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CITY OF TUCSON

CITY COURTS BUILDING

Building Improvements Project

Summary of completed and remaining tasks

REGISTERED ARCHITECT
CERTIFICATE NO.
19618
PHILLIP E.
SWAIM
Date Signed
ARIZONA, U.S.A.
Expires 06/30/17

July 31, 2017

Prepared by:

Architect: Swaim Associates, LTD

Swaim Project #: 0911.05

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Project Completion Summary:

The original goal of this project was to extend the life of the building for another 10 to 15 years and improve the experience for the public. As the list of tasks was assembled, we found some code and ADA deficiencies that also needed to be addressed. Several other tasks were improvements which make the building more usable for the staff and public or improvements that would reduce the buildings energy usage.

Several of the renovation tasks take advantage of underutilized space and the focus was improving the public experience. Some tasks such as repainting the building exterior and courtyard improve the public experience but also extend the life of the building by replacing caulking and window seals. Repairing the balcony surfaces is another example where the solution eliminated a maintenance nightmare but greatly improved the experience for the public and staff. The new atrium cover helps make several tasks feasible including replacing the balcony surfaces but this task also extends the buildings life by helping to reduce maintenance costs. This new cover has performed better than anticipated reducing the extreme temperatures even though the space is not conditioned. One of the last items completed included replacing the roofing on the entire sixth floor perimeter and sealing the existing roof. These items will provide long term solutions to some previously on-going leak and drainage issues which had caused problems for years.

This document is the closing phase for identifying and completing upgrade tasks in the City Courts building. This project consisted of multiple phases of work spread out over three construction contracts. Within this document tasks have been grouped by completed tasks and remaining tasks and an explanation of the work is also included. For this wrap up document costs were not a consideration and were not provided but the original assessment does have that information. All task numbers remain the same from the original assessment through this document to assist in tracking tasks.

The remaining tasks are not divided as previously shown, they are just a listing of the tasks which were not completed under the original construction scope. Priority numbers are still included and the tasks are sorted by priority. New tasks have also been added to the list, these are items identified in the new security standards issued by the State of Arizona Supreme Court. Some tasks from the previous lists have been removed from the summary. These tasks were either no longer needed because of the tasks selected for construction (there was some options) or because the team determined they were not feasible once we understood the scope a little better.

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Construction project #1:Task #32.1, Seal and paint exterior of the building

Contractor:	Sellers and Sons, Inc.
A/E Job #:	7130EP
COT Contract #:	090114-03
PO/DR #:	36648:10
Notice to Proceed:	Issued December 10, 2014
Project start date:	January 12, 2015
Completion date:	April 28, 2015

Construction project #2:Tasks #3 & 5, Remodel Courtrooms #1 & #3

Contractor:	Kittle Design & Construction, LLC
A/E Job #:	7130-C
COT Contract #:	120530-04
PO/DR #:	36647:29
Notice to Proceed:	Issued May 11, 2015
Project start date:	May 26, 2015
Completion date:	October 20, 2015

Courtroom #1 was remodeled again after court staff determined the layout needed some changes for better visibility.

Contractor:	Kittle Design & Construction, LLC
Project start date:	May 1, 2017
Completion date:	May 30, 2017

Construction project #3: Main Improvements Project

Contractor:	D.L. Withers Construction, LLC
A/E Job #:	7130
COT Contract #:	151155
PO/DR #:	38310
Notice to Proceed:	April 25, 2016
Project start date:	April 25, 2016
Completion date:	June 28, 2017

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Tucson City Courts - Improvements Project Summary

Completed Tasks

Task#	Priority	Project Description	Scope of work	Work completed
2	N/A	Rework of Security Entry	Redesign of ground floor entry to provide more waiting room, Security Office & make this conditioned space. Two wall mounted IP TV monitor's will be included for display of court rules and requirements plus any message for the public. Redesign will impact Domestic Violence and Court Room #3.	Security entry was re-configured to provide more queing space for those waiting, better configuration for security personnel to maintain two screening lines and an interior space with conditioned air.
3	N/A	Renovate Court Room #3	Court Room #3 presently resides in two rooms. The redesign would reduce the space to one usable court room and eliminates the large waiting room which is not needed for this court room.	Courtroom #3 was reduced in size to meet the needs of the Alternative To Jail (ATJ) program that courtroom is used for. All new finishes were included in the work.
5	N/A	Renovate Court Room #1	Redesign court room to provide controlled access between prisoner and judge access to the court room. Provide better separation between prisoner seating area and the public.	Courtroom #1 was redesigned to provide a better layout for use with separation between prisoners and Courtroom guests. All new finishes were included which set a new standard for the redesign of future courtrooms plus established finishes for all future work in the building.
15	N/A	Provide second means of egress from First Floor	Buillding does not have a second means of egress from the ground floor that meets current or even some older code requirements. Width of access route determined by occupany loads from the current code. Expand existing corridor and provide access to new exit on the north side of the building. Provide new ceilings and flooring throughout redesigned areas.	Outside of the existing main entrance, two additional means of egress were provided at the request of Tucson Fire and City of Tucson, Development Services. One route goes south to Alameda and the second route goes to the north towards Toole. These routes are one hour construction and must remain accessible in the direction of travel when the building is occupied so access is only controlled from the exteior. Emergency exit only signage was provided from the interior.
16	N/A	Open up Courtyard	Remove existing masonry seat walls and existing vegetation. Remove slanted walls and glass block between existing stairwells. Provide new slab around planter around both stairways.	Courtyard was opened up by removing the Court Assignment space between the stairwells and removing the south planter. Benches were added for seating and the remaining planters were filled with potted silk plants to add color and interest to the space without increased maintenance.
22	N/A	Acoustical sound absorption panels	Provide 4'x6' sound absorption panels in the courtyard (Tectum Finale or equal). Quantity and ideal placement may require and accoustical consultant. Completing task #34 may increase the need to complete this work.	Stainless steel perforated metal panels with duct liner insulation were installed on floors 1, 2 and 3. These panels are used to protect the walls but also provide some level of sound absorption. Additional panels may be needed in the future.
23	N/A	Signage upgrade	Replace all existing permanent signage, room and way finding, with new acrylic signs which meet ADA requirements.	Signage visible from the courtyard was replaced on all floors. Signage within the rest of the building was not included but a sign standard was established for future signs.
24	N/A	Third floor Judicial Services Counter	Replace existing small counter with ADA accessible counter and associated workstation. Existing opening width will be maintained. Although this item is covered by using clipboards that is not the ideal solution to meet ADA requirements.	Counter and transaction window were replaced to meet ADA requirements. A new standard was setup for future transaction counters if needed.
26	N/A	Fifth floor Prosecutor Counter	Redesign space for better access by staff. Provide new wall and counter reducing waiting space. Provide new ceilings and flooring in affected area.	Space was not redesigned but counter and transaction windows were replaced to meet the new standard and meet ADA requirements.
27	N/A	Sixth floor Public Defender's Counter	Replace existing small counter with ADA accessible counter and associated workstation. Existing opening width will be maintained. Although this item is covered by using clipboards that is not the ideal solution to meet ADA requirements.	Counter and transaction window were replaced to meet ADA requirements and the new standard.
29	N/A	Women's Toilet Room - ADA Compliance	Relocate existing door to provide proper ADA clearance. Replace existing surface mounted paper towel dispensers with (2) recessed paper towel dispensers. Replace flush valve at ADA toilet so it faces the open side.	Corrections were made, restroom is now ADA Accessible.
30	N/A	Men's Toilet Room - ADA Compliance	Replace existing surface mounted paper towel dispensers with (2) recessed paper towel dispensers.	Corrections were made, restroom is now ADA Accessible.
31	N/A	Women's Toilet Room - ADA Compliance	Provide automatic door operator at existing exterior door.	Corrections were made, restroom is now ADA Accessible.
32.1	N/A	Seal and paint exterior of building	Patch existing stucco walls and repaint entire exterior of the building. Pricing includes stucco patching for 50% of the exterior walls.	Building exterior was patched and painted.
33.1	N/A	Repair balcony walking surfaces	Strip and refinish all balcony floors with "All-Deck Coating System" or equal product. Product and finish solution can vary if atrium roof is installed.	Courtyard balconies were covered with Pathways flooring which is acceptable for exterior installations.
34	N/A	Atrium cover - skylight or roof	Remove all existing awnings and associated frames and replace with new roof/skylight over existing atrium opening. This item will require a smoke study and approval by the Building Official and Fire Marshall prior to implementation.	For the open courtyard to be successful the atrium had to covered to reduce the impact of incliment weather. After extensive smoke modeling the city allowed a roof which has translcent panels on the north and south sides and multiple smoke hatches in the center. The sides are also open to allow smoke out in a fire event but this design does not compromise the code requirments for the existing open stairwells in the courtyard.

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Tucson City Courts - Improvements Project Summary

Completed Tasks - (continued)

Task#	Priority	Project Title	Scope of work	Work completed
38	N/A	Replace security and duress system	Provide system with illumination outside of court room and notice sent to Security Office. Security system needs two points of contact in each courtroom, at Judge's stand and at Judicial Assistant's desk. Similar to a nurse call system in a hospital.	Entire system was replaced with wireless buttons at the required locations and emergency lights have been added outside of each Courtroom.
48	N/A	TV monitor's for Electronic Calendar	Provide (2) IP TV monitors at First, Second & Third Floors. Post mount monitor's on first floor and wall mount for second and third floors. This will replace current clipboard system presently in place.	Eight TV monitor's were installed on floors 1, 2 and 3. The monitor's are setup to provide varying information on each floor if desired by City Courts.
58	N/A	Paint all courtyard surfaces	Repaint all walls, doors, columns, soffits and other painted surfaces within the interior courtyard/atrium	All faces of the courtyard were repainted including walls, columns, stairwells and guardrails. This was completed on all floors.
59	N/A	Roof patches	Investigate leaks further and patch existing roof leaks or roof drain leader issues as found. Portions of the building interior are covered with tarps during heavy rain falls.	Existing roofing on the 6th floor was completed removed and replaced. Rigid insulation was added to provide positive drainage. Main roof was patched as requried and the entire roof was sealed with a roof coating.

Remaining Tasks

Task#	Priority	Project Title	Scope of work	Remarks
8	1	Improve Jury Assembly rooms	Increase existing space by removing the existing restroom. Refinish all walls and replace existing ceiling with new acoustical lay-in ceiling system. Provide two wall mounted flat screen TV's.	Although improving facilites for the jurors was one of the primary focuses, this became a lower priority once actual costs were completed. Third floor Jury Assembly was also not improved.
11	1	Cold storage for Public Defender, Prosecutor and court files	Cut new opening through existing masonry wall between second floor of the courts building and the existing garage. Provide new 60 minute rated hollow metal door and frame. Finish floor heights need to be verified before exact location for door can be determined. In the old garage space provide 350 LF of 10' high chain link fenced areas (3) with locking gates for separated storage.	City Courts is transitioning to electronic storage system reducing the need for this task. Although the records must be kept for several more years, this task became a lower priority for City Courts.
17	2	Family Restroom	Convert existing Men's Restroom to an accessible Family Restroom. Remove all existing fixtures, and wing wall blocking access. Provide new wall hung toilet, wall mount lavatory and urinal along with accessories. Provide new ceramic tile on walls to 5'-0" A.F.F.	Construction Documents were completed for this task but it was removed from the scope to save money.
21	2	Capture balcony water over adjacent building.	Provide deep custom gutter with downspout at joint between court building and existing building to the north.	Acess to the roof of the building next door was unobtainable during the exterior painting project so all work for this taks would have to be completed by crane and basket.
35	2	Court Room Upgrades	Court room upgrades for aesthetics and ergonomics - Staff & Judges. The task includes replacing all the walls and desks used by court room staff including the witness stand and jury box.	Courtroom #9 was upgraded to a fully accessible courtroom. This started with the standards established with Courtroom #1 & 3 but modifications were made to colors so the existing door and benches could be kept. This is the new standard for future courtroom upgrades.
47	2	Upgrade of Network and phone infrastructure	Construct new IDF's (some may have been created by earlier tasks) on all floors for new network distribution. Provide fiber optic connection between MDF and IDF's then all new equipment in each IDF with complete new distribution to all rooms. See electrical engineering narrative for additional information.	The feasibility of this task is questionable due to the lack of space available and the actual cost to re-wire the entire network system throughtout the building. The goal is to move the IDF closets out of the mechanical rooms they are currently in and bring the system up to current City standards.
50	2	Replace obsolete Federal Electrical panels	Replace all existing doors and frames at Electrical Rooms so they swing out of the room. Relocate one panel on floors two through five to provide more space in electrical rooms for new panels. Rewire all items fed by the relcated panels. See electrical engineering narrative for additional information.	Electrical systems are operational and for the new work, new panels were provided. Due to limited public impact, this was identifed as a lower priority.
53	2	Lightning protection system	Provide a lightning protection system on the roof of the building. See electrical engineering narrative for additional information and associated drawing used for estimate.	
57	2	Grounding system	Provide proper grounding for electrical system. Verify with testing prior to starting work. See electrical engineering narrative for additional information.	All new work with new panels was properly grounded.
37	3	Replace existing single pane windows	Provide 1" insulated Low-E glass and new aluminum frames at all single pane glass windows. It is reccomended that this task be completed if task #32.2 is going to be completed.	All new work which involved windows to the exterior included Low-E insulated glass.
39	3	Replace existing locking door hardware	Replace all locking hardware on all doors with new lever handle hardware and cylinders. Lots of the existing hardware does not meet ADA or code requirements and would be brought up to meet those requirements. This includes panic hardware on required exit doors.	FCM replaced all cylinders throughout the building but handles were not replaced. Door hardware in all areas of new work included ADA complaint hardware meeting all City of Tucson standards.

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Tucson City Courts - Improvements Project Summary

Remaining Tasks - (continued)

Task#	Priority	Project Title	Scope of work	Remarks
41	3	Replace existing boiler	See mechanical engineering narrative for additional information.	
44	3	Balance existing HVAC system	See mechanical engineering narrative for additional information.	
46	3	Electrical System Corrections	See electrical engineering narrative for additional information.	
52	3	Generator for stand by power	Provide a generator for limited functional operation of the facility in case of a power outage. See electrical engineering narrative for additional information.	
54	3	Replace exterior lighting	Exterior building mounted lights are old and vary in type and style plus not all exterior doors are lighted. All fixtures should be replaced with LED fixtures. Lights at exterior doors would need emergency battery backup tp provide light to 1 foot candle.	
59	3	HVAC unit updates	Replace coils and casing of the existing HVAC units. Existing ventilation system will need to be updated to current code requriements including: airflow monitor, modulating ventilation and return air dampers and provide CO2 sensors where required. See mechanical narrative for additional information.	
25	4	Replace end of life sprinkler heads	Replace original sprinkler heads reaching the end of their 50 year life span.	Sprinkler heads within the areas of "major" work were replaced with new heads.
36	4	Replace existing carpets	Replace existing carpet through out the building.	Carpet was replaced in several areas but most of the "back of house" areas were not touched.
42	4	Replace domestic water booster pump	See mechanical engineering narrative for additional information.	
43	4	VAV valve replacement	See mechanical engineering narrative for additional information.	Valves were replaced by FM at some of the construction areas but this was a very small percentage of the VAV units in the building.
55	4	Replace interior lighting	Replace all the existing interior lighting with T8 or LED light fixtures. This would be for all the fixtures remaining after other tasks are completed. See electrical engineering narrative for additional information.	Lighting in all areas of "major" remodel work were replaced with new LED light fixtures. This includes many light fixtures within the courtyard area.
56	4	Replace exit signage	Replace all existing exit signage with new LED signs. This would be for all the fixtures remaining after other tasks are completed. See electrical engineering narrative for additional information.	Exit signs in all areas of "major" work were replaced with new LED signs.
New		Upgrade windows to eliminate visibility	Court security standards requires that "court windows shall have coverings to prevent views from the outside into the court building. Windows coverings mus allow visibility from inside to the outside.	
New		Bullet resistant benches to protect jduge and staff	Court security standards requires that "Courtroom benches and staff work areas in courtrooms shall be reinforced with bullet-resistant material	Most of the courtrooms have some level of protection but Courtrooms #1 & 3 did not add this during the remodel. All courtrooms would need to be examined and verified.
New		Expand durress system to provide durres buttons at all transaction counters	Court security standards requires that "Courts are required to have at least one active and monitored duress alarm "panic button" behind each public transaction counter.	The new duress system provided panic buttons at all courtrooms and other critical areas but are not installed at each transaction counter.

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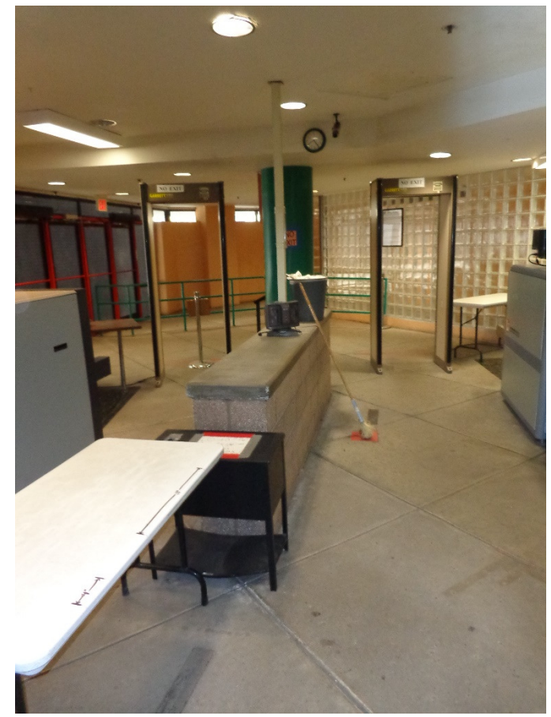
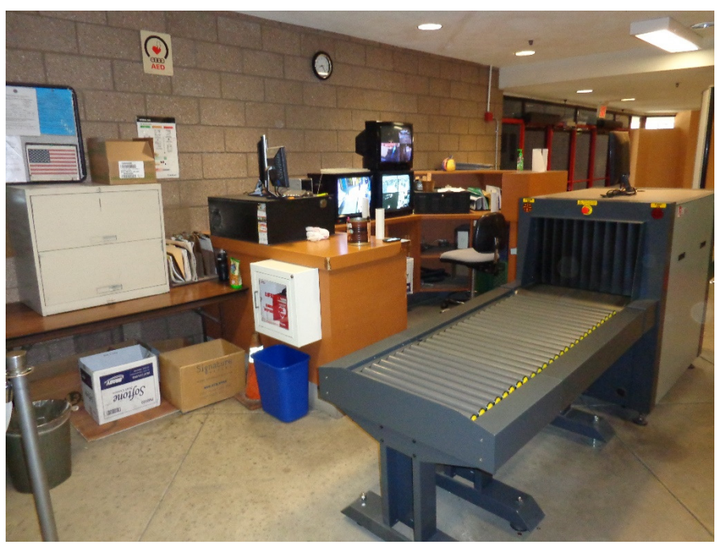
City Courts – Project Completion Summary





Task #2 – Security entry

Before photographs

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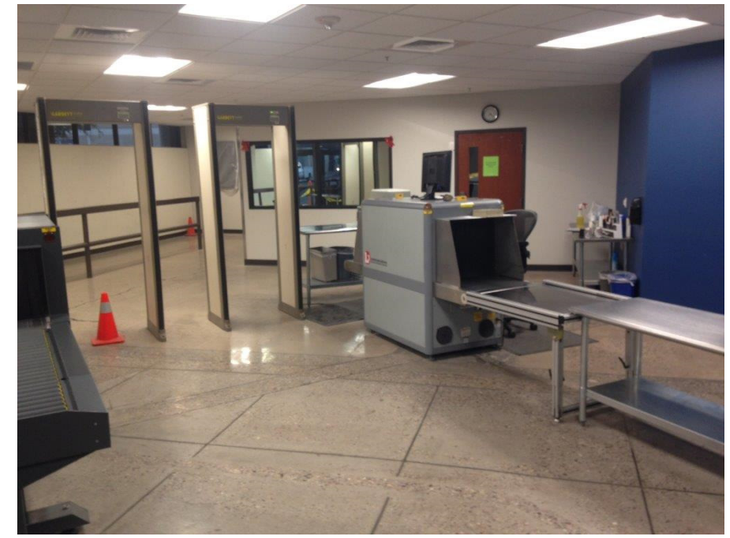

Task #2 – Security entry

After photographs

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Task #2 – Domestic Violence/Orders of Protection

Before photographs

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Task #2 – Domestic Violence/Orders of Protection

After photographs

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City Courts – Project Completion Summary

Task #3 – Renovate Courtroom #3

Before photographs

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Task #3 – Renovate Courtroom #3

After photographs

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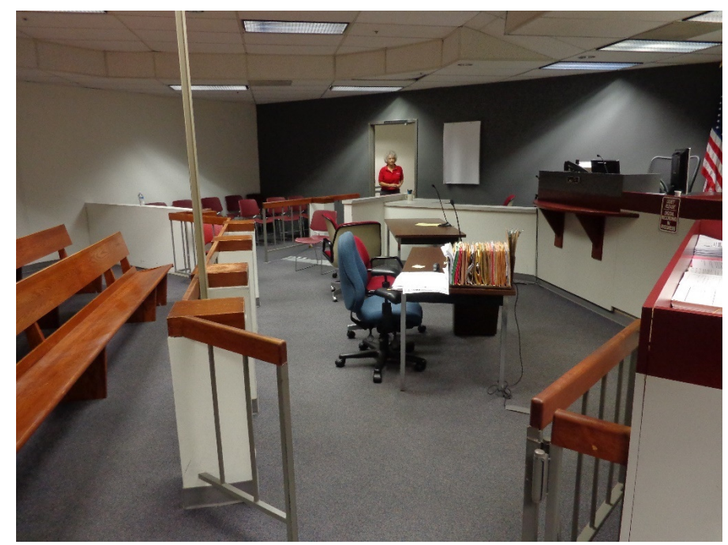
City Courts – Project Completion Summary



Task #5 – Renovate Courtroom #1

Before photographs

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City Courts – Project Completion Summary

Task #3 – Renovate Courtroom #1

After photographs

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City Courts – Project Completion Summary

Before

After

Task #16 – Open up Courtyard

Before and after photographs

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City Courts – Project Completion Summary

Before

After

Task #26 – ADA Counter at Fifth Floor Prosecutors

Before and after photographs

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City Courts – Project Completion Summary

Before

After

Task #27 – ADA Counter at Sixth Floor Public Defender

Before and after photographs

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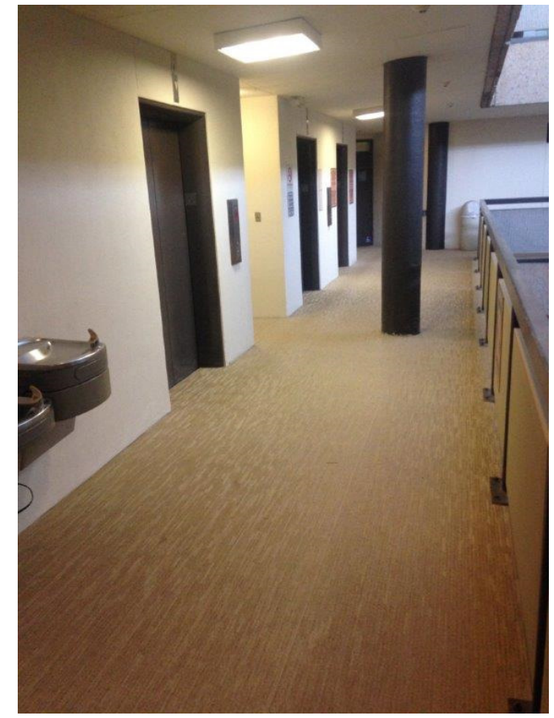
City Courts – Project Completion Summary

Before



After

Task #33.1 – Replace balcony walking surfaces

Before and after photographs

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City Courts – Project Completion Summary

Task #34 – Atrium cover

Before photographs

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City Courts – Project Completion Summary

Task #34 – Atrium cover

After photographs

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City Courts – Project Completion Summary

Before

Before

After

After

Task #35 – Courtroom #9 remodel

Before and After photographs

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City Courts – Project Completion Summary

Ground floor

Ground floor

Second and third floors

Task #48 – Monitor's for electronic calendar

Before photographs

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City Courts – Project Completion Summary

Ground floor

Second and third floors

Task #48 – Monitor's for electronic calendar

After photographs

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City Courts – Project Completion Summary

Task #54 – Roof patches

Before photographs

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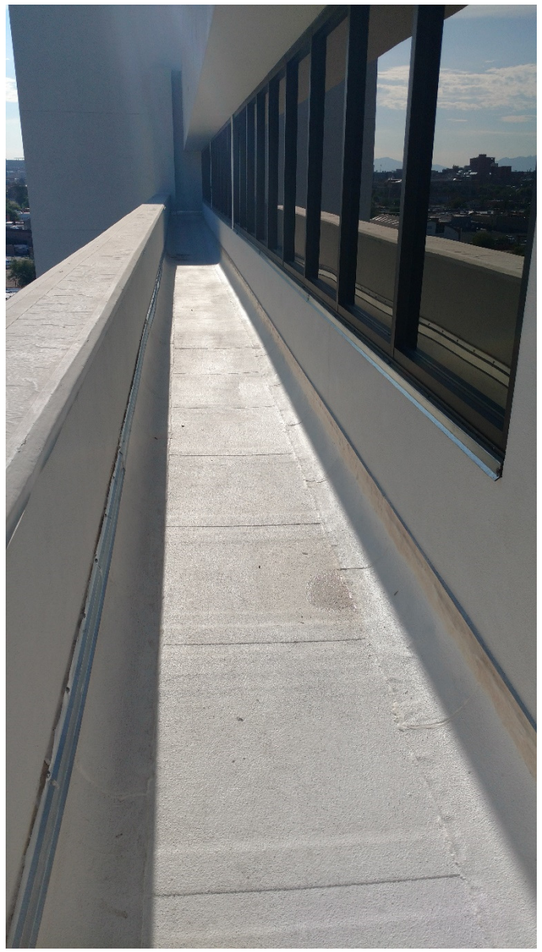

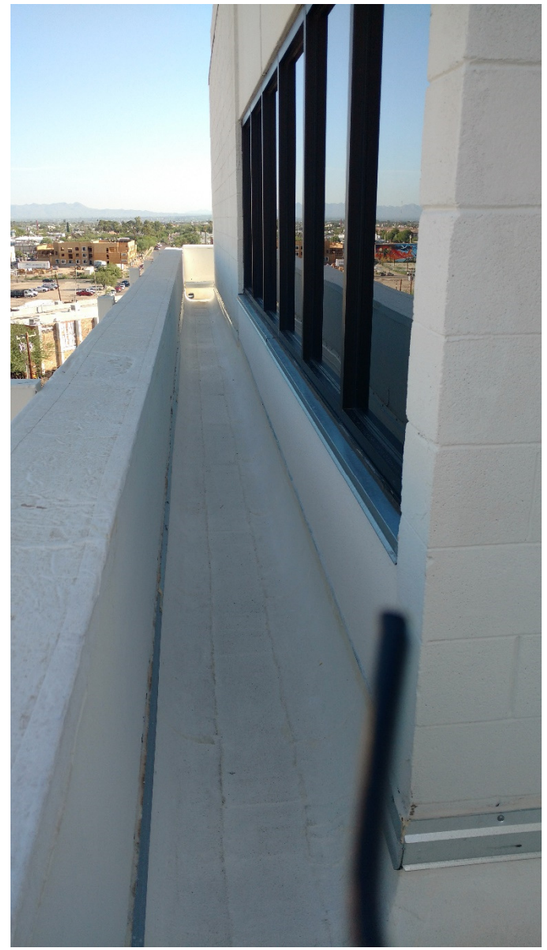

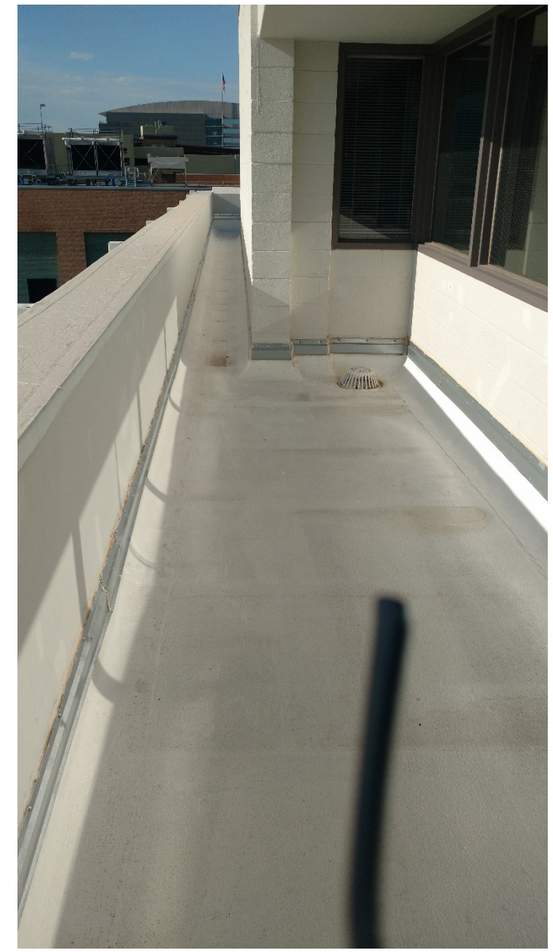

Task #54 – Roof patches

After photographs

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City Courts – Project Completion Summary

Task #58 – Paint all courtyard surfaces

Before photographs

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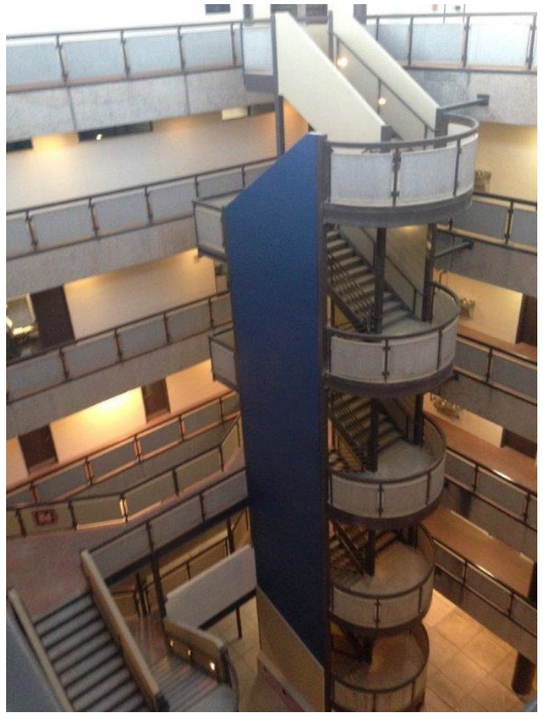

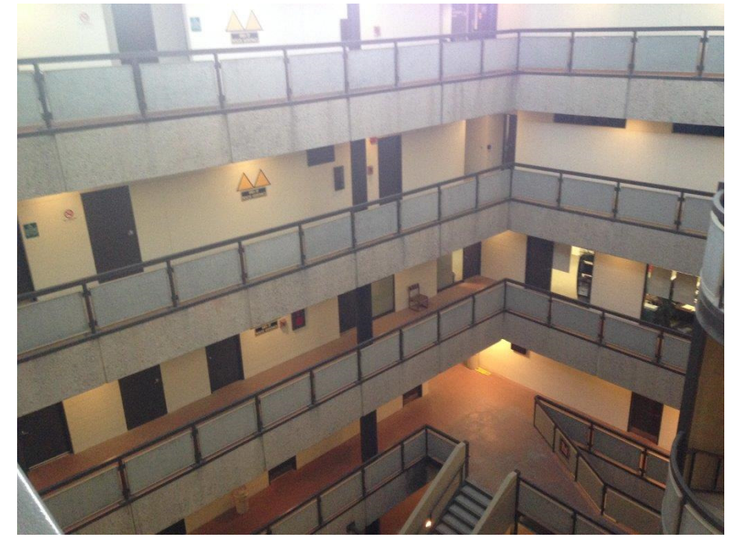

Task #58 – Paint all courtyard surfaces

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