

This section of the BOD shall include progressively more detailed construction estimates as design documents are developed.

#### **28.3.5 Code Analysis**

This section of the BOD shall include a report that describes the general compliance of the Design-Build Work with all applicable codes and Applicable Law (a “**Code Compliance Report**”).

#### **28.3.6 Energy and Sustainability**

This section of the BOD shall address the minimum energy conservation requirements specified in Section 6 (Sustainability Requirements) of the Design and Construction Standards. Project designs shall also include energy conservation features beyond what is required by energy conservation standards where those features can be economically justified from a lifecycle cost standpoint. Principal considerations shall include first cost, design life, maintenance cost, climatic conditions, site configuration, building orientation, building functional arrangement, building envelope, and Mechanical Systems as applicable to minimize the use of fossil fuels.

#### **28.3.7 Design Calculations**

Provide design summary documentation in an indexed report format with all assumptions and references stated, which shall include:

- (a) Architectural design calculations (including occupancy classifications, type of construction, fire resistive ratings, exiting calculations, allowable building height and area, toilet fixture calculations and any unusual provisions or exceptions applicable to the project).
- (b) Structural design calculations (including live load, roof load, snow load, wind load, lateral soils load and seismic load calculations. Also include any unusual provisions, special loads or exceptions applicable to the project).
- (c) Civil design calculations (including storm drainage, sanitary sewer, domestic water service and any unusual provisions or exceptions applicable to the project).
- (d) Mechanical design calculations (including building loadings, equipment sizing, steam pipe stress analysis, annual energy usage and any unusual provisions or exceptions applicable to the project) Building load calculations shall be done using the programs listed in the performance approach method for ASHRAE Standard 90.1 compliance.
- (e) Electrical design calculations (including fault current calculations, transformer loading, circuit sizing, building energy usage and any unusual provisions or exceptions applicable to the project).
- (f) Basis of design equipment and material information (e.g., catalog material, charts, tables, performance curves, etc.).
- (g) Where applicable design calculations shall be cross-referenced to Code Analysis section of the Basis of Design.

## 28.4 DESIGN-BUILD WORK SUBMITTALS

### 28.4.1 Schematic Design Submittals

Schematic Design Submittal	Due Date
<p>100% schematic design documents</p> <p>Preliminary code analysis:</p> <ul style="list-style-type: none"> <li>(a) The code analysis consists of an outline of applicable provisions of the building code which apply to the Courthouse Project.</li> <li>(b) The outline shall include a written report and diagrammatic drawings which delineate the design criteria (e.g., fire walls, fire areas, smoke zones, travel distances, exit paths, required exits, construction type, etc.)</li> </ul> <p>Basis of Design: The Project Company shall provide the preliminary Basis of Design report as outlined in Section 28.3 (Basis of Design Submittal) of this Section.</p> <p>Material board: The Project Company shall include an updated digital material board, as applicable, based on the material board submitted as part of its Proposal.</p> <p>Area tabulation: The area tabulation consists of a space-by-space comparison of the Schematic Design Submittal documents' net square footage with the Courthouse Program's net square footage. These tabulations shall be made by floor and program component.</p> <p>Civil:</p> <ul style="list-style-type: none"> <li>(a) Civil drawings shall include:</li> <li>(b) Site Demolition Plan showing existing structures and utilities to be removed or abandoned.</li> <li>(c) Grading Plan showing existing and proposed contours at one-foot intervals.</li> <li>(d) Paved Surfaces (Streets, Sidewalks, etc.)</li> <li>(e) Existing Buildings and/or Structures</li> <li>(f) Proposed New Courthouse (with spot elevations)</li> <li>(g) Proposed utilities showing: <ul style="list-style-type: none"> <li>(i) All existing utilities and underground structures within the Project Site based on both the information provided by the State and on Project Co's field investigation;</li> </ul> </li> </ul>	<p>As provided in the Project Schedule.</p>



Schematic Design Submittal	Due Date
<ul style="list-style-type: none"> <li>(ii) Required off-site utilities in the vicinity for this Project, and all points of connection; and</li> <li>(iii) Proposed points of connection to existing utilities including the proposed method of service and routing for electrical power, chilled water, steam, domestic water, fire water, utility water, sanitary sewer, storm drain, telephone, and fire alarm systems, as applicable.</li> <li>(iv) Locations of exterior pad-mounted transformers.</li> </ul>	
<p>Landscape: The landscape design shall show conceptual hardscape and plantings.</p>	
<p>Architectural drawings:</p> <ul style="list-style-type: none"> <li>(a) Demolition plan and anticipated phasing if applicable.</li> <li>(b) Site Plan showing vehicular access routes, pedestrian access routes, service areas, parking, easements, project limits, site access per ADA standards.</li> <li>(c) Project Site sections shall be provided as needed to explain changes in levels.</li> <li>(d) Floor plans of each level showing: <ul style="list-style-type: none"> <li>(i) Room names, sizes in square feet, room numbers, and ADS ID's.</li> <li>(ii) Structural grid and overall dimensions of major elements.</li> <li>(iii) Building elements such as walls, columns, doors, windows, shafts, seating bowl, vertical transportation and major built-in equipment.</li> <li>(iv) Means of complying with accessibility standards.</li> <li>(v) Roofing Plan (indicate slope [high to low] with direction arrows, show all significant roof penetrations and structures, show roof access, and typical roofing sections identifying materials).</li> </ul> </li> <li>(e) Building exterior elevations: <ul style="list-style-type: none"> <li>(i) Indicate surface material for all areas.</li> <li>(ii) Indicate finish grades.</li> <li>(iii) Demonstrate building accessibility.</li> <li>(iv) Indicate floor elevations above and below grade.</li> </ul> </li> </ul>	

Schematic Design Submittal	Due Date
<ul style="list-style-type: none"> <li>(v) Indicate any exterior equipment.</li> <li>(vi) Show all stairs, ramps, railings, etc.</li> <li>(f) Building sections:               <ul style="list-style-type: none"> <li>(i) Provide sections as needed to explain structure, seating bowl and sight lines, and unique design features.</li> <li>(ii) Indicate floor-to-floor dimensions.</li> <li>(iii) Establish floor elevations.</li> <li>(iv) Indicate relative thickness of floors and walls.</li> </ul> </li> </ul>	
<p>Interiors: Indicate materials and finishes.</p>	
<p>Structural drawings:</p> <ul style="list-style-type: none"> <li>(a) Structural drawings shall provide conceptual framing plans at the same scale as that used for the architectural plans that indicate the dimensioned grid system, geometry, and superstructure.</li> <li>(b) Design intent of the substructure shall be provided in the Basis of Design narrative.</li> </ul>	
<p>Mechanical drawings:</p> <ul style="list-style-type: none"> <li>(a) Provide a conceptual single-line mechanical diagram showing major ducts and equipment. The sizes and locations of major equipment items including cooling towers, chillers, pumps, fans, air-handling units, compressors, and related items, shall be identified.</li> <li>(b) Indicate locations of major mechanical equipment components.</li> <li>(c) Indicate locations of the mechanical rooms and shafts shown on the architectural drawings.</li> </ul>	
<p>Plumbing drawings:</p> <ul style="list-style-type: none"> <li>(a) Layout major components.</li> <li>(b) Verify locations and sizes of the plumbing mechanical rooms and shafts shown on the architectural drawings.</li> <li>(c) Identify connections to major utilities (water, sanitary, storm, and fire services, etc.).</li> </ul>	
<p>Electrical drawings: Electrical drawings shall provide a conceptual single-line diagram showing permanent as well as temporary</p>	

Schematic Design Submittal	Due Date
<p>points of connection to high-voltage, telephone, and signal systems. Electrical drawings shall also include:</p> <ul style="list-style-type: none"> <li>(a) Method of service (New Courthouse or local Utility) showing primary service to loop switch.</li> <li>(b) Major transformers and transformer substations.</li> <li>(c) Secondary service to switchboards, motor control centers, distribution boards and panel boards for power and lighting.</li> <li>(d) Major components of the emergency power system.</li> </ul>	
<p>Cost:</p> <ul style="list-style-type: none"> <li>(a) Provide cost analysis in the Basis of Design.</li> <li>(b) Submit a written quantitative estimate of construction developed from the completed preliminary plans and outline specifications.</li> <li>(c) Break down the construction estimate into the major architectural, civil, structural, mechanical, and electrical building components by labor and material for major divisions of work.</li> <li>(d) Include and identify your design contingency.</li> </ul>	
<p>Initial BIM Record Model</p>	

**Table 6. 28.1 (Schematic Design Submittals)**

**28.4.2 Design Development Submittals**

Design Development (DD) Submittals	Due Date
<p>50% design development documents</p> <p>Code Analysis: The Project Company shall submit an updated code analysis based on the advancement of the Schematic Design Submittal.</p> <p>Basis of Design: The Project Company shall submit an updated Basis of Design report as outlined in Section 28.3 (Basis of Design Submittal) of this Section.</p> <p>Material board:</p> <ul style="list-style-type: none"> <li>(a) The Project Company shall submit an updated digital material board, if applicable, based on the advancement of the Schematic Design Submittal.</li> </ul> <p>Area tabulation:</p>	<p>As provided in the Project Schedule.</p>

Design Development (DD) Submittals	Due Date
<p>The area tabulation will consist of a space-by-space comparison of the Schematic Design Submittal documents' net square footage with the Courthouse Program's net square footage. These tabulations shall be made by floor and program component.</p>	
<p>Civil: Civil drawings Shall Include:</p> <ul style="list-style-type: none"> <li>(a) Updated drawings based on the advancement of the Schematic Design Submittal.</li> <li>(b) Grading plans updated to show general method of site drainage, including benchmark references and elevations of major elements including those for stairways, walls, and plazas.</li> <li>(c) Utility plans updated to show all utility lines, ductbanks, and equipment that are abandoned, removed, or rerouted.</li> <li>(d) Conceptual bicycle routing plan, roadways and parking areas.</li> <li>(e) Proposed temporary Utilities.</li> </ul>	
<p>Landscape: The landscape design shall show hardscape and plantings and other improvements.</p>	
<p>Architectural drawings:</p> <ul style="list-style-type: none"> <li>(a) Architectural drawings shall include updated drawings based on the advancement of the Schematic Design Submittal.</li> <li>(b) Floor plans of each level showing: <ul style="list-style-type: none"> <li>(i) Corridors (with widths).</li> <li>(ii) Door swings.</li> <li>(iii) Locations and fire ratings of all fire separations, exit enclosures, fire doors, and similar elements, as required by applicable codes.</li> <li>(iv) Accessible toilets and drinking fountains.</li> <li>(v) Plumbing fixtures such as lavatories, floor drains, water closets, urinals, service sinks, and fire-hose cabinets.</li> <li>(vi) Built-in features such as fixed seats, kitchen equipment, display cases, counters, shelves, lockers, and similar items.</li> <li>(vii) Movable furniture, which in most cases is "not in contract" ("<b>NIC</b>"). Differentiate between movable</li> </ul> </li> </ul>	

Design Development (DD) Submittals	Due Date
<p>furniture and equipment and built-in furniture and equipment.</p> <p>(viii) Reference all sections and elevations.</p> <p>(ix) Roof plans updated to show associated equipment, slopes, drains and other items.</p> <p>(c) Building exterior elevations:</p> <p>(i) Building elevations shall include updated drawings based on the advancement of the Schematic Design Submittal.</p> <p>(ii) Indicate entrances, doors, stairs, platforms, louvers, vents, retaining walls, proposed finished grades and similar items.</p> <p>(d) Building sections:</p> <p>(i) Building sections shall include updated drawings based on the advancement of the Schematic Design Submittal.</p> <p>(e) Schedules, including:</p> <p>(i) Preliminary interior finish schedule indicating the material texture and color of each finish material proposed for use in the Project.</p>	
<p>Interiors: Provide interior elevations and updated materials and finishes based on the advancement of the Schematic Design Submittal.</p>	
<p>Structural drawings: Structural drawings shall provide plan for each level of the structure at the same scale as that used for the architectural plans. Indicate the grid system (dimensioned), columns, load-bearing walls, shear walls, footings and related items.</p>	
<p>Mechanical drawings: Floor plans shall show:</p> <p>(a) Mechanical equipment including air handling units, chillers, cooling towers, pumps, converters, expansion tanks, boilers, fans, fan coil units, heat exchangers, and other equipment.</p> <p>(b) Mains for each duct system.</p> <p>(c) Typical supply and return air zones for each area. A typical air zone shall include the terminal unit with all applicable branch ducts and air outlets and inlets.</p>	

Design Development (DD) Submittals	Due Date
<p>(d) Typical exhaust air duct for each type of application (toilet rooms, janitors' closets, transformers, mechanical/electrical equipment rooms as required for satisfactory indoor environment).</p>	
<p>Plumbing drawings: Floor plans shall show:</p> <p>(a) Main waste lines and stacks and vents as well as all service mains, including those for water, air and vacuum.</p>	
<p>Electrical drawings: Electrical drawings shall provide a conceptual single-line diagram showing permanent as well as temporary points of connection to high-voltage, telephone, and signal systems. Electrical drawings shall also include:</p> <p>(a) Method of service (Project or local Utility) showing primary service to loop switch.</p> <p>(b) Major components of the emergency power system.</p>	
<p>Sole source list: The Project Company shall submit a list of each item of equipment and/or each system to be designated as sole source by the notation in the documents, "or equal (no known equal)". This list shall include:</p> <p>(a) A description of each item of equipment and/or each system.</p> <p>(b) A justification as to why each item of equipment and/or system needs to be from a sole source. Include brief performance specifications detailing those features which are unique or state-of-the-art, or preclude use of an alternative product.</p>	
<p>Cost: Provide updated cost analysis in the Basis of Design.</p>	

Design Development (DD) Submittals	Due Date
100% design development documents	As provided in the Project Schedule.
Code Analysis:	

Design Development (DD) Submittals	Due Date
<p>The Project Company shall submit an updated code analysis based on the advancement of the Schematic Design Submittal.</p>	
<p>Basis of Design: The Project Company shall submit an updated Basis of Design report as outlined in Section 28.3 (Basis of Design Submittal) of this Section.</p>	
<p>Material board:</p> <ul style="list-style-type: none"> <li>(a) The Project Company shall submit an updated digital material board, if applicable, based on the advancement of the Schematic Design Submittal.</li> <li>(b) The Project Company shall submit updated renderings, as applicable, based on modifications of the Schematic Design Submittal.</li> </ul>	
<p>Area tabulation: The area tabulation will consist of a space-by-space comparison of the Schematic Design Submittal documents' net square footage with the Courthouse Program's net square footage. These tabulations shall be made by floor and program component.</p>	
<p>Civil: Civil drawings Shall Include:</p> <ul style="list-style-type: none"> <li>(a) Updated drawings based on the advancement of the Schematic Design Submittal.</li> <li>(b) Grading plans updated to show general method of site drainage, including benchmark references and elevations of major elements including those for stairways, walls, and plazas.</li> <li>(c) Utility plans updated to show all utility lines, ductbanks, and equipment that are abandoned, removed, or rerouted.</li> <li>(d) Conceptual bicycle routing plan, roadways and parking areas.</li> <li>(e) Proposed temporary Utilities.</li> </ul>	
<p>Landscape: The landscape design shall show hardscape and plantings and other improvements.</p>	
<p>Architectural drawings:</p> <ul style="list-style-type: none"> <li>(a) Architectural drawings shall include updated drawings based on the advancement of the Schematic Design Submittal.</li> </ul>	

Design Development (DD) Submittals	Due Date
<p>(b) Floor plans of each level showing:</p> <ul style="list-style-type: none"> <li>(i) Corridors (with widths).</li> <li>(ii) Door swings.</li> <li>(iii) Locations and fire ratings of all fire separations, exit enclosures, fire doors, and similar elements, as required by applicable codes.</li> <li>(iv) Accessible toilets and drinking fountains.</li> <li>(v) Plumbing fixtures such as lavatories, floor drains, water closets, urinals, service sinks, and fire-hose cabinets.</li> <li>(vi) Built-in features such as fixed seats, kitchen equipment, display cases, counters, shelves, lockers, and similar items.</li> <li>(vii) Movable furniture, which in most cases is “not in contract” (“<b>NIC</b>”). Differentiate between movable furniture and equipment and built-in furniture and equipment.</li> <li>(viii) Reference all sections and elevations.</li> <li>(ix) Roof plans updated to show associated equipment, slopes, drains and other items.</li> </ul> <p>(c) Building exterior elevations:</p> <ul style="list-style-type: none"> <li>(i) Building elevations shall include updated drawings based on the advancement of the Schematic Design Submittal.</li> <li>(ii) Indicate entrances, doors, stairs, platforms, louvers, vents, retaining walls, proposed finished grades and similar items.</li> </ul> <p>(d) Building sections:</p> <ul style="list-style-type: none"> <li>(i) Building sections shall include updated drawings based on the advancement of the Schematic Design Submittal.</li> <li>(ii) Include longitudinal and transverse sections for each major area, indicating floor elevations, existing and proposed exterior grades, ceiling heights, unexcavated areas, basement areas, rooflines, and parapets.</li> </ul> <p>(e) Schedules, including:</p> <ul style="list-style-type: none"> <li>(i) Door schedule indicating each door type; size and material, hardware group and pertinent comments.</li> </ul>	



Design Development (DD) Submittals	Due Date
<p>(ii) Window / storefront schedule indicating each window or storefront type, size, material and pertinent comments.</p> <p>(iii) Preliminary interior finish schedule indicating the material texture and color of each finish material proposed for use in the Project.</p>	
<p>Interiors: Provide interior elevations and updated materials and finishes based on the advancement of the Schematic Design Submittal.</p>	
<p>Structural drawings: Structural drawings shall provide plan for each level of the structure at the same scale as that used for the architectural plans. Indicate the grid system (dimensioned), columns, load-bearing walls, shear walls, footings and related items.</p>	
<p>Mechanical drawings: Floor plans shall show:</p> <p>(a) Mechanical equipment including air handling units, chillers, cooling towers, pumps, converters, expansion tanks, boilers, fans, fan coil units, heat exchangers, and other equipment.</p> <p>(b) Mains for each duct system.</p> <p>(c) Typical supply and return air zones for each area. A typical air zone shall include the terminal unit with all applicable branch ducts and air outlets and inlets.</p> <p>(d) Typical exhaust air duct for each type of application (toilet rooms, janitors' closets, transformers, mechanical/electrical equipment rooms as required for satisfactory indoor environment).</p> <p>(e) Show layout of all equipment rooms to ensure that the proposed equipment will fit in the assigned space.</p>	
<p>Plumbing drawings: Floor plans shall show:</p> <p>(a) Plumbing fixtures and any equipment requiring plumbing service (including pumps, tanks, generators, pressure-reducing valves, etc.) showing their locations and required piping connections.</p> <p>(b) Main waste lines and stacks and vents as well as all service mains, including those for water, air and vacuum.</p>	

Design Development (DD) Submittals	Due Date
(c) Plumbing chases, fire water mains, standpipes and hose racks.	
<p>Electrical drawings: Electrical drawings shall provide a conceptual single-line diagram showing permanent as well as temporary points of connection to high-voltage, telephone, and signal systems. Electrical drawings shall also include:</p> <p>(a) Method of service (Project or local Utility) showing primary service to loop switch.</p> <p>(b) Major transformers and transformer substations.</p> <p>(c) Secondary service to switchboards, motor control centers, distribution boards and panel boards for power and lighting.</p> <p>(d) Major components of the emergency power system.</p>	
<p>Sole source list: The Project Company shall submit a list of each item of equipment and/or each system to be designated as sole source by the notation in the documents, "or equal (no known equal)". This list shall include:</p> <p>(a) A description of each item of equipment and/or each system.</p> <p>(b) The estimated cost of each item of equipment and/or each system.</p> <p>(c) A justification as to why each item of equipment and/or system needs to be from a sole source. Include brief performance specifications detailing those features which are unique or state-of-the-art, or preclude use of an alternative product.</p>	
<p>Cost: Provide updated cost analysis in the Basis of Design.</p>	
Updated BIM Record Model	

**Table 6. 28.2 (Design Development Submittals)**

**28.4.3 50% Construction Document Submittals**

50% Construction Documents Submittal	Due Date
50% Construction Documents Submittal	As provided in the Project Schedule.
<p>Code analysis: The Project Company shall submit an updated code analysis based on the advancement of the Design Development Submittal.</p>	
Basis of Design:	

50% Construction Documents Submittal	Due Date
<p>The Project Company shall submit an updated Basis of Design report as outlined in Section 28.3 (Basis of Design Submittal) of this Section.</p>	
<p>Material board:</p> <ul style="list-style-type: none"> <li>(a) The Project Company shall submit a physical material board based on the advancement of the Design Development Submittal.</li> <li>(b) The Project Company shall submit updated renderings, if applicable, based on modifications of the Design Development Submittal.</li> </ul>	
<p>Area tabulation: The Project Company shall submit an updated area tabulation based on the advancement of the Design Development Submittal.</p>	
<p>Civil: Civil drawings shall include:</p> <ul style="list-style-type: none"> <li>(a) Existing civil survey.</li> <li>(b) Site demolition plan.</li> <li>(c) Composite Utility Plan: <ul style="list-style-type: none"> <li>(i) Coordinate size and location for all stub outs for connection by architectural, mechanical, plumbing, electrical, etc.</li> <li>(ii) Indicate identification numbers on all new manholes, valve boxes, cleanouts, lift stations, etc.</li> <li>(iii) Completely design steam and condensate lines.</li> <li>(iv) Show locations, sizes and elevations of the New Courthouse Project Site sewer, street water main, and water service into the New Aloha New Courthouse.</li> </ul> </li> <li>(d) Project Site plan.</li> <li>(e) Rough grading plan, including drainage structures.</li> <li>(f) Project Site profile sections.</li> <li>(g) Details.</li> </ul>	
<p>Landscape: The landscape drawings shall include:</p> <ul style="list-style-type: none"> <li>(a) Finished grading plan.</li> <li>(b) Hardscape (paving) plan.</li> <li>(c) Irrigation plan.</li> </ul>	

50% Construction Documents Submittal	Due Date
<ul style="list-style-type: none"> <li>(d) Planting plan.</li> <li>(e) Hardscape details (walls, walks, planters, etc.).</li> <li>(f) Irrigation detail.</li> <li>(g) Planting details.</li> <li>(h) Other details as appropriate.</li> </ul>	
<p>Architectural drawings:</p> <ul style="list-style-type: none"> <li>(a) Architectural drawings shall include updated drawings based on the advancement of the Design Development Submittal.</li> <li>(b) Floor plans of each level shall include:               <ul style="list-style-type: none"> <li>(i) Reflected ceiling plans showing all penetrations.</li> <li>(ii) Details.</li> <li>(iii) Room names and/or numbers.</li> </ul> </li> </ul>	
<p>Structural drawings:</p> <p>Structural drawings shall include updated drawings based on the advancement of the Design Development Submittal, and:</p> <ul style="list-style-type: none"> <li>(a) Schedules (beam, column and slab).</li> <li>(b) Details of all connections, assemblies, expansion joints and similar items.</li> <li>(c) Details of the structural framing systems required to support nonstructural elements and fixed equipment.</li> </ul>	
<p>Mechanical drawings:</p> <ul style="list-style-type: none"> <li>(a) mechanical floor plans showing the complete HVAC systems including:               <ul style="list-style-type: none"> <li>(i) Heating and steam mains, including branches, with pipe sizes.</li> <li>(ii) Air-conditioning systems including refrigerators, water and refrigerant piping, and duct work.</li> <li>(iii) Exhaust and supply ventilating systems showing duct sizes for steam or water connections and piping.</li> <li>(iv) Air and piping systems, including all branches, on each floor plan.</li> </ul> </li> <li>(b) Detailed floor plans and sections clearly indicating the work required for all mechanical equipment rooms:</li> </ul>	

50% Construction Documents Submittal	Due Date
<ul style="list-style-type: none"> <li>(i) Air balance schedule indicating the cubic feet per minute (CFM) of outside air, supply air, return air, and exhaust air for each air system.</li> <li>(c) Elevations of built-up fan units to ensure required airflows and access to the component parts of the units.</li> <li>(d) Flow diagram for each of the following types of water systems, including chilled water, condenser water, hot water and others as needed to clearly define the scope of work.</li> <li>(e) Riser diagram for each type of system (air, chilled water, heating hot water, and specialty systems).</li> <li>(f) Mounting details.</li> <li>(g) Sequence of operations diagram.</li> </ul>	
<p>Plumbing drawings:</p> <ul style="list-style-type: none"> <li>(a) Floor plans shall show:               <ul style="list-style-type: none"> <li>(i) Locations, sizes, and elevations of the building sewer, drains, waste, and waste vent stacks with connections to drains, fixtures, and equipment.</li> <li>(ii) Locations and sizes of hot, cold, and circulation water mains, branches, and risers from the service entrance and tanks.</li> <li>(iii) Fire-extinguishing equipment such as sprinklers and wet/dry standpipes.</li> <li>(iv) Locations and sizes of vacuum and similar systems.</li> </ul> </li> <li>(b) Riser diagrams for each system shall show all plumbing stacks with vents, water risers, and fixture connections; materials, gauges, and sizes for all elements.</li> <li>(c) Sections shall show structural, HVAC, and piping systems through congested areas.</li> </ul>	
<p>Electrical drawings:</p> <p>Electrical service entrance and its service switches, the service feeds to the public service feeders, and the characteristics of the light and power currents. Transformers and their connections, whether in the building or on the New Courthouse Project Site. Main switchboard, power panels, light panels, and associated equipment. Feeder and conduit sizes.</p>	
<p>Sole source list:</p>	

50% Construction Documents Submittal	Due Date
<p>The Project Company shall submit a list of each item of equipment and/or each system to be designated as sole source by the notation in the documents, “or equal (no known equal)”. This list shall include:</p> <ul style="list-style-type: none"> <li>(a) A description of each item of equipment and/or each system.</li> <li>(b) The estimated cost of each item of equipment and/or each system.</li> <li>(c) A justification as to why each item of equipment and/or system needs to be from a sole source. Include brief performance specifications detailing those features which are unique or state-of-the-art, or preclude use of an alternative product.</li> </ul>	
<p>Cost: Provide updated cost analysis in the Basis of the Design.</p>	
<p>Updated BIM Record Model.</p>	

**Table 6. 28.3 (50% Construction Document Submittals)**

**28.4.4 Final Design Documents Submittal**

Final Design Documents	Due Date
<p>Final Design Documents: The Project Company shall submit:</p> <ul style="list-style-type: none"> <li>(a) Final Basis of Design.</li> <li>(b) 100% Specifications.</li> <li>(c) 100% Construction Documents.</li> <li>(d) Final Code Analysis.</li> <li>(e) Final Area Tabulation.</li> <li>(f) Final Material Board.</li> <li>(g) Final BIM Record Model.</li> </ul>	<p>As provided in the Project Working Schedule.</p>

**Table 6. 28.4 (Final Design Documents Submittal)**

## **EXHIBIT 13**

Project Agreement Attachment 06A – Program Summary and Room Data Sheets

<b>SPACE NAME</b>	<b>NSF</b>
<b>1 PUBLIC FACILITIES &amp; BUILDING SUPPORT SPACES</b>	<b>42,662</b>
1.1 MAIN ENTRY AND LOBBY	3,954
1.2 PUBLIC SPACES AND AMENITIES	6,264
1.3 BUILDING AND STAFF SUPPORT SPACES	4,958
1.4 SECURE PARKING	12,300
1.5 BUILDING SYSTEMS SUPPORT SPACES	15,186
<b>2 COURTROOMS AND CHAMBERS</b>	<b>56,515</b>
2.1 COURTROOMS AND ANCILLARY SUPPORT SPACES	43,957
2.2 JUDICIAL CHAMBERS	12,558
<b>3 COURT ADMINISTRATION</b>	<b>20,414</b>
3.1 CIRCUIT COURT ADMINISTRATION MANAGEMENT OFFICES	2,886
3.2 PUBLIC-HELP CENTER	2,629
3.3 LAW LIBRARY	2,384
3.4 CIVIL CASE UNIT	1,291
3.5 PROBATE	292
3.6 ACCOUNTING / COLLECTIONS / INDIGENT DEFENSE	1,248
3.7 CRIMINAL AND TRAFFIC	820
3.8 CALENDARING / JUVENILE / JURY	716
3.9 RECORDS	912
3.10 SHARED ADMINISTRATION STAFF SUPPORT SPACES	1,676
3.11 JURY ASSEMBLY	5,560
<b>4 DISTRICT ATTORNEY</b>	<b>17,726</b>
4.1 DA CRIMINAL DIVISION	9,434
4.2 SHARED SPACES AND AMENITIES	2,630
4.3 VICTIM ASSISTANCE DIVISION	1,946
4.4 FAMILY LAW DIVISION	1,601
4.5 GRAND JURY	2,115
<b>5 SHERIFF TRANSPORT OPERATIONS AND CENTRAL HOLDING</b>	<b>5,894</b>
5.1 SALLY PORT	2,450
5.2 CENTRAL HOLDING AREA	1,430
5.3 TRANSPORT OPERATIONS SUPPORT	2,014
<b>6 SHERIFF MAIN OFFICE</b>	<b>3,643</b>
6.1 SECURITY SCREENING	350
6.2 SHERIFF ADMINISTRATION	3,293
<b>7 STATE OFFICES</b>	<b>4,360</b>
7.1 DEPARTMENT OF HUMAN SERVICES	1,873
7.2 PUBLIC DEFENSE AND CIDC	2,487
<b>TOTAL NET SQUARE FEET (NSF)</b>	<b>151,214</b>



	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
<b>1.0 PUBLIC FACILITIES &amp; BUILDING SUPPORT SPACES</b>							
<b>1.1 MAIN ENTRANCE &amp; LOBBY</b>							
Entry and Security Screening Areas							
Building Entrance Vestibule	VS1 Rev 1	1	500	500	063	-	Single entry for Staff and Public.
Interior Public Queuing	-	1	450	450	-	-	Space for approximately fifty (50) persons at nine (9) square feet/person.
Screening Stations	-	2	330	660	-	-	Each station includes one (1) x-ray and two (2) magnetometers.
Staff By-Pass Lane	-	1	120	120	-	-	Security gate or turnstile required.
Security Officer Desk	-	2	64	128	-	-	One (1) for each screening zone, furniture in space.
Main Lobby							
Main Lobby	LO1 Rev 1	1	2,000	2,000	027	009	Consider space for public auction.
Info Center Clerk – JSS2 / Info Desk	-	2	48	96	-	-	Located in Main Lobby, casework in space.
Information Monitors (Wall hung)	-			0	-	-	
<b>Main Entrance and Lobby Subtotal</b>				<b>3,954</b>			

<b>1.2 PUBLIC SPACES &amp; AMENITIES</b>							
Toilet, Multi-Occupancy, Public	TO4 Rev 1	10	215	2,150	-	-	Two (2) per floor.
Toilet, Family, Public	TO2	5	64	320	-	-	One (1) per floor.
Lactation Room, Public	TO3 Rev 1	1	50	50	060	-	Place near Child Respite. Confirm code requirements. Total nine (9) in building.
Public Lounge Area	PS1 Rev 2	4	600	2,400	040	009	One (1) per court floor.
Vending Alcove	-	1	100	100	-	-	
Café	PS2 Rev 1	1	750	750	041	-	
Child Respite							
Registration / Check-In	WA1	1	100	100	064	-	Consider staffing needs, include check-in reception furniture.
Play Room	PS3	1	250	250	042	014	
Kitchenette	PS4	1	80	80	043	-	
Toilet, Family, Public	TO2	1	64	64	-	-	
<b>Public Amenities Subtotal</b>				<b>6,264</b>			

<b>1.3 BUILDING AND GENERAL STAFF SUPPORT</b>							
Mail Room	MA1 Rev 1	1	300	300	028	-	State requires all packages to be screened.
Staff Toilets and Locker Rooms							
Toilet, Single Occupancy, Staff	TO5	3	56	168	-	-	Three (3) per group: one (1) male, one (1) female, one (1) unisex.
Lactation Room, Staff Dedicated	TO6	4	50	200	061	-	One (1) per 75 employees per ORS-839-020-0051. One (1) Lactation Room dedicated for Admin staff.
Personal Lockers (Male)	-	15	5	75	-	-	Lockers located in Shower/Changing.
Showers/Changing (Male)	TO8 Rev 1	1	150	150	062	-	Includes two (2) showers
Personal Lockers (Female)	-	15	5	75	-	-	Lockers located in Shower/Changing.
Showers/Changing (Female)	TO8 Rev 1	1	150	150	062	-	Includes two (2) showers.
Showers/Changing (ADA/Unisex)	TO8 Rev 1	1	150	150	062	-	Includes one (1) shower, sink, toilet.
Staff Lounge / Wellness Room	SS1 Rev 1	1	200	200	051	009	
Loading Dock							
Facility Manager Office	OF1 Rev 2	1	100	100	030	017	

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
Dock Area	-	1	250	250	-	-	Covered space, two (2) box truck spaces & one (1) refuse removal space, trash & recycle dumpsters by removal company.
Receiving / Holding Area	BS1 Rev 2	1	1,000	1,000	-	-	
Central Janitorial Storage	ST1 Rev 3	1	120	120	-	-	
Central Maintenance Shop	BS2 Rev 1	1	400	400	-	-	
Janitor Floor Closets (every 20K SF)	JC1 Rev 1	10	50	500	-	-	Two (2) per floor.
Large Item Storage (Furniture, Office Equip.)	ST1 Rev 3	1	1,000	1,000	-	-	
Technology Receiving/Holding	ST1 Rev 3	1	120	120	-	-	Basement

**Building Central Support Subtotal 4,958**

<b>Bicycle Storage</b>							
Bicycle Hangers	ST2	25	9	225	-	-	Separate Onsite Structure
Bicycle Lockers	ST3	25	15	375	-	-	Separate Onsite Structure

<b>1.4 SECURE PARKING</b>							
Judge & Referee Parking	PA1	16	350	5,600	-	-	All Judges - Minimum 16, ideally 18-19
Future - Judge Parking	PA1	3	350	1,050	-	-	
Court Administration	PA1	1	350	350	-	-	Court Administrator
District Attorney Official	PA1	4	350	1,400	-	-	(1) DA, (1) per Chief, (1) Administrator
Maintenance trucks	PA1	2	400	800	-	-	NOTE: Maintenance trucks do not need to be accommodated within the Secure Parking area. The number of parking spaces for maintenance trucks will be a Project Company decision and not a County requirement.
Records State Vehicle	PA1	1	350	350	-	-	Needed for travel to off-site storage.
Sheriff Patrol/Squad Cars	PA1	4	350	1,400	-	-	25-30 Park on surface lot
Sheriff Oversized Transport Vans	PA1	3	450	1,350	-	-	Vehicle Size: 22' (L), 8' (W), 10' (H)

**Secure Parking Subtotal 12,300**

<b>1.5 BUILDING SYSTEMS SUPPORT SPACES</b>							
<b>Elevators &amp; Vertical Transportation</b>							
Public Elevators	-	4	100	400	-	-	While the minimum number of Public Elevators required is four (4), the actual number of Public Elevators shall be based on the Project Company's vertical circulation study required by Section 13 (Vertical Circulation Systems).
Staff Elevators	-	1	100	100	-	-	While the minimum number of Staff Elevators required is one (1), the actual number of Staff Elevators shall be based on the Project Company's vertical circulation study required by Section 13 (Vertical Circulation Systems).
Service Elevators	-	1	120	120	-	-	Can be considered in the minimum number of Staff Elevators provided that such Service Elevator is restricted to staff-only use during Operating Hours.
In Custody Elevators	-	2	100	200	-	-	The minimum number of In Custody Elevators shall be two (2). The Project Company, however, may implement as many In Custody Elevators as required by its design (i.e., number of Courtrooms per floor and number of Courtroom Holding Areas serving every pair of Courtrooms.) Separate Male and Female and Juvenile and Adult.
Elevator Machine Room	BS3 Rev 1	4	200	800	-	-	As required.
Public Ceremonial Stair or Escalator	-	1	260	260	-	-	Between 1st and 2nd floors.

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
Egress Stair	-	4	260	1,040	-	-	One (1) per floor. Secure Circulation for In-Custody Persons need separate secure stairs.
Data/Network Support Areas							
MDF, Main, County & OJD Server Room	TC1	1	580	580	-	-	Combine with County / OJD Server Rooms and MDF. Size in accordance with Technical Requirements.
Tech Distribution Rooms (IDF)	TC2	5	100	500	-	-	One (1) per floor, stacked; Horizontal Distance not to exceed 300 feet. Can be combined with Court Floor IDF Room on each floor for efficiency. See Appendix 6, Section 18.5.1(c) and 18.5.1(d).
Vendor Server Room	TC3	1	100	100	-	-	Project Company Server Room (optional space).
Court Floor IDF Room	TC4	4	200	800	-	-	One (1) per Court floor, stacked; Horizontal Distance not to exceed 300 feet. See note for electrical rooms below. Can be combined with Tech Distribution Rooms (IDF) on each floor for efficiency See Appendix 6, Section 18.5.1(c) and 18.5.1(d).
Entrance Facility Room	BS16 Rev 1	1	400	400	-	-	
Primary Mechanical Areas							
Central Mechanical Areas	BS5 Rev 1	1	3,000	3,000	-	-	SF taken from application space program.
AHU Shafts	-	2	300	600	-	-	Any shaft quantity and area are acceptable provided required functionality and clearances are accommodated.
Primary Electrical Areas							
Central Electrical Room	BS6 Rev 1	1	400	400	-	-	Include UPS.
Floor Electrical Distribution Room	BS7 Rev 1	6	250	1,500	-	-	Combine with IDF / Electrical Rooms two (2) per floor. Can be split into two electrical distribution rooms per floor. The County will, in its discretion, allow deviations from minimum room area provided functionality and required clearances are still met.
Generator	BS8	1	300	300	-	-	Within building or exterior at grade.
UPS	BS9 Rev 1	1	300	300	-	-	
Green Power Inverter	BS10 Rev 1	1	36	36	-	-	SF taken from application space program.

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
Plumbing Areas							
Fire Control Center	BS11 Rev 1	1	100	100	-	-	SF taken from application space program.
Rainwater Storage Tank & Pumps	BS12 Rev 1	1	3,000	3,000	-	-	Sump pumps / water table.
Garbage and Recycling							
Garbage	-	1	150	150	-	-	Located at Loading Dock.
Recycling	-	1	150	150	-	-	Recommend combining Recycling and Shredding Room.
Document Shredding Storage Room	BS13 Rev 1	1	150	150	-	-	
Media Areas							
Media Central Switching Room	BS14 Rev 1	1	200	200	-	-	Feed from FTR (For the Record), other inputs for trucks. A/V recording for courtrooms. If WebEx, no need for equipment.
Exterior Access Equipment Control	-			0	-	-	
<b>Building Systems Support Spaces Subtotal</b>				<b>15,186</b>			

<b>TOTAL PUBLIC FACILITIES &amp; BUILDING SUPPORT SPACES</b>				<b>NSF: 42,662</b>			
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**2.0 COURTROOMS AND CHAMBERS**

**2.1 COURTROOMS AND ANCILLARY SUPPORT SPACES**

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
Courtrooms							
Large Courtroom	HR1 Rev 1	1	1,800	1,800	016	004	Oregon Facilities Criteria 2007.
High Volume Courtroom	HR2 Rev 1	3	2,200	6,600	017	004	Oregon Facilities Criteria 2007.
Standard Courtroom	HR3 Rev 1	10	1,600	16,000	018	004	Oregon Facilities Criteria 2007. At a minimum provide eight (8) outfitted Standard Courtrooms and two (2) as warm shell. See Appendix 6, Section 9.7.1.2.
Juvenile/Motion Courtrooms	HR4	2	1,100	2,200	019	005	Oregon Facilities Criteria 2007.
Courtroom Ancillary Spaces							
Small Conference Room - Attorney/Client	CF3 Rev 2	28	120	3,360	003	001	Oregon Facilities Criteria 2007: Twelve (12) Courtrooms to have two (2) small conference rooms each. Four (4) Courtrooms to have one (1) small conference room each. Four (4) person conference room.
Large Conference Room - Attorney/Client	CF8 Rev 2	4	300	1,200	008	002	One (1) for every four (4) Courtrooms. Sixteen (16) person.
Victims/Witness Waiting	WA2	8	200	1,600	065	-	Two (2) per court floor.
Police Waiting	-	0	200	0	-	-	One (1) per court floor.
Sound-Lock Vestibule	VS2	16	64	1,024	-	-	One (1) per courtroom.
Courtroom Waiting	WA3	16	100	1,600	066	-	Benches off public corridor (not courtroom entries) and comfortable seating at end of corridors.
Staff ADA Access Ramp	-	4	100	400	-	-	Minimum one (1) courtroom type is ADA compliant for Court Staff.
Toilet, Single Occupancy, Judicial Staff	TO1	8	56	448	-	-	Two (2) per court floor.
A/V Storage Closet	<a href="#">ST1 Rev 3</a>	4	70	280	-	-	One (1) per court floor.
A/V Equipment Closet	TC5 Rev 1	8	20	160	-	-	Minimum of one (1) A/V Closet for every two (2) courtrooms. Can be combined with IDF Rooms for layout efficiency.
Storage Closet	<a href="#">ST1 Rev 3</a>	4	50	200	-	-	One (1) per court floor.

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
<b>Jury Deliberation</b>							
Small Jury Deliberation Room - 8-Person	CF6 Rev 2	4	200	800	006	001	Ratio: Three (3) per four (4) jury courtrooms. Vary size. Include area to hang coats on wall hooks.
Large Jury Deliberation Room - 16-Person	CF7 Rev 2	5	425	2,125	007	002	
Toilet, Single Occupancy, Jury Deliberation	TO1	9	56	504	-	-	Three (3) per floor (Male / Female / Unisex).
Sound-lock Vestibule	-	9	64	576	-	-	
Coat Closet	-	0	15	0	-	-	One (1) per jury deliberation suite. Wall hooks for coats and bags.
A/V Equipment	TC6 Rev 1	0	30	0	-	-	One (1) per jury deliberation suite. Technology built-in.
Lactation Room, Judicial Staff & Jury	TO3 Rev 1	4	50	200	060	-	One (1) per court floor used by Judicial Staff & Jury
<b>Courtroom Holding</b>							
Elevator Vestibule	VS4 Rev 2	8	100	800	-	-	One (1) for each holding area at courtrooms.
In-custody/Attorney Interview Booth	CF4 Rev 2	12	80	960	004	-	One (1) for each holding area at courtrooms. Alternatively, the In-custody/Attorney Interview Booth (CF4) can also be located in the Central Holding Area. See Appendix 6, Section 9.11.2.8(d). Large and High Volume Courtrooms to have two In-Custody persons at interview bench simultaneously.
Individual Holding Cell	HO3 Rev 1	16	70	1,120	-	-	A minimum of two (2) individual holding cells per secure core, two (2) person capacity each.
<b>Courtrooms and Ancillary Spaces Subtotal</b>				<b>43,957</b>			

<b>2.2 JUDICIAL CHAMBERS</b>							
<b>Presiding Judge Chambers</b>							
Presiding Judge	OF6 Rev 2	1	350	350	035	010	
Toilet, Single Occupancy, Presiding Judge	TO1	1	56	56	-	-	
Judicial Clerk Workstation	WS3	1	64	64	075	017	
Judicial Assistant Workstation	WS3	1	64	64	075	017	
<b>Judge Chambers</b>							
Judge's Office + Visiting Judge	OF5 Rev 2	16	300	4,800	034	010	
Toilet, Single Occupancy, Judge	TO1	16	56	896	-	-	
Court Clerk Workstation	WS3	15	64	960	075	017	
Judicial Assistant Workstation	WS3	15	64	960	075	017	
<b>Trial Court Admin Referee Chambers</b>							
Referee Office	OF5 Rev 2	1	300	300	034	010	
Trial Court Clerk Workstation	WS3	2	64	128	075	017	
<b>Shared Collegial Spaces</b>							
Visitor Waiting	WA4 Rev 1	4	150	600	067	-	One (1) per chamber floor.
Large Judicial Conference Room	-	0	350	0	-	-	Use Large Jury Deliberation Room.
Small Judicial Conference Room	CF5 Rev 2	4	200	800	005	001	One (1) per chamber floor, eight (8) person.
Break Room	SS3	4	325	1,300	053	014	One (1) per chamber floor.
Copy/Work Room	OS1 Rev 3	4	150	600	037	018	One (1) per chamber floor.
Supply Storage	ST1 Rev 3	8	25	200	-	-	One (1) per chamber set.
Judicial Waiting	WA13	8	60	480	078	-	One (1) per chamber set.
<b>Judicial Chambers Subtotal</b>				<b>12,558</b>			

<b>TOTAL COURTROOMS AND CHAMBERS</b>				<b>NSF: 56,515</b>			
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	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
<b>3.0 COURT ADMINISTRATION</b>							
<b>3.1 CIRCUIT COURT ADMINISTRATION MANAGEMENT OFFICES</b>							
Trial Court Administrator	OF4 Rev 2	1	250	250	033	010	Include four drawer lateral file in open work space.
Toilet, Single Occupancy, Staff Court Administration	TO1	1	56	56	-	-	Could be shared.
OJD Manager 2	OF3 Rev 2	1	200	200	032	017	Near Trial Court Administrator - confidential meetings.
Management Assistant 2	WS3	1	64	64	075	017	Near Trial Court Administrator Office, include two drawer later file adjacent.
OJD Analyst 2	WS3	3	64	192	075	017	Near Trial Court Administrator Office, include two drawer later file adjacent.
Waiting Area	WA5 Rev 1	1	120	120	068	-	Can be shared - unstaffed, next to assistant workstation.
Court Admin Storage	ST1 Rev 3	1	250	250	-	-	Provide shelving for office supplies
Galley / Beverages	SS7 Rev 1	1	30	30	057	-	Sink and small refrigerator needed
Treatment Court							
Program Coordinator 3	OF1 Rev 2	1	100	100	030	017	Needs office for private meetings. Confidential.
Program Coordinator 4	WS3	1	64	64	075	017	New position.
Program Staff	WS3	3	64	192	075	017	Requires grant funding.
Secure Administrative Files	ST1 Rev 3	1	80	80	-	-	Large file cabinets.
Meeting Space	CF1 Rev 2	1	100	100	001	001	Two (2) person capacity
Family Law							
Family Law Facilitator + Staff (2-Person)	OF2 Rev 2	1	140	140	031	017	Near Law Library. Shared office, increase size.
Future - Facilitator (2-Person)	OF2 Rev 2	1	140	140	031	017	
Family Law Facilitator Staff	-	0	50	0	-	-	Combined with above.
Technical Support							
Information Technology Specialist 1	-	0	64	0	-	-	
Information Technology Specialist 2	WS3	2	64	128	075	017	
Information Technology Specialist 3	OF2 Rev 2	1	140	140	031	017	Closed door meetings.
Future - Information Technology Specialist	(WS3)	1	64	64	-	-	
New Equipment Storage	ST1 Rev 3	1	350	350	-	-	Locate near Loading Dock.
Equipment Repair and Testing	BS15 Rev 1	1	150	150	-	-	Worktables, benches, power & network drops.
Consultant Workstation	WS3	1	36	36	075	017	Software updating, etc. New space (hoteling).
Printer/Scan/Copy Station	OS6 Rev 1	1	40	40	-	018	
<b>Court Admin Management Subtotal</b>				<b>2,886</b>			

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
<b>3.2 PUBLIC HELP CENTER</b>							
Public Help Center - Information Area	PS5 Rev 1	1			044	009	
Grant funded FJC position – JSS3	-	0	50	0	-	-	Currently in a different facility (County FJC). Not required.
Help Desk	-	1	150	150	-	-	Two (2) person station with area to store forms for purchase.
Public Queuing at Help Desk	-	10	9	90	-	-	Max eight (8) to ten (10) people. (Varies.)
Public Computer Terminals	-	6	24	144	-	-	Stand up workstations. Need more space to fill out paperwork.
Public Forms Computer Terminals	-	6	24	144	-	-	Seated workstation.
Public E-Filing Stations	-	2	24	48	-	-	Seated workstation.
Future - Public Stations	-	0	24	0	-	-	
Public Work Table	-	2	240	480	-	-	one (1) no. 8-person standing height table and one (1) no 8-person seated table.
Public Forms Area	-	0	50	0	-	-	Some have fees associated, include POS. Or locate at Help Desk.
Information Kiosks	-	3	50	150	-	-	Equipment.
Public Counter (Window)	PS6	1			045	013	
Cashier	-	1	50	50	-	-	Integrated cashier, permanent staff position. Should be a stand-alone window.
Dedicated Sheriff Window	-	0	50	0	-	-	See duplicate in 6.2.
Public Windows (Unassigned)	-	8	50	400	-	-	Gen windows: provide glazing. One (1) with Privacy.
Public Waiting Area for Windows	-	40	20	800	-	-	Provide seating with notification board.
Public Service Window Drop Box	-	1	15	15	-	-	Secure box (currently installed in door).
Staff Printer Stations at Windows	-	2	15	30	-	-	
Interpreter							
Interpreter Workstation	WS3	2	64	128	075	017	Locate with other work areas. Not in public area.
<b>Public Services Subtotal</b>				<b>2,629</b>			

<b>3.3 LAW LIBRARY</b>							
Law Library	LB1	1			024	007	
Reception/Waiting	WA5 Rev 1	1	150	150	068	-	
Law Librarian Director Office	OF3 Rev 2	1	200	200	032	017	
Staff Office	OF1 Rev 2	1	100	100	030	017	
Copy / Print / Scan / Fiche / Film Room	OS2 Rev 1	1	150	150	038	011	Room should be enclosed due to noise. Patron use front facing.
Legal Reference Desk	-	3	48	144	-	-	Three (3) stations ideally, if reduction in space needed, can be two (2) stations.
Circulation Desk	-	1	48	48	-	-	One (1) station needed.
Compact Shelving System Area	-	1	700	700	-	-	Based on current capacity, size is fine.
Reading Room	LB2 Rev 1	1	120	120	025	008	Multipurpose function, provide patron support.
Work Room	LB3 Rev 2	1	200	200	026	-	Materials processing - staff use.
Public Computers	-	4	36	144	-	-	If not near public counters need at least six (6).
Study Carrel (Quiet)	-	12	19	228	-	-	Carrel to be 36" width.
Work Table	-	2	100	200	-	-	
<b>Law Library Subtotal</b>				<b>2,384</b>			

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
<b>3.4 CIVIL CASE UNIT</b>							
OJD Supervisor 3	OF2 Rev 2	1	140	140	031	017	
Civil Case Unit							
Civil Clerk/Foreclosure – JSS4	WS3	1	64	64	075	017	
Civil Clerk – JSS3	WS3	4	64	256	075	017	
Civil Lead/Trainer – JSS3	WS3	1	64	64	075	017	
Domestic Relations							
Law Clerk - JSS2	-	0	50	0	-	-	
Law Clerk - JSS3	WS3	4	64	256	075	017	
Civil and Family Law	WS3	1	64	64	075	017	
Future	(WS3)	3	64	192	-	-	
FAPA							
FAPA Clerk – JSS3	-	0	100	0	-	-	Conducts interviews, needs quiet, private area. Enclosed counter space for private conversations. Located at Public Counter Window.
Shared Amenities							
Galley / Beverages	SS7 Rev 1	1	25	25	057	-	Full size refrigerator, sink, coffee station, microwave.
Copy/Work Room	<a href="#">OS1 Rev 3</a>	1	150	150	037	018	Currently three (3) large printers (locate near accounting).
File Cabinet Storage	<a href="#">ST1 Rev 3</a>	1	80	80	-	-	Locked vertical file cabinet located in Copy/Work Room.
<b>Civil Case Unit Subtotal</b>				<b>1,291</b>			
<b>3.5 PROBATE</b>							
Probate							
Probate Coordinator – Analyst 1	WS3	1	64	64	075	017	
Probate Clerk – JSS3	WS3	1	64	64	075	017	
Probate Auditor – JSS3	WS3	1	64	64	075	017	
Meeting Space (Coordinator + Attorneys)	CF1 Rev 2	1	100	100	001	001	Computer + printer. Ideally closed, not confidential.
<b>Probate Subtotal</b>				<b>292</b>			
<b>3.6 ACCOUNTING / COLLECTIONS / INDIGENT DEFENSE</b>							
Supervisor 3	OF2 Rev 2	1	140	140	031	017	
Accounting							
Disbursement Clerk	WS3	1	64	64	075	017	
Accounting Clerk	WS3	2	64	128	075	017	
Future - Clerk	-	1	64	64	-	-	
Collections & Criminal Restitution							
Collection Agent – Restitution - Lead	WS3	1	64	64	075	017	
Collection Agent – Restitution	WS3	1	64	64	075	017	
Small Claims/Landlord Tenant – JSS3	WS3	1	64	64	075	017	
Collection Clerk – General	WS3	3	64	192	075	017	
Future - Clerk	(WS3)	1	64	64	-	-	
Indigent Defense							
Court Appointed Attorney Clerk	WS3	1	64	64	075	017	
Shared Spaces and Amenities							
Waiting Area	-	0	100	0	-	-	Visitors.
Money Counting Room	OS3	1	200	200	039	-	Same location as Safe.



	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
Safe	-	2	50	100	-	-	Same location as Counting Room.
Printer/Scan/Copy Station	OS6 Rev 1	1	40	40	-	018	Locate in Clerks area.
<b>Acct / Collections / Indigent Defense Subtotal</b>				<b>1,248</b>			

<b>3.7 CRIMINAL AND TRAFFIC</b>							
OJD Supervisor 2	OF2 Rev 2	1	140	140	031	017	Near Courtrooms, Calendaring, DA.
Judicial Specialist II-Part Time 60%	WS3	1	64	64	075	017	
Judicial Specialist III	WS3	8	64	512	075	017	
Judicial Specialist IV / Lead Supervisor II (WOC)	WS3	1	64	64	075	017	
Galley / Beverages	SS7 Rev 1	1	25	25	057	-	Full size refrigerator, sink, coffee station, microwave.
Printer/Scan/Copy Station	OS4 Rev 1	1	15	15	-	018	
<b>Criminal and Traffic Subtotal</b>				<b>820</b>			

<b>3.8 CALENDARING / JUVENILE / JURY</b>							
OJD Supervisor 2	OF2 Rev 2	1	140	140	031	017	Near Jury Assembly.
Calendaring							
Criminal Calendaring & Jury Clerk - JSS2	-	0	64	0	-	-	
Calendaring Clerk - JSS3	WS3	5	64	320	075	017	
Future - Calendaring Clerk	(WS3)	2	64	128	-	-	
Juvenile Dependency							
Juvenile Dependency Clerk	WS3	2	64	128	075	017	Currently has office.
Shared Spaces and Amenities							
Printer Station	-	0	15	0	-	-	Located at Public Counter Windows.
<b>Calendaring / Juvenile / Jury Subtotal</b>				<b>716</b>			

<b>3.9 RECORDS</b>							
OJD Supervisor 1	OF2 Rev 2	1	140	140	031	017	
Records / Mail / Info Center							
Records Clerk - JSS2	WS3	8	64	512	075	017	Accommodate scanner stations.
Appeals Clerk - JSS3	WS3	1	64	64	075	017	Accommodate scanner stations.
Active Records	<a href="#">ST1 Rev 3</a>	4	9	36	-	-	Seven (7) square feet / vertical cabinet and nine (9) square feet / lateral.
Printer/Scan/Copy Station	OS6 Rev 1	1	60	60	-	018	Large high capacity copy machine and printer.
Public Records Viewing Room	PS8 Rev 2	1	100	100	047	011	Room for public to view digital and hard copy documents.
<b>Records Subtotal</b>				<b>912</b>			

<b>3.10 SHARED ADMINISTRATION STAFF SUPPORT SPACES</b>							
Toilet, Multi-Occupancy, Staff	TO7 Rev 1	1	108	108	-	-	Split shared amenities into 2 groups within admin.
Toilet, Single Occupancy, Staff, Unisex	TO5	3	56	168	-	-	
Large Conference Room - 14-person	CF9 Rev 3	1	400	400	009	002	
Evidence Storage	<a href="#">ST1 Rev 3</a>	1	50	50	-	-	Locate within Records Staff area.
Exhibit Storage	<a href="#">ST1 Rev 3</a>	1	50	50	-	-	Separate Secure Area. Locate within Records Staff area.
Copy/Work Room	OS9	2	150	300	037	018	Currently 8 printers. Distribute throughout.

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
Scanning Station	OS5 Rev 1	2	25	50	-	018	One (1) in Accounting, one (1) in Criminal.
Break Room	SS4a	1	400	400	054	014	
Mail Sorting	MA2 Rev 1	1	150	150	029	-	Locate within Records Staff area.
<b>Shared Support Spaces Subtotal</b>				<b>1,676</b>			

<b>3.11 JURY ASSEMBLY</b>							
Jury Assembly Check-In							
Jury Coordinator - JSS3	WS3	2	64	128	075	017	Computer workstation.
Jury Clerk	WS3	2	64	128	075	017	Computer workstation.
Juror Assembly Entrance/Check-in	WA10	1	150	150	073	017	Near Jury/Calendaring.
Juror Check-in Counter/Staff Workstation	-	2	64	128	-	-	Furniture in space.
Printer/Scan/Copy Station	OS6 Rev 1	1	40	40	-	018	
Check In Kiosk	-	2	25	50	-	-	Equipment.
Main Jury Assembly							
Jury Room Main Assembly Area	JA1	1	15	3,450	021	006	Divisible into two (2) areas. Combination seating types: chairs, lounge, business [average fifteen (15) square feet / person].
Juror Lounge Seating	-	0	20	0	-	-	
Juror Business Seating	-	0	25	0	-	-	
Jury Room Lounge Area (Unit area per person)	JA2 Rev 2	1	25	625	022	-	Combine to Expand Assembly Area. Provide close walled chair storage area within lounge.
Juror Support Areas							
Break Area / Galley	JA3 Rev 2	1	150	150	023	-	Coffee station, sink, refrigerator.
Break Area - Seating at Tables	-	1	150	150	-	-	Include this seating in Break Area/Galley space.
Reading Material Display	-	0	25	0	-	-	
Phone Charging Area	-	1	25	25	-	-	
Toilet, Multi-Occupancy, Juror	TO4 Rev 1	2	180	360	-	-	Male/Female.
Toilet, Single Occupancy, Juror	TO1	1	56	56	-	-	Unisex.
Juror Lactation Room	TO3 Rev 1	1	50	50	060	-	
Locker Area / Alcove	-	10	7	70	-	-	Clear front on locker (assume 18 lockers per unit). Located in Jury Room Lounge Area.
<b>Jury Assembly Area Subtotal</b>				<b>5,560</b>			

<b>TOTAL COURT ADMINISTRATION</b>							
				<b>NSF:</b>	<b>20,414</b>		

<b>4.0 DISTRICT ATTORNEY</b>							
<b>4.1 CRIMINAL DIVISION</b>							
Main Reception							
Main Reception / Waiting	WA6	1	350	350	069	017	Accommodate twenty (20) visitors.
Front Desk Customer Info Specialist	-	1	36	36	-	-	
Front Desk (Specialist 1)	WS1	2	36	72	074	017	
District Attorney							
District Attorney	OF5 Rev 2	1	300	300	034	010	Small Conference Table.
Toilet, Single Occupancy, DA	TO1	1	56	56	-	-	
Chief Deputy District Attorney	OF3 Rev 2	2	200	400	032	017	

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
Administrative Staff							
Senior Administrator	OF3 Rev 2	1	200	200	032	017	Small Conference Table.
Operations Manager	OF1 Rev 2	1	100	100	030	017	
Legal Office Supervisor	OF1 Rev 2	1	100	100	030	017	Potentially a Workstation.
Persons Felony Unit							
Senior Deputy District Attorney	OF2 Rev 2	1	140	140	031	017	
Deputy District Attorney 3	OF1 Rev 2	6	120	720	030	017	
Senior Legal Secretary	WS3	1	64	64	075	017	
Legal Secretary	WS1	1	36	36	074	017	
Property Felony Unit							
Senior Deputy District Attorney	OF2 Rev 2	1	140	140	031	017	
Deputy District Attorney 3	OF1 Rev 2	1	120	120	030	017	
Deputy District Attorney 2	OF1 Rev 2	11	120	1,320	030	017	
Senior Legal Secretary	WS3	1	64	64	075	017	
Office Specialist 2	WS1	1	36	36	074	017	
Misdemeanor							
Senior Deputy District Attorney	OF2 Rev 2	1	140	140	031	017	
Deputy District Attorney 1	OF1 Rev 2	7	120	840	030	017	
Senior Law Clerk	WS3	1	64	64	075	017	
Law Clerk	WS3	1	64	64	075	017	
Law Clerk	WS4	4	36	144	079	017	
Senior Legal Secretary	WS3	1	64	64	075	017	
Legal Secretary	WS1	1	36	36	074	017	
Office Specialist 2	WS1	1	36	36	074	017	
Domestic Violence							
Senior Deputy District Attorney	OF2 Rev 2	1	140	140	031	017	
Deputy District Attorney 2	OF1 Rev 2	4	120	480	030	017	
Senior Legal Secretary	WS3	1	64	64	075	017	
Legal Secretary	WS1	1	36	36	074	017	
DA Juvenile							
Senior Deputy District Attorney	OF2 Rev 2	1	140	140	031	017	
Senior Deputy District Attorney	-	0	120	0	-	-	
Deputy District Attorney 2	OF1 Rev 2	3	120	360	030	017	
Legal Secretary	WS1	1	36	36	074	017	
Investigators							
Senior DA Investigator	OF2 Rev 2	1	140	140	031	017	
DA Investigator	OF1 Rev 2	4	100	400	030	017	
Technology							
IS Project Analyst Senior	WS3	1	64	64	075	017	
Microcomputer Analyst 2	WS3	1	64	64	075	017	
Cyber Crime Unit							
Senior Deputy District Attorney	OF2 Rev 2	1	140	140	031	017	New Position
Deputy District Attorney	OF1 Rev 2	3	120	360	030	017	New Position
DA Support Positions							
Paralegal (Elec. Evid. Fugitives Homicide Discovery)	WS3	2	64	128	075	017	
Office Specialist 2 (In-Custody Docket)	WS1	1	36	36	074	017	
Office Specialist 2 (Calendaring)	WS1	1	36	36	074	017	
Legal Secretary (Calendaring)	WS1	1	36	36	074	017	
Office Specialist 2 (Grand Jury Coordinator)	WS1	1	36	36	074	017	
Office Specialist 2 (Intake Desk)	WS1	2	36	72	074	017	
Office Specialist 2 (FT Temp)	WS1	1	36	36	074	017	
Office Specialist 1 (PT Temp)	WS1	1	36	36	074	017	

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
Senior Budget and Payroll	WS3	1	64	64	075	017	
Budget and Payroll	WS1	3	36	108	074	017	
Staff Support Spaces							
Large Conference / Law Library - 20-25 People	CF12 Rev 2	1	550	550	012	002	
Printer Station	OS4 Rev 1	4	25	100	-	018	Number of printers based on organization layout
Galley / Beverages	SS6 Rev 1	2	15	30	056	-	Sink, small refrigerator, coffee station
Records Storage							
Budget/Payroll/Personnel Files	ST1 Rev 3	1	100	100	-	-	Locked file room
Active Case Files	-	0	1,100	0	-	-	Combine with Budget/Payroll/Personnel Files

**DA Criminal Division Subtotal 9,434**

<b>4.2 SHARED SPACES &amp; AMENITIES</b>							
Copy/Work Room	OS1 Rev 3	2	150	300	037	018	Include cabinetry to store forms and supplies.
Supplies Storage	ST1 Rev 3	2	100	200	-	-	
Forms/Supplies	-	0	100	0	-	-	Include in Copy Room in Cabinetry.
Break Room	SS4	1	400	400	054	014	
Evidence Storage & Viewing	ST1 Rev 3	1	120	120	-	-	
Equipment Storage	ST1 Rev 3	1	120	120	-	-	
Handgun Storage	-	1	50	50	-	-	Not necessarily a walk-in. Lockers can be used.
Medium Conference Room - 8-Person	CF5 Rev 2	1	200	200	005	001	
Small Conference Room - 6-Person	CF11 Rev 2	2	150	300	011	001	
Scanning Station	OS7 Rev 1	1	40	40	-	018	
Scanning Document Staging Area	OS7 Rev 1	1	40	40	-	018	
DVD Burning Station	-	0	80	0	-	-	At Paralegal Desk.
Toilet, Multi-Occupancy, Staff	TO7 Rev 1	4	215	860	-	-	TBD # of floors for DA's Office.
Family Toilet (Individual Toilet)	-	0	64	0	-	-	Included in PUBLIC SPACES & AMENITIES 1.2.

**Shared Spaces and Amenities Subtotal 2,630**

<b>4.3 VICTIMS SERVICES</b>							
Reception Area							
Reception/Waiting	WA8	1	150	150	071	-	
Reception Counter Workstation	-	1	36	36	-	-	Furniture in space.
Central Victims Lounge	PS7	1	300	300	046	009	Lounge furniture.
Toilet, Single Occupancy, Public - Victims Lounge	TO1	1	56	56	-	-	
Staff Workstations							
Victim Assistance Program Director	OF3 Rev 2	1	200	200	032	017	
Victim Assistance Supervisor	OF1 Rev 2	1	100	100	030	017	
Victim Advocate	WS3	8	64	512	075	017	
P/T Victim Advocate	WS3	3	64	192	075	017	
Victim Assistance Shared Amenities							
Printer Station	OS4 Rev 1	1	25	25	-	018	
Galley / Beverages	SS6 Rev 1	1	15	15	056	-	
Active Files	-	0	120	0	-	-	
Interview Room	CF2	3	120	360	002	001	Four (4) people per room around a table or lounge furniture.

**Victim Assistance Subtotal 1,946**

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
<b>4.4 FAMILY LAW</b>							
Reception/Waiting	WA7	1	125	125	070	017	
Counter Workstation	-	1	36	36	-	-	Furniture in space.
Staff Offices/Workstations							
Senior Deputy District Attorney	OF2 Rev 2	1	140	140	031	017	
Deputy District Attorney (FS)	OF1 Rev 2	1	120	120	030	017	
Legal Office Supervisor (FS)	OF1 Rev 2	1	100	100	030	017	
Senior Child Support Agent	WS3	8	64	512	075	017	
Legal Secretary (FS)	WS1	1	36	36	074	017	
Office Specialist 2	WS1	2	36	72	074	017	
Family Support Shared Amenities							
Printer Station	OS4 Rev 1	1	25	25	-	018	
Galley / Beverages	SS6 Rev 1	1	15	15	056	-	
Interview Room	-	0	100	0	-	-	Use Small Conference Room.
Small Conference Room / FED space - 4-Person	CF3 Rev 2	1	120	120	003	001	Two (2) to four (4) people.
Large Conference Room - 10-15 People	CF8 Rev 2	1	300	300	008	002	

**Victim Assistance Subtotal 1,601**

<b>4.5 GRAND JURY</b>							
Grand Jury Coordinator							
Legal Secretary	WS3	1	64	64	075	017	
Courtroom							
Grand Jury Hearing Room	HR5 Rev 1	2	650	1,300	020	005	Seven (7) to eight (8) Jurors, elevated witness box.
Grand Jury Ancillary Spaces							
Reception/Waiting	WA8	1	150	150	071	017	
Counter Workstation	-	1	36	36	-	-	Furniture in space.
Touch-down Workstations	WS1	2	36	72	074	017	
Victims/Witness Waiting	WA9 Rev 1	1	200	200	072	-	
Sound-Lock Vestibule	VS3 Rev 1	2	64	128	-	-	
Staff ADA Access Ramp	-	1	100	100	-	-	
A/V Equipment Closet	TC6 Rev 1	1	50	50	-	-	Cart with TV and computers, etc. FTR recording device, cameras. Can be combined with IDF Rooms for layout efficiency.
Galley / Beverages	SS6 Rev 1	1	15	15	056	-	

**Grand Jury Subtotal 2,115**

<b>TOTAL DISTRICT ATTORNEY</b>							
					<b>NSF:</b>	<b>17,726</b>	

<b>5.0 SHERIFF TRANSPORT &amp; HOLDING</b>							
<b>5.1 SALLY PORT</b>							
Transport Sally Port	SP1 Rev 4	1	2,000	2,000	-	-	
Sally Port Vestibule/In Custody Staging	SP2 Rev 1	1	400	400	-	-	
Gun Lockers	-	1	50	50	-	-	Individual lockers.

**Sally Port Subtotal 2,450**

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
<b>5.2 CENTRAL HOLDING AREA</b>							
In-Custody Intake	WA12	1	100	100	-	-	Four (4) person total capacity, two (2) sheriff and two (2) in-custody persons.
Holding Cells							
Large Group Holding (Male)	HO1 Rev 2	2	180	360	-	-	Twelve (12) person capacity each.
Large Group Holding (Female)	HO1 Rev 2	2	180	360	-	-	Twelve (12) person capacity each.
Small Holding (Male)	HO2 Rev 1	2	100	200	-	-	Six (6) person capacity each.
Small Holding (Female)	HO2 Rev 1	1	100	100	-	-	Six (6) person capacity each.
Individual Holding (Male or Female)	HO3 Rev 1	3	70	210	-	-	Two (2) person capacity each.
Small Holding (Juvenile)	HO2 Rev 1	1	100	100	-	-	Six (6) person capacity each.
<b>Central Holding Area Subtotal</b>				<b>1,430</b>			
<b>5.3 TRANSPORT OPERATIONS SUPPORT</b>							
Break Room/Muster	SS4	1	400	400	054	014	Near Staff Elevator.
In-custody Control Room	TC9 Rev 1	1	270	270	058	015	Desk for (2) deputies.
Toilet, Single Occupancy, Staff - Unisex	TO5	1	56	56	-	-	Direct access from In-Custody Control Room.
Information Services Utility Closet	TC8 Rev 1	1	50	50	-	-	
Equipment Storage	ST1 Rev 3	1	100	100	-	-	
Food Service Area	SS5	1	100	100	055	-	Food Staging.
Locker Rooms & Showers							
Locker Room, Women's	TO9 Rev 1	1	150	150	-	-	
Toilet/ Shower, Women's	-	1	90	90	-	-	Showers & Toilets located in Locker Room.
Locker Room, Men's	TO9 Rev 1	1	540	540	-	-	
Toilet/ Shower, Men's	-	1	90	90	-	-	Showers & Toilets located in Locker Room.
Toilets							
Toilet, Single Occupancy, Staff - Women's	TO5	1	56	56	-	-	
Toilet, Single Occupancy, Staff - Men's	TO5	1	56	56	-	-	
Toilet, Single Occupancy, Staff - Unisex	TO5	1	56	56	-	-	
<b>Transport Operations Support Subtotal</b>				<b>2,014</b>			
<b>TOTAL SHERIFF TRANSPORT OPERATIONS SPACE</b>				<b>NSF: 5,894</b>			
<b>6.0 SHERIFF MAIN OFFICES</b>							
<b>6.1 SECURITY SCREENING</b>							
Lead Entrance Screening Officer (ESO)	OF3 Rev 2	1	200	200	032	017	Shared office for all ESO.
Entrance Screening Officer Breakroom	SS2	1	150	150	052	-	Seats two (2) to three (3) people.
<b>Security Screening Subtotal</b>				<b>350</b>			
<b>6.2 SHERIFF ADMINISTRATION</b>							
Public Service	PS6	1			045	-	
Sheriff Public Window	-	2	50	100	-	-	Privacy and discretion needed.
Public Waiting at Window	-	1	50	50	-	-	Walk up service - queuing.
CCSO Office	OF1B Rev 2	1	144	144	-	-	
Courthouse Security							
Captain Office	OF3 Rev 2	1	200	200	032	017	

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
Sergeant Office	OF2 Rev 2	3	140	420	031	017	
Deputy Workstation	WS3	7	64	448	075	017	Includes Juvenile Deputy.
Future - Deputy Workstation	(WS3)	2	64	128	-	-	
<b>Civil Division</b>							
Process Sergeant Office	OF2 Rev 2	1	140	140	031	017	
Admin Staff	WS3	3	64	192	075	017	Sight and Sound of Front Window.
Future - Admin Staff	(WS3)	1	64	64	-	-	
Technical Staff	WS3	1	64	64	075	017	Sight and Sound of Front Window.
Printer/Copy/Scan Station	OS6 Rev 1	1	60	60	-	018	
<b>Shared Amenities</b>							
Building Monitoring Room	TC10 Rev 2	1	240	240	059	012	Desk for (2) deputies. Adjacent to shared workspace.
Evidence Storage Closet	<a href="#">ST1 Rev 3</a>	1	50	50	-	-	
Large Conference Room (14-Person)	CF8 Rev 2	1	400	400	008	002	
Personnel File Room/Record Storage	<a href="#">ST1 Rev 3</a>	1	120	120	-	-	Locked Room.
Galley / Beverages	SS7 Rev 1	1	30	30	057	-	Full size refrigerator, sink, coffee station, microwave.
Copy/Work Room	<a href="#">OS1 Rev 3</a>	1	150	150	037	018	Work bench, mail boxes.
Office Supply Storage Closet	-	1	100	100	-	-	Vertical file storage cabinets.
Toilet, Single Occupancy, Staff - Unisex	TO5	3	56	168	-	-	
Weapons Storage	-	1	25	25	-	-	Secure Vault.

**Sheriff Administration Subtotal**

**3,293**

**TOTAL SHERIFF MAIN OFFICE**

**NSF: 3,643**

**7.0 STATE OFFICES**

**7.1 DEPARTMENT OF HUMAN SERVICES**

Separate Entrances for Foster & Biological Parents Biological Parent Entry / Waiting Area	WA7a	1	125	125	070	017	Secured Entry with Separate parking areas. Small waiting area off main entrance - isolated from contact with foster parent(s).
Waiting Area Foster Parent /Drop Off Area	WA11 Rev 2	1	100	100	076	017	Small waiting area off second entrance - isolated from contact with biological parent(s) Confirm no Reception Counter.
Visit Rooms	SO1 Rev 1	2	180	360	048	009	Some seating and toys for child & parent interaction.
Viewing Room	SO2 Rev 1	1	96	96	049	-	One way window into each room for DHS staff.
Family Meeting Room	SO3	1	180	180	050	-	Room with comfortable furniture.
<b>Staff Offices/Workstations</b>							
Private Office	OF2 Rev 2	1	140	140	031	017	
Workstations	WS1	6	36	216	074	017	
<b>Shared Amenities</b>							
Galley / Beverages	SS7 Rev 1	1	30	30	057	-	Full size refrigerator, sink, coffee station, microwave.
Large Conference Room - 12-15 People	CF8 Rev 2	1	400	400	008	002	Meetings with Attorneys, parents, staff.

	Code	Quantity	Area	Total	FF&E	IT/AV	Notes
Copy/Print/Scan Station	OS6 Rev 1	1	40	40	-	018	Printer with some shelving for supplies.
Lactation Room, Public	TO3 Rev 1	1	50	50	060	-	Dedicated for mothers of visits, no need for escort.
Toilet, Single Occupancy, Public - Unisex	TO1	1	56	56	-	-	Shared by Staff.
Miscellaneous Additional Space	-	1	80	80	-	-	Available space as per SF requirement.

**DHS Subtotal 1,873**

<b>7.2 PUBLIC DEFENSE &amp; CIDC &amp; JA CL</b>							
Public Space							
Reception/Waiting	WA14	1	125	125	070	017	
OPDS Reception Counter	-	1	50	50	-	-	Furniture in space.
Public Defense Workspace							
Hoteling Workstations	WS1	1	36	36	074	017	
Touchdown Office	OF7 Rev 2	2	64	128	036	017	
CIDC Workspace							
Administration	WS1	1	36	36	074	017	
Touchdown Office	OF7 Rev 2	2	64	128	036	017	
Attorney Hoteling Station	WS1	1	36	36	074	017	
Touchdown Office	OF7 Rev 2	2	64	128	036	017	
Equipment Storage Room	<a href="#">ST1 Rev 3</a>	1	50	50	-	-	AV Equipment and Clothes.
Shared Space							
Printer Station	OS4 Rev 1	1	25	25	-	018	
Galley/Beverage	SS6 Rev 1	1	15	15	056	-	
Small Conference Room - 6-Person	CF11 Rev 2	2	150	300	011	001	Desk with 2 Guest Chairs - not within dept. off of public lobby (defense resource center).
Large Conference Room - 30-Person	CF14 Rev 1	1	1,100	1,100	014	003	Could be shared.
Copy/Work/Mail Room	<a href="#">OS1 Rev 3</a>	1	150	150	037	018	For providers - secured.
Secure Storage Lockers	-	1	20	20	-	-	Attorneys can store personal items.
Toilet, Single Occupancy, Public - Unisex	TO1	1	56	56	-	-	Shared by Staff.
Miscellaneous Additional Space	-	1	104	104	-	-	Available space as per SF requirement.

**Public Defense & CIDC Subtotal 2,487**

<b>TOTAL STATE OFFICES</b>	<b>NSF: 4,360</b>
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<b>TOTAL CLACKAMAS COUNTY COURTHOUSE</b>	<b>NSF: 151,214</b>
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<b>GENERAL</b>	
Room ID Code	<b>OS1 Rev 3</b>
Room Type	Copy/Work Room
Room used by	Staff
Minimum Number of Occupants in Space	4

	<b>MINIMUM REQUIREMENT</b>	<b>NOTES</b>
<b>ROOM INFORMATION</b>		
Minimum Ceiling Height	9'-0"	
Minimum Room Dimensions	8'-0" in short direction	
Special accessibility requirements/features		
Other special features		
Acoustical Performance	STC 40	

<b>INTERIOR FINISHES</b>	
Interior Category	IC-2 Moderate Aesthetic Importance
Floor	F-3 Resilient Flooring
Base	B-1 Rubber
Ceiling	C-1 Acoustical Ceiling Tile
Wall Finish	W-1 Gypsum Board, Paint, Latex
Applied Specialty Wall Finish / Millwork	

<b>CASEWORK, FURNITURE, FIXTURES &amp; EQUIPMENT</b>	
Casework Description	Work Surface, Base Cabinets, Upper Cabinets
Work Surface Material	WS-3 Plastic Laminate
Casework Materials	CM-2 Plastic Laminate
Furniture Group	037
Glare Prevention	
Equipment & Specialties	Tackable Board, Tall Supply Cabinet (lockable if required), Plotter (DA only), 30" deep work surface with cabinets below

<b>DOORS &amp; WINDOWS</b>	
Visual Privacy	PR-4 No Visual Privacy
Exterior Doors	
Exterior Door Hardware Function	
Exterior Glazing	No
Exterior Window Treatment	
Interior Doors	<a href="#">ID-1b Single Wood Door, Plastic Laminate or Painted or</a> ID-7 No Door (wall opening)
Interior Door Hardware Function	
Interior Glazing	
Interior Window Treatment	
Specialty Door/Window Features	

Daylight & Views	DV-3 Circulation Area PERSCRIPTIVE: Access to at least one window wall to the exterior. Windows shall be divided into a daylight zone and vision zone. Window head must meet the ceiling. PERFORMANCE: Average sDA300, 50% is achieved for > 75% of occupied floor area	
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	<b>MINIMUM REQUIREMENT</b>	<b>NOTES</b>
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**SECURITY FEATURES**

Floor		
Walls		
Doors		
Other special features		

**BUILDING SYSTEMS**

**Mechanical**

Heating/Cooling Temperature Range	TR-1 - Heating/Cooling 70/73F, +/- 5F	
Thermostat Control		
Schedule	SCH-1 Operating Hours	

**Plumbing**

Plumbing Fixture Group		
Water Management		

**Fire Protection**

Sprinkler System Type	SS-1 Wet Pipe System	
Sprinkler Head Type	SH-1 Concealed Ceiling Sprinkler	

**Electrical - Power**

Receptacle	R-1 Duplex, Normal Power	
Sensors	SN-2 Occupancy, Daylight, CO2 (Common Spaces, Circulation)	
Emergency Power		
Standby Power		
UPS		

**Electrical - Lighting**

Lighting Fixture Type	LF-1 Recessed Linear, 2x2, or 2x4	
Lighting Level	LL-2 35 FC at work surfaces (Offices & Other Work Spaces)	
Lighting Control	LC-4 Open Offices	

**IT/AV/Telecom**

Telephone	Yes	
Data Outlet	Yes	
CATV/MATV	No	
Audio Visual Outlet	No	
IT/AV Equipment	018	
Assisted Listening	No	

**Electronic Security**

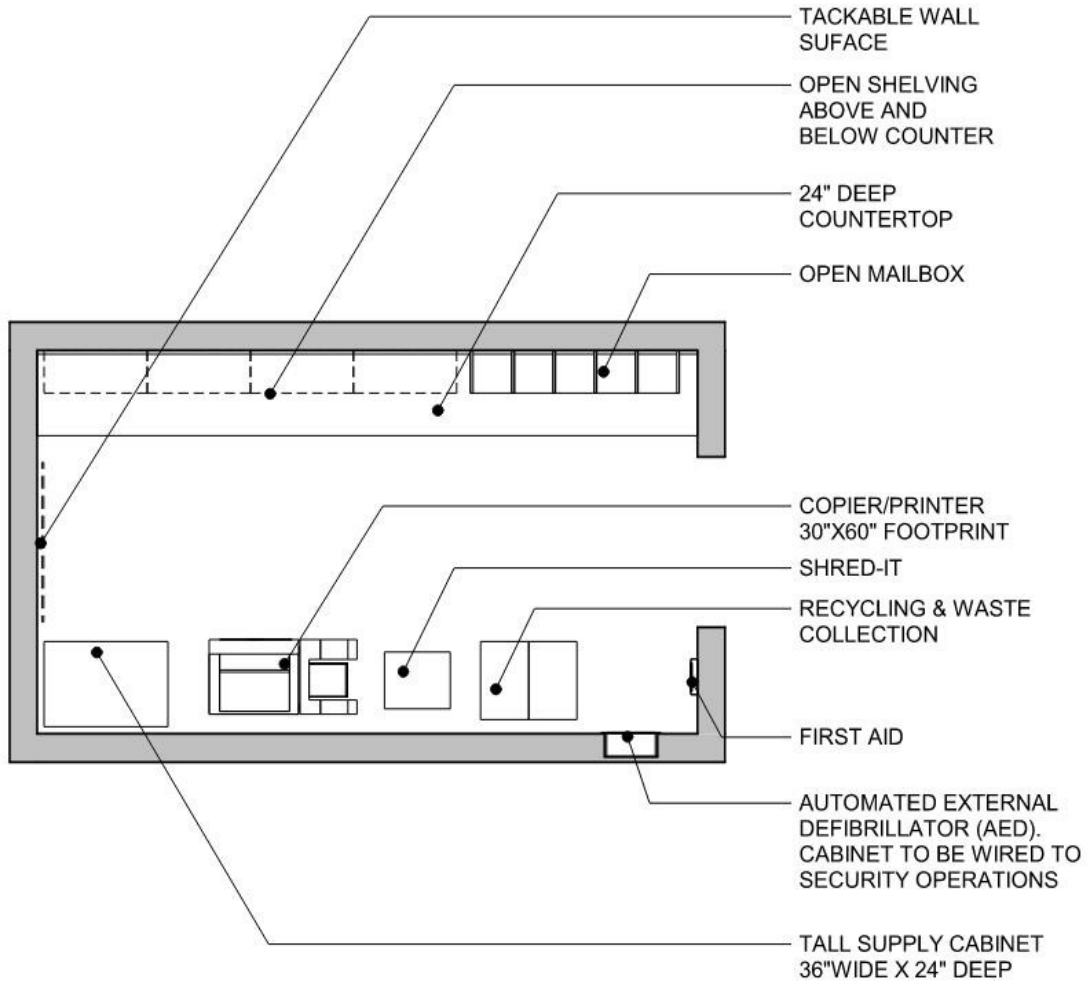
CCTV Camera	No	
Duress Alarm	No	
Intercom	No	

**ROOM FUNCTION DESCRIPTION**

Work/Copy Room is used by staff for daily office tasks such as copying, sorting, obtaining supplies, etc.

**ROOM CONFIGURATION DIAGRAM**

This diagram is included as a planning tool and is not intended to dictate the final design or configuration of the space.



GENERAL	
Room ID Code	ST1 Rev 3
Room Type	Storage Room
Room used by	Staff
Minimum Number of Occupants in Space	N/A

	MINIMUM REQUIREMENT	NOTES
<b>ROOM INFORMATION</b>		
Minimum Ceiling Height		
Minimum Room Dimensions		
Special accessibility requirements/features		
Other special features		
Acoustical Performance		

INTERIOR FINISHES		
Interior Category	IC-3 Low Aesthetic Importance	
Floor	F-3 Resilient Flooring	Sealed concrete flooring acceptable at back of house locations
Base	B-1 Rubber	
Ceiling	C-6 Open, Utility	
Wall Finish	W-1 Gypsum Board, Paint, Latex	
Applied Specialty Wall Finish / Millwork		

CASEWORK, FURNITURE, FIXTURES & EQUIPMENT		
Casework Description		Paper & printer supplies stored in base cabinets
Work Surface Material		
Casework Materials		
Furniture Group		
Glare Prevention		
Equipment & Specialties	Storage Shelving --see Functional Narrative for Storage Shelving Requirements	

DOORS & WINDOWS		
Visual Privacy	PR-4 No Visual Privacy	
Exterior Doors		
Exterior Door Hardware Function		
Exterior Glazing		
Exterior Window Treatment		
Interior Doors	<a href="#">ID-1b Single Wood Door, Plastic Laminate or Painted</a> or <a href="#">ID-2b Double Wood Door, Plastic Laminate or Painted</a>	Single Extra Wide Leaf Door at AV Equipment Storage and single leaf door to DA Budget/Payroll/Personnel.
Interior Door Hardware Function	HW-7 Storeroom Lockset	HW-1 Card Key Access at District Attorney Handgun Storage Room 4.207 and Exhibit Storage ST1 room 1038.2.B
Interior Glazing		

Interior Window Treatment		
Specialty Door/Window Features		
Daylight & Views		
	<b>MINIMUM REQUIREMENT</b>	<b>NOTES</b>
<b>SECURITY FEATURES</b>		
Floor		
Walls		
Doors		
Other special features		

<b>BUILDING SYSTEMS</b>		
<b>Mechanical</b>		
Heating/Cooling Temperature Range	TR-2 - Heating/Cooling 70/75F, +/- 5F	
Thermostat Control		
Schedule	SCH-1 Operating Hours	
<b>Plumbing</b>		
Plumbing Fixture Group		
Water Management		
Notes		
<b>Fire Protection</b>		
Sprinkler System Type	SS-1 Wet Pipe System	
Sprinkler Head Type	SH-3 Pendant Sprinkler on Exposed Pipe	
<b>Electrical - Power</b>		
Receptacle	R-1 Duplex, Normal Power	
Sensors		
Emergency Power		
Standby Power		
UPS		
<b>Electrical - Lighting</b>		
Lighting Fixture Type	LF-4 Utility Lighting, Wall Mounted or	
Lighting Level	LL-6 25 FC ambient (Typical for restrooms, locker rooms)	
Lighting Control		
<b>IT/AV/Telecom</b>		
Telephone	No	
Data Outlet	No	
CATV/MATV	No	
Audio Visual Outlet	No	
IT/AV Equipment	No	
Assisted Listening		
<b>Electronic Security</b>	Yes	
CCTV Camera	Yes	CCTV in District Attorney Handgun Storage Room 4.207 and Court Administration Exhibit Storage 1038.2.B
Duress Alarm	No	
Intercom	No	

**ROOM FUNCTION DESCRIPTION**

Storage room to be shared by department

**ROOM CONFIGURATION DIAGRAM**

No Room Configuration Diagram for this Room Data Sheet.

<b>GENERAL</b>		
Room ID Code	<b>WA4 Rev 1</b>	
Room Name	Visitor Waiting	
Room used by	Public	
Minimum Number of Occupants in Space	8	

	<b>MINIMUM REQUIREMENT</b>	<b>NOTES</b>
<b>ROOM</b>		
Minimum Ceiling Height	9'-0"	
Minimum Room Dimensions		
Special accessibility requirements/features		
Other special features		
Acoustical Performance	NC35	

<b>INTERIOR FINISHES</b>		
Interior Category	IC-1 High Aesthetic Importance	
Floor	F-9 Public Areas/Hearing Rooms: Stone/Porcelain Tile or Terrazzo	
Base	B-9 Public Areas/Hearing Rooms: Premium Metal Base	
Ceiling	C-7 Special Ceiling	Premium ceiling finish with sound absorbing qualities
Wall Finish	W-6 Public Areas/Hearing Rooms: Panelized Wood Wall, Premium Acoustic Wall Panels, Painted Gypsum Board	
Applied Specialty Wall Finish / Millwork		

<b>CASEWORK, FURNITURE, FIXTURES &amp; EQUIPMENT</b>		
Casework Description		Minimum seating for 8 persons
Work Surface Material		
Casework Materials	CM-1 Wood, Natural Finish	Include seat cushions
Furniture	067	
Glare Prevention	GL-2 Orient seating such that occupants face a view that is perpendicular to windows (Or demonstrate that no glare at workstations)	
Equipment & Specialties		

	MINIMUM REQUIREMENT	NOTES
<b>DOORS &amp; WINDOWS</b>		
Visual Privacy	PR-4 No Visual Privacy	
Exterior Doors		
Exterior Door Hardware Function		
Exterior Glazing	Yes	
Exterior Window Treatment		Provide shading and glare control without interior window treatment.
Interior Doors	<a href="#">ID-1b Single Wood Door, Plastic Laminate or Painted or</a> ID-7 No Door (wall opening)	
Interior Door Hardware Function		
Interior Glazing		
Interior Window Treatment		
Specialty Door/Window Features		
Daylight & Views	DV-3 Circulation Area	

<b>SECURITY FEATURES</b>		
Floor		
Walls		
Doors		
Other special features		

	MINIMUM REQUIREMENT	NOTES
<b>BUILDING SYSTEMS</b>		
<b>Mechanical</b>		
Heating/Cooling Temperature Range	TR-2 - Heating/Cooling 70/75F, +/- 5F	
Thermostat Control Schedule	TSC-2 Individual room Zone Control (No User) SCH-1 Operating Hours	
<b>Plumbing</b>		
Plumbing Fixture Group		
Water Management		
<b>Fire Protection</b>		
Sprinkler System Type	SS-1 Wet Pipe System	
Sprinkler Head Type	SH-1 Concealed Ceiling Sprinkler	
<b>Electrical - Power</b>		
Receptacle	R-1 Duplex, Normal Power	
Sensors	SN-2 Occupancy, Daylight, CO2 (Common Spaces, Circulation)	
Emergency Power		
Standby Power		
UPS		
<b>Electrical - Lighting</b>		
Lighting Fixture Type		
Lighting Level	LL-5 40 FC ambient, 70 FC at any service points or equipment (Service & Utility Areas)	
Lighting Control	LC-6 Public Space	
<b>IT/AV/Telecom</b>		
Telephone	No	
Data Outlet	Yes	
CATV/MATV	Yes	
Audio Visual Outlet	Yes	
IT/AV Equipment		
Assisted Listening	No	
<b>Electronic Security</b>		
CCTV Camera	Yes	
Duress Alarm	No	
Intercom	No	

**ROOM FUNCTION DESCRIPTION**

This space is used by the public waiting to visit judicial offices. Room should be located in close proximity to entry doors to judicial offices. This space is open to the courtroom public corridors.

**ROOM CONFIGURATION DIAGRAM**

**No Room Configuration Diagram for this Room Data Sheet.**