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## **Construction Manager at Risk Selected for Santa Clara Family Justice Center**

SAN FRANCISCO—The Administrative Office of the Courts (AOC) has announced the selection of the Hensel Phelps firm as the construction manager at risk (CMAR) for the new Santa Clara Family Justice Center. The CMAR method entails a commitment to deliver the project within a guaranteed maximum price. Hensel Phelps submitted the winning proposal to provide preconstruction services, planning, and construction management services, which will include solicitation of bids from subcontractors.

“We are pleased and excited that we have selected an outstanding company with employees who live in our community,” said Presiding Judge Richard J. Loftus, Jr., of the Superior Court of Santa Clara County. “Hensel Phelps is an employee-owned company that has a proven track record of work at the Mineta San Jose International Airport and the Dr. Martin Luther King, Jr., Library in San Jose. They understand our community, our history, and our resources and have successfully worked with our architect. They will be an essential part of our team for the Family Justice Center.”

In business for more than 70 years, Hensel Phelps has completed numerous California public projects, including courthouses, and is consistently ranked among the top general contractors and construction managers in the nation by McGraw-Hill’s *Engineering News-Record*. Two of the firm’s California public projects recently won McGraw-Hill Construction’s 2010 Best of the Best Awards, a national competition that recognizes design and construction excellence.

The AOC uses a CMAR for delivery of major capital-outlay projects such as the Santa Clara Family Justice Center. The competitive selection process factors in qualitative criteria, such as the firm’s experience, as well as the contractor’s fee. The CMAR is retained early in the project for preconstruction services. Following a competitive bid for all subcontracts and the approval to award, the CMAR becomes the general contractor for the project. For this competitive selection, the AOC received 16 submissions and conducted interviews of the 5 most qualified firms, from which Hensel Phelps was selected.

The bidding process for subcontractors is expected to take place in late 2012, with prequalification preceding that. Selection criteria for the project included an evaluation of the firm’s plan for outreach to local subcontractors, ensuring that qualified local firms are fully aware of the bidding opportunity, process, and timeline. Local outreach will begin immediately. All qualified subcontractors, lower tier subcontractors, and suppliers will be considered. The project contractors

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and architects also plan to incorporate local students into the project in a mentoring program that introduces community youth to the design and construction process.

The new Santa Clara Family Justice Center will contain 20 courtrooms in a 234,000-square-foot building that will include space for justice partners. It will replace six leased facilities and consolidate all family-related services of the Superior Court of Santa Clara County, including family court, juvenile dependency, and drug court, into a single facility. The planned site is bounded by North First Street, West Saint James Street, North Market Street, and Devine Street, across from the Downtown Superior Court and the Historic Courthouse. The site consists mostly of a large parcel donated by the County of Santa Clara. The AOC is also negotiating purchase of a smaller parcel from the Valley Transportation Authority.

Design of the project by award-winning architects Zimmer Gunsul Frasca of Los Angeles has just begun. The project will incorporate forward-thinking elements of sustainable design and is expected to be certified by the U.S. Green Building Council as LEED Silver.

Construction is scheduled to begin in early 2013 and will be conducted with mitigation measures in place for air quality, hazardous materials, and noise, as specified in the project's final study under the California Environmental Quality Act. The project is scheduled for completion in 2014.

More information about the project is available on the California Courts website at [www.courtinfo.ca.gov/programs/occm/projects\\_santaclara.htm](http://www.courtinfo.ca.gov/programs/occm/projects_santaclara.htm).

More information about Hensel Phelps is at [www.henselphelps.com](http://www.henselphelps.com).

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