



EXTERIOR CONCEPT 2

Pennington County Justice Center

01.07.2016
PROJECT NO. 1892.03

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GENERAL FLOOR PLAN NOTES

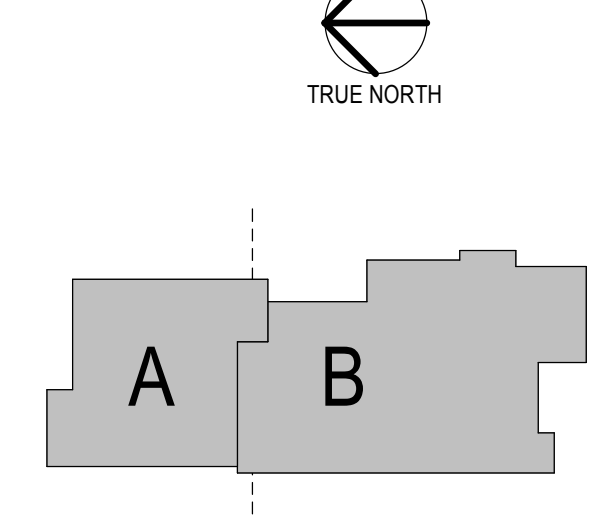
- GENERAL NOTES APPLY TO ALL DRAWING SHEETS.
- REFER TO PROJECT MANUAL FOR DETAILED DESCRIPTION OF BID ALTERNATES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODES. COMPLIANCE WITH ALL APPLICABLE CODES WILL BE REQUIRED TO BE MET OR EXCEEDED.
- DO NOT SCALE DRAWINGS WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR. REQUEST CLARIFICATION FROM THE ARCHITECT.
- REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS.
- REFER TO FINISHES PLANS FOR ROOM FINISHES.
- AT ROOMS WITH FLOOR DRAINS, SLOPE FLOOR SLAB OR TOPPING UNIFORMLY AT 1/8 INCH PER FOOT TO THE DRAINS).
- REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES UPON DISCOVERY.
- IF ANY DIMENSIONS ARE TO FINISHED SURFACE OF MASONRY WALLS, OR TO CENTERLINE OF INTERIOR STUDS AT STUD WALLS, REFER TO WALL TYPES FOR MORE DETAILED INFORMATION.
- REFER TO WALL SECTIONS FOR MASONRY COURSING LAYOUT.
- COORDINATE HOLLOW METAL FRAME OPENING DIMENSIONS TO WORK WITH MASONRY COURSING.
- COORDINATE ALL SIZES AND LOCATIONS OF PENETRATIONS FOR MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER TRADES.
- REFER TO CONSTRUCTION TYPES AND BUILDING ASSEMBLY SYSTEMS FOR DETAILED DESCRIPTIONS OF THOSE COMPONENTS.
- ALL INTERIOR WOOD USED IN WALLS, AND FOR BLOCKING OR SUPPORTS SHALL BE FIRE-RESISTIVE TREATED.
- COORDINATE ALL LOCATIONS FOR REQUIRED BLOCKING AND/OR WALL BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, CASEWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, VISUAL DISPLAY BOARDS, DOOR HARDWARE, AUDIO-VISUAL EQUIPMENT AND BRACKETS, ETC. INSTALL FIRE-RESISTIVE TREATED WOOD BLOCKING OR METAL BACKING PLATES IN METAL STUD PARTITIONS FOR THE PROPER ANCHORAGE OF THESE ITEMS.
- TRANSITIONS IN FINISH FLOOR ELEVATION SHALL NOT EXCEED 1/2 INCH, UNLESS NOTED OTHERWISE.
- VERIFY AND COORDINATE EXTENT OF REQUIRED CUTTING AND PATCHING WITH ALL INVOLVED TRADES.
- CUT AND PATCH EXISTING FLOOR AND BASE FINISHES AS NEEDED FOR CONSTRUCTION OF NEW WALLS.
- WHERE EXISTING WALLS ARE REMOVED, PATCH EXISTING WALLS AND BASE FINISHES TO MATCH EXISTING ADJACENT FINISHES.
- NEW INTERIOR WALLS SHALL BE TYPE '0 S4', EXTENDING TO 6 INCHES ABOVE FINISHED CEILING, UNLESS NOTED OTHERWISE.
- EXTEND FURRING CHANNELS AND GYPSUM BOARD UP A MINIMUM OF 4 INCHES ABOVE FINISHED CEILING ON MASONRY OR CONCRETE WALLS.
- PROVISIONS SHALL BE MADE AT ALL FULL HEIGHT NON-LOADBEARING WALLS FOR 1-INCH VERTICAL MOVEMENT OF THE BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSIVE LOADS TO THE WALLS. FILL IRREGULARITIES BETWEEN TOP OF WALLS AND DECK ABOVE WITH FIRE SAFETY INSULATION OR FIRESTOPPING MATERIALS AS REQUIRED TO MEET FIRE RATING FOR RESPECTIVE WALLS.
- SCREE GYPSUM BOARD WALLS AND PARTITIONS TO IRREGULARITIES OF DECK ABOVE. SEAL TIGHTLY AROUND ALL PENETRATIONS.
- REFER TO CODE PLANS FOR LOCATIONS OF WALLS WITH FIRE-RESISTIVE CONSTRUCTION. ALL SUCH WALLS SHALL EXTEND FROM THE FLOOR TO THE UNDERSIDE OF FLOOR OR ROOF DECK ABOVE. ALL PENETRATIONS THROUGH WALLS AND FLOORS SHALL BE SEALED WITH FIRESTOPPING MATERIALS AS REQUIRED TO ACHIEVE THE RESPECTIVE FIRE-RESISTIVE RATING AND SMOKE STOPPAGE.
- MAINTAIN EXISTING FIRE-RATED CONSTRUCTION AT RATED CORRIDORS AND BUILDING STRUCTURE, SUCH AS COLUMN AND BEAM ENCLOSURES.
- FIRE RATED ENCLOSURES AROUND STEEL COLUMNS SHALL BE CONTINUOUS FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE FOR EACH FLOOR LEVEL.
- COORDINATE SIZES AND LOCATIONS OF ALL MECHANICAL AND PLUMBING CHANGES WITH AFFECTED TRADES/SUBCONTRACTORS.
- GENERAL CONTRACTOR SHALL COORDINATE AND INCLUDE THE FULL SCOPE OF WORK, INCLUDING RELATED ITEMS INDICATED IN REFERENCE TO MECHANICAL, PLUMBING AND ELECTRICAL TRADES, WHETHER OR NOT THOSE ITEMS ARE INDICATED ON OTHER DRAWINGS OR IN SPECIFICATIONS.

CONSULTANTS

PROJECT TITLE

PENNINGTON COUNTY JUSTICE CENTER

KEY PLAN



ISSUE # DATE DESCRIPTION

ISSUE #	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota

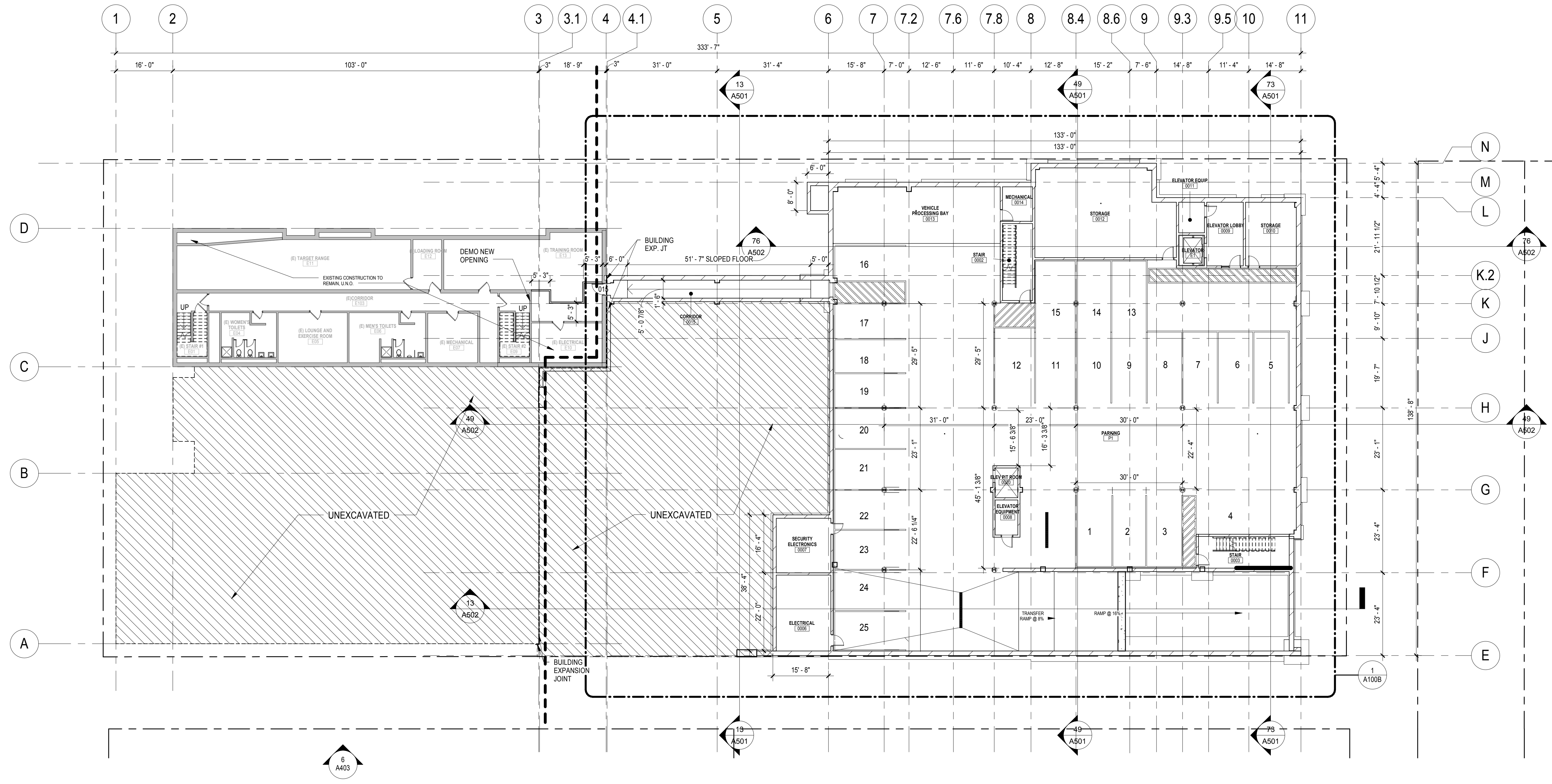
DATE	Author
01/07/2015	
CHECKED BY	Checker
COMMISSION NUMBER	1882.05

SHEET TITLE

LOWER LEVEL - REFERENCE PLAN

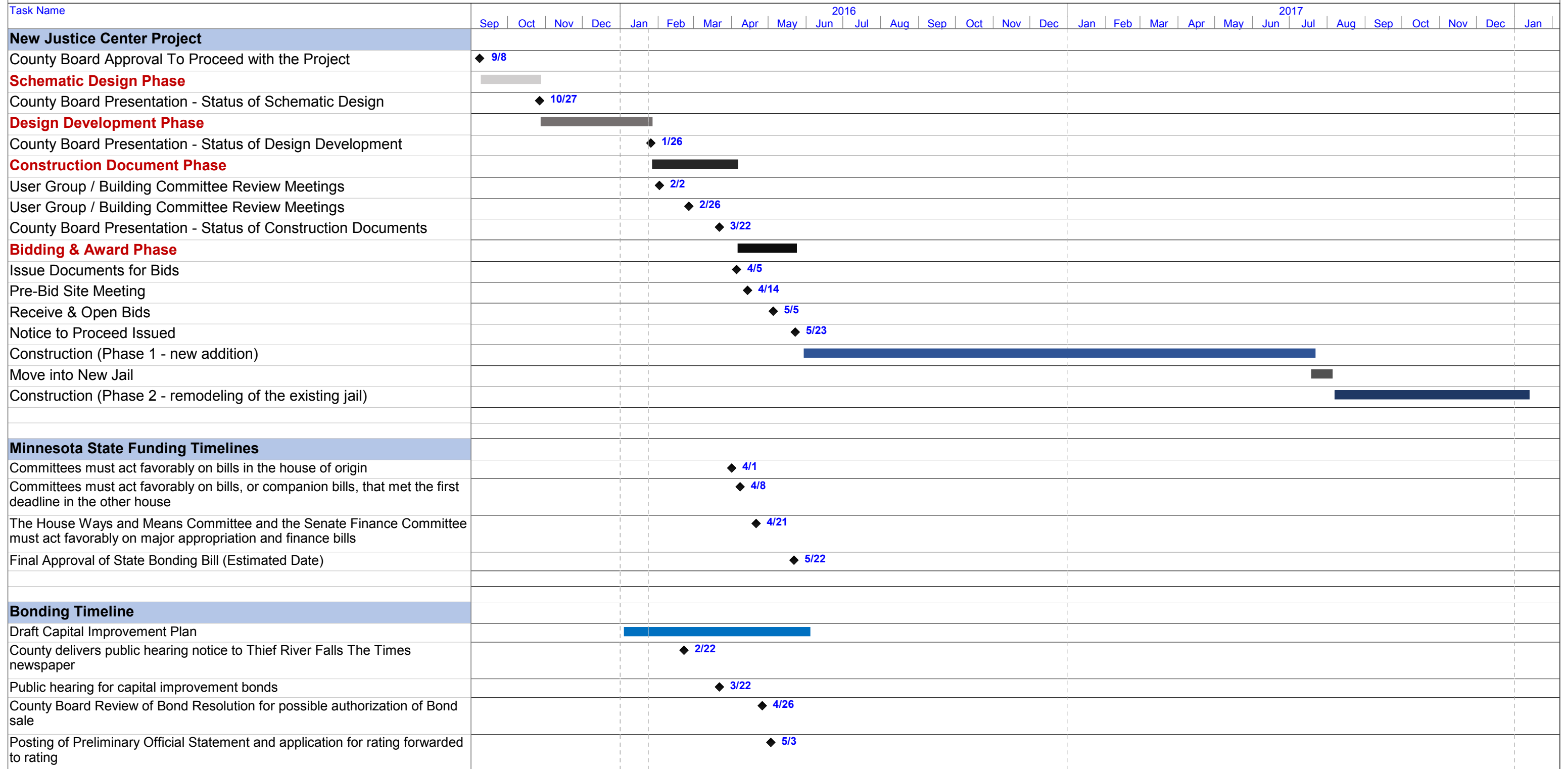
SHEET NUMBER

A100



73 OVERALL FLOOR PLAN - LOWER LEVEL
A100 1/16" = 1'-0"

Pennington County
New Justice Center
Project Schedule
January 26, 2016



Task		Project Summary		Inactive Summary		Manual Summary		External Milestone	
Split		External Tasks		Manual Task		Start-only		Progress	
Milestone		External Milestone		Duration-only		Finish-only		Deadline	
Summary		Inactive Milestone		Manual Summary Rollup		External Tasks			

Pennington County Justice Center

DD Estimate 1-20-16

Based On Exterior Concept No. 1 / Site Option No. 1



contegritygroup
construction management

DIVISIONS OF WORK	DD Totals	Cost / SF (68,172)
Sub Total Construction	14,839,414.21	217.68
General Requirements	700,000.00	
Building Permitting / Plan Review	108,662.00	
City of Thief River Falls (<i>Power Modifications - Budget</i>)	45,000.00	
Soil Borings / ALTA Survey	10,950.00	
WAC / SAC (Water and Sewer Access Fees) - Exist. Connection	0.00	
Construction Contingency 3%	466,182.43	
Design and Bid Contingency 2%	310,788.28	
Sub Total	16,481,477.84	241.76
Construction Management Fee	369,520.00	
Architect/Engineering Fee	940,000.00	
Architect Reimbursables	40,000.00	
Construction Cost	17,830,997.84	261.56
Owner Items		
FF&E (<i>Typically use 2.5% of Sub Total Construction</i>)	450,000.00	
County Board Room A/V System	65,000.00	
Courtroom Audio & Exist. Equip. Re-Location Allowance	75,000.00	
BKV Estimated Tax Rebate	(400,000.00)	
Sub Total Owner Items	190,000.00	
BASE PROJECT TOTAL*	18,020,997.84	264.35
ADD Alternates		
Finish Out 4 Cell Pod Shell	150,000.00	
Scope Add if County Highway Dept. Does Not Perform Full Bldg. Demo.	31,510.00	
Assume STS Does Final Clean - if Contractor Perform Scope Add	20,000.00	
DEDUCT Alternates		
Garage Square Footage - Decrease Footprint (Approx. 3,500 sf)	(150,000.00)	
Remove Curved Wood Ceilings/Wdws. from Courtrooms - Lower Roof Line	(75,000.00)	
Remove Purchased Kitchen Equip. - Lease Option	(194,000.00)	
* BASE PROJECT TOTAL DOES NOT INCLUDE PREVAILING/DAVIS-BACON WAGES WHICH MAY BECOME A REQUIREMENT IF STATE FUNDING IS RECEIVED.		