



Commercial Facilities

Client

Ada County Commissioners

Location

Boise, ID, USA

Building Commissioning

Project Description

CH2M HILL provided Project Management/Construction Management (PM/CM) and commissioning services during design and construction of the Ada County Courthouse and adjoining Civic Plaza Parking Structure in Boise. Started and completed in a two-year time frame, the design-build project included a 350,000-sf courthouse and county administration center. Office buildings, retail space, and a residential development are planned on this 14-acre, multi-use site. An adjacent 150,000-sf parking structure was built during the same time frame to serve the courthouse and other planned mixed-use development.

CH2M HILL initially provided courts planning and programming services on the courthouse project and the parking structure. After the design-build team (The Washington Group and Lombard Conrad) was selected, CH2M HILL continued as the PM on behalf of Capital City Development Corporation and Ada County, acting as liaison for all communications between the owner and the design-build team. Our PM/CM services included all phases of planning, bond sales, preparing lease-back contracts, design reviews, value engineering, and estimating/schedule development.

Boundary Survey and Site Plan

In the early phases of the project development, Ada County contracted with CH2M HILL to identify and verify of the County's property boundaries, record ownership, easements, and related property interests associated with the Ada County Courthouse building. This survey required the retracement of boundaries established by the Boise City Original Townsite in 1864 and deeds granted in favor of Ada County Courthouse site in 1871. The survey included a site plan showing the location of existing structures, the city block boundaries, street right-of-ways, deeded ownership lines, easements, and alleyways.

Construction Documents for Phased Construction

Our role as PM on the Ada County Courthouse project included a strategy for an initial shell and core package, followed by a tenant improvements package. These two packages overlapped, and we worked closely with the design-build team to reduce the overall construction duration by 6 months through tenant improvement phasing as shell and core portions were completed.

Security

In addition to exterior cameras, there is a security station at the entry that is staffed by security personnel during work hours and by a security person during all non-work hours. All visitors and staff are screened as they come into the Courthouse/Administration Building. There are two magnetometers and four x-ray machines. There are many cameras throughout the courthouse/administration building that are monitored by the Marshals in a control room within the building. In case of any problems, we placed panic buttons for staff at public access counters so that Marshals can respond.



Commissioning and Work Place Performance

Midway through the project, Ada County selected CH2M HILL to assist the design-build team by providing commissioning services under a special grant by the State of Idaho Department of Water Resources. Our goal was to assure a healthy, comfortable place for employees to work and conduct business with the public, so energy efficiency and environmentally responsible design and construction were priorities. Our commissioning services assured full building functionality upon occupancy and included thoroughly familiarizing the county's maintenance staff with the mechanical, electrical, and building envelope systems.

- Construction Cost: No significant changes other than a reasonable amount of change orders for Owner-approved scope modifications.
 - Change Orders: Change orders for the Courthouse related to addition of audio visual systems in the Courtrooms by the contractor instead of a separate contract by the County, and tenant improvements were completed in some of the areas originally designated to be shelled-only space planned to accommodate future growth.
 - Schedule: The construction schedule of 24 months was met without delay.
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