

The background features a large, faint seal of the Judicial Branch of the State of California. The seal is circular and contains a central figure, likely Justice, holding a scale and a sword. The text "JUDICIAL BRANCH OF THE STATE OF CALIFORNIA" is visible around the perimeter of the seal, and the year "1926" is at the bottom.

Trial Court Facility Modification Advisory Committee Meeting

January 28, 2019

Call to Order and Roll Call

- Chair Call to Order and Opening Comments
- Roll Call
 - Trial Court Facility Modification Advisory Committee Chair
 - Trial Court Facility Modification Advisory Committee Members
 - Facilities Services Staff
 - Guests



Consent Calendar

- Minutes from open meeting on
December 3, 2018



JUDICIAL COUNCIL
OF CALIFORNIA

Action Item 1

List A – Emergency Facility Modification Funding (Priority 1)

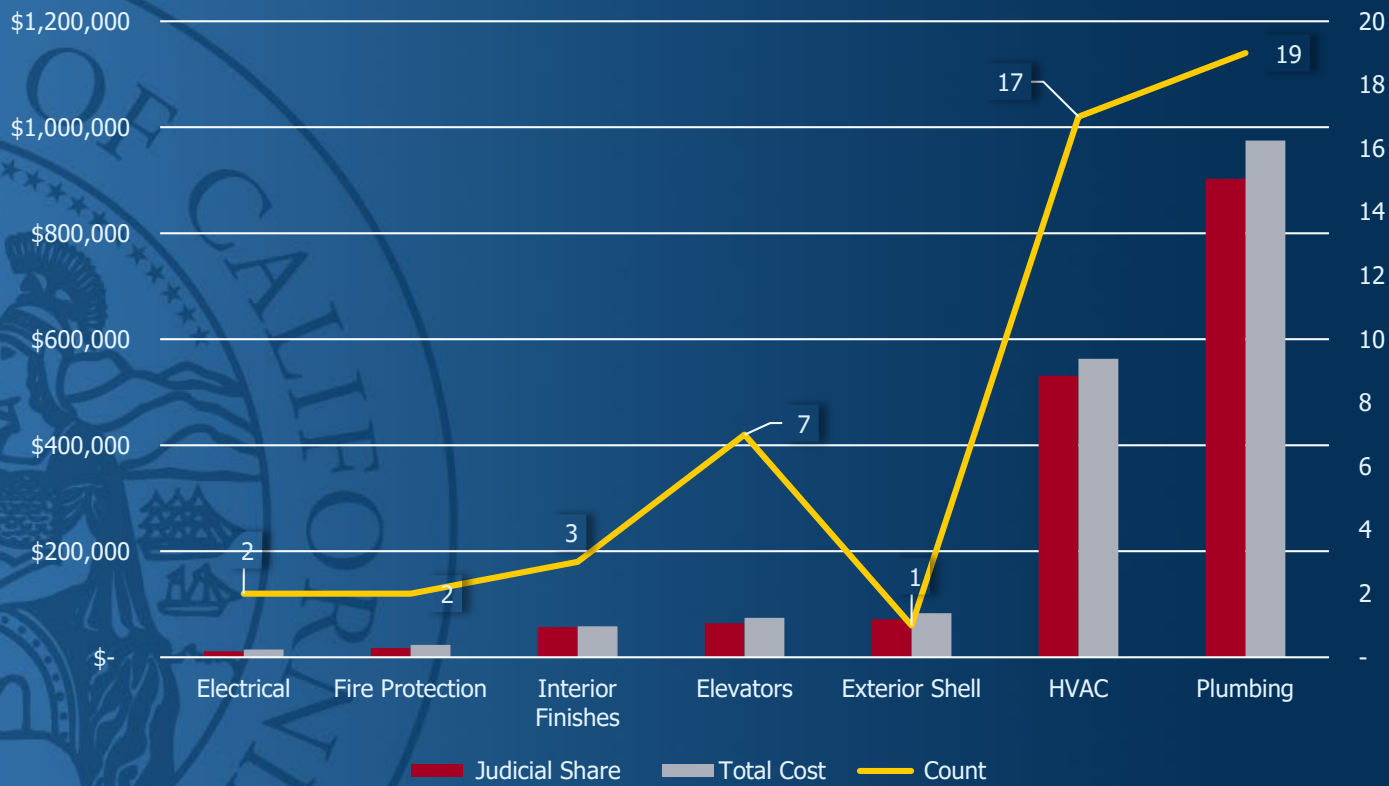
- There were 51 new Priority 1 FMs this period
- Total estimated FM Program budget share is
\$1,655,511



Action Item 1

List A – Emergency Facility Modification Funding (Priority 1)

List A Distribution



Action Item 2

List B – Facility Modifications Less than \$100K (Priority 2)

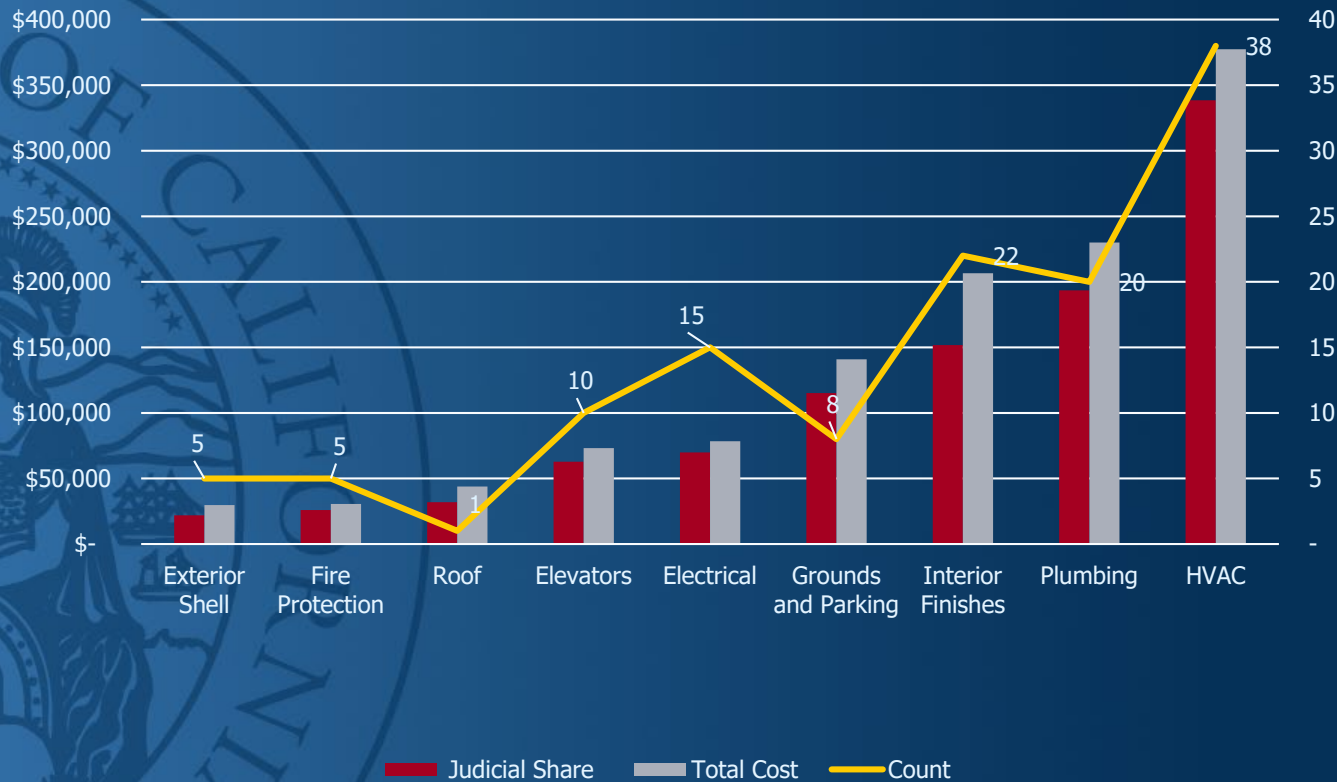
- There were 124 new FMs Less than \$100K this period
- Total estimated FM Program budget share is \$1,011,442



Action Item 2

List B – Facility Modifications Less than \$100K (Priority 2)

List B Distribution



Action Item 3

List C – Cost Increases Over \$50K

- Impacts 2 FM projects
- Total FM Value - \$494,504
- Program Budget Impact - \$490,455



Action Item 3

List C – Cost Increases Over \$50K

Courthouse Annex –Interior Finishes

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Luis Obispo	Courthouse Annex	40-A1	FM-0061860	\$248,679	\$644,183	\$395,504

Reason for Increase: Original cost included design only; the current estimate includes the cost of the construction project.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$395,504.



Action Item 3

List C – Cost Increases Over \$50K

Fresno County Courthouse - Elevators

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Fresno	Fresno County Courthouse	10-A1	FM-0050464	\$1,563,333	\$1,662,333	\$99,000

Reason for Increase: Cost increase is a result of materials change from laminate wall panels to graffiti resistant stainless steel panels, and additional plan review and engineering for required fire alarm design due to no "As built" drawings available.

Notes: FM Program Budget Share is 95.91%, therefore cost increase to FM Budget is \$94,951.



Action Item 4

List D – Facility Modifications over \$100K

- Review and direct staff on 10 projects over 100K for total FM share of \$6,257,584.



Action Item 5

Facility Modification Policy

- Review and approve the FM Policy that will be submitted to the Judicial Council for adoption.
- Refer to FM Policy in materials



Action Item 6

Water Conservation Projects Review

FM-0059521 (30-C1) North Justice Center

Cost Source	Project Cost	Estimated Annual Savings	Payback
Audit	\$127,368	\$16,355	7
Current Funding	\$81,707	\$8,000	10.21
Final Contractor Proposal	\$527,884.73	\$17,965.9	28.4
Cost Increase Request	\$446,177.23	\$14,907.1	29.9

- Option 1: Current funding will pay for about 130 aerators, 58 toilets, 8 urinals, and no landscaping or irrigation replacement.
- Option 2: The cost increase will pay for about 156 aerators, 72 toilets, 15 urinals, about 30,000 square feet of turf replacement, drip irrigation install, and standardizing the facility's complex irrigation system. The cost increase will allow the JCC to water its own portion of the landscape and partition out the County's turf. Cost also includes contractor/engineer hours and Orange County's permit/plan review process.
- Option 3: The above landscape scope costs about \$288,767.47. If removed from the scope, total payback moves from 28.4 to 12.3 years, and project cost drops from \$527,884.73 to \$239,117.3. There is a loss of about \$4,830 and 1,661,635 gallons of water in annual respective savings.
- Option 4: Cancel the project and revert the project funding to originating fund source.



Action Item 6

Water Conservation Projects Review

FM-0059520 (33-C1) Larson Justice Center

Cost Source	Project Cost	Estimated Annual Savings	Payback
Audit	\$208,030	\$6,555	26
Current Funding	\$173,312.5	\$1,732.5	100
Final Contractor Proposal	\$426,250	\$3,878	109.9
Cost Increase Request	\$252,937.5	\$2,143.5	118
<ul style="list-style-type: none">• Option 1: Current funding will pay for about 17,000 square feet of landscape turf replacement and drip irrigation.• Option 2: Cost increase will pay for about 40,000 square feet of landscape turf replacement and drip irrigation.• Option 3: Cancel the project and revert the project funding to originating fund source.			



Action Item 6

Water Conservation Projects Review

FM-0059571 (19-K1) Stanley Mosk Courthouse

Cost Source	Project Cost	Estimated Annual Savings	Payback
Audit	\$219,095	\$27,668	7
Current Funding	\$94,115	\$4,000	23.5
Final Contractor Proposal	\$913,528.89	\$45,856.28	19.9
Cost Increase Request	\$819,413.89	\$40,659.58	20.15

- Option 1: Current funding will pay for about 10 aerators, 76 toilets, 11 urinals, and no landscaping or irrigation replacement.
- Option 2: The cost increase will pay for about 60 aerators, 464 toilets, 68 urinals, about 24,525 square feet of landscape turf replacement and drip irrigation. Cost also includes contractor/engineer hours.
- Option 3: The above landscaping cost is about \$229,793.25. If removed from the scope, total payback moves from 19.39 to 16.03 years, and project cost drops from \$830,480.81 to \$683,735.64. There is a loss of about \$4,702 and 928,819.25 gallons of water in annual respective savings.
- Option 4: Cancel the project and revert the project funding to originating fund source.



Action Item 6

Water Conservation Projects Review

FM-0059523 (30-A1) Central Justice Center

Cost Source	Project Cost	Estimated Annual Savings	Payback
Audit	\$178,260	\$16,138	10.5
Current Funding	\$83,312.5	\$9,380	8.9
Final Contractor Proposal	\$232,062.84	\$23,752.28	9.77
Cost Increase Request	\$148,750.34	\$14,372	10.35
<ul style="list-style-type: none">• Option 1: Current funding will pay for about 65 aerators, 67 toilets, 6 urinals.• Option 2: The cost increase will pay for about 167 aerators, 171 toilets, and 16 urinals.• Option 3: Cancel the project and revert the project funding to originating fund source.			



Action Item 6

Water Conservation Projects Review

FM-0059579 (19-C1) Torrance Courthouse

Cost Source	Project Cost	Estimated Annual Savings	Payback
Audit	\$34,535	\$3,399	10
Current Funding	\$84,115	\$2,862	29.4
Final Contractor Proposal	\$207,188.93	\$5,179.62	40
Cost Increase Request	\$123,073.98	\$2,704.6	45.5

- Option 1: Current funding will pay for about 54 aerators, 62 toilets, 15 urinals, and no irrigation replacement.
- Option 2: The cost increase will pay for about 92 aerators, 106 toilets, 26 urinals, and the replacement of 225 irrigation/sprinkler heads. Cost also includes contractor/engineer hours.
- Option 3: The above irrigation cost is about \$39,249.54. If removed from the scope, total payback moves from 41.1 to 34.9 years, and project cost drops from \$207,188.93 to \$167,939.39. There is a loss of about \$362 and 87,469 gallons of water in annual respective savings.
- Option 4: Cancel the project and revert the project funding to originating fund source.



Action Item 6

Water Conservation Projects Review

FM-0059554 (01-D1) Hayward Hall of Justice

Cost Source	Project Cost	Estimated Annual Savings	Payback
Audit	\$29,457	\$4,376	6.5
Current Funding	\$44,115	\$1,375.8	32.1
Final Contractor Proposal	\$234,341.1	\$6,644.2	35.3
Cost Increase Request	\$190,226.1	\$5,268.2	36.11
<ul style="list-style-type: none">• Option 1: Current funding will pay for about 21 aerators, 19 toilets, 3 urinals.• Option 2: The cost increase will pay for about 103 aerators, 95 toilets, and 14 urinals.• Option 3: Cancel the project and revert project funding to originating fund source.			



Action Item 6

Water Conservation Projects Review

FM-0059530 (33-A3) Riverside Hall of Justice

Cost Source	Project Cost	Estimated Annual Savings	Payback
Audit	30,964	\$8,688	3.5
Current Funding	\$94,115	\$6,411.73	14.67
Final Contractor Proposal	\$188,622.5	\$11,682	16.1
Cost Increase Request	\$94,507.5	\$5,270.2	17.93

- Option 1: Current funding will pay for about 53 toilets, 49 aerators, and irrigation repairs.
- Option 2: The cost increase will pay for about 97 toilets, 90 aerators, and irrigation repairs.
- Option 3: Cancel the project and revert project funding to originating fund source.

Note: urinal retrofit/replacement was removed from scope because the audit identified the existing 17 as high efficiency urinals.



Action Item 6

Water Conservation Projects Review

FM-0059573 (36-J1) Barstow Courthouse

Cost Source	Project Cost	Estimated Annual Savings	Payback
Audit	\$48,168	\$3,026	15.9
Current Funding	\$124,115	\$7,797.12	15.9
Final Contractor Proposal	\$86,735	\$2,896	29.9

- Option 1: The final cost will pay for 30 toilets, 4 urinals, 27 aerators, about 3,500 square feet of turf replacement and drip irrigation install. Costs includes contractor/engineer hours and San Bernardino County's permit/plan review process.
- Option 2: Cancel the project and revert project funding to originating fund source.

Note: Any unforeseen work due to pre-existing conditions is covered in the conceptual estimate. Also, there is no cost increase request; Current funds cover entirety of the project.



Action Item 6

Water Conservation Projects Review

FM-0059570 (43-A1) Hall of Justice East

Cost Source	Project Cost	Estimated Annual Savings	Payback
Audit	\$48,302	\$28,361	2
Current Funding	\$94,115	\$9,194.5	10.2
Final Contractor Proposal	\$280,688.58	\$28,018.26	10
Cost Increase Request	\$186,573.58	\$18,263.7	10.2

- Option 1: Current funding will pay for 30 toilets, 6 urinals, 36 aerators, no rotary nozzle replacement, and repairing broken irrigation valves.
- Option 2: Final cost will pay for 90 toilets, 18 urinals, 109 aerators, total (12) rotary nozzle replacement, repair broken irrigation valves, and about 15,750 square feet of drip irrigation install in planter beds. Costs includes contractor/engineer hours and Santa Clara County's permit/plan review process.
- Option 3: Cancel the project and revert project funding to originating fund source.



Action Item 6

Water Conservation Projects Review

FM-0059525 (36-A1) San Bernardino Historic

Cost Source	Project Cost	Estimated Annual Savings	Payback
Audit	\$29,116	\$8,927	3.2
Current Funding	\$84,115	\$2,800	30
Final Contractor Proposal	\$198,825	\$6,791.6	29.3
Cost Increase Request	\$114,710	\$3,918.3	29.3

- Option 1: Current funding will pay for 20 toilets, 2 urinals, 15 aerators, no rotary nozzle replacement, and repairing broken irrigation valves.
- Option 2: Final cost will pay for 45 toilets, 6 urinals, 33 aerators, total (~211) rotary nozzle replacement, and repairing broken irrigation valves. Cost includes contractor/engineer hours and San Bernardino County's permit/plan review process.
- Option 3: Cancel the project and revert project funding to originating fund source.



Action Item 7

Funding Responsibilities between the Judicial Council and Superior Courts

- Refer to report in the materials



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Action Item 8

2019 Proposed Meeting Dates

Date	Day of Week	Type of Meeting
January 28, 2019	Monday	In Person
March 8, 2019	Friday	Phone
April 8, 2019	Monday	In Person
May 17, 2019	Friday	In Person
July 19, 2019	Friday	In Person
August 26, 2019	Monday	Phone
October 10-11, 2019	Thursday-Friday	In Person (Location TBD)
December 2, 2019	Monday	Phone



Action Item 9

FY 2018-19 Quarter 1 & 2 Reports

- Refer to reports in the materials



Action Item 10

TCFMAC 2019 Annual Agenda

- Refer to annual agenda in the materials



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Action Item 11

Budget Update/Review FY 2020-21 IFRs & BCPs

- 2020-2021 BCP TIMELINE

- Advisory Committee (AC) Reviews – January
- IFR submissions to JBBC - March 1
- JBBC Review & Approval of Concepts - mid-late May
- Full BCPs prepared – July 1
- BCPs to DOF – September 3



Action Item 11

Budget Update/Review FY 2020-21 IFRs & BCPs

- Proposed BCPs for FY 2020-21
 1. Operations & Maintenance Needs
 2. Energy Efficiency Measures
 3. Deferred Maintenance



Discussion Item 1

Reallocation of Funds for Facility Condition Assessments

Timeline for the DMF \$5M funds:

- List provided to Department of Finance
- Letter issued by DOF to LAO's office
- Posting of list for 30 days
- Approval of the list
- Executive Order signed, funds available



Discussion Item 1

Reallocation of Funds for Facility Condition Assessments (cont.)

1. Los Angeles – Stanley Mosk (19-K1) – Interior Finishes
2. San Bernardino – Barstow Courthouse (36-J1) – Grounds and Parking Lot
3. San Bernardino – San Bernardino CH Annex (36-A2) – Elevators, Escalators, & Hoists
4. Riverside – Larson Justice Center (33-C1) – HVAC, Chiller/Cooling Tower
5. Los Angeles – Compton Courthouse (19-AG1) – Fire Protection
6. Los Angeles – Los Padrinos Juvenile Ct (19-AI1) – County Managed Fire Protection
7. Los Angeles – Compton Courthouse (19-AG1) – HVAC
8. Riverside – Hemet Courthouse (33-F1) – Roof Replacement
9. San Bernardino – Central Courthouse (36-A1) – Roof Replacement
10. Riverside – Riverside Juvenile Court (33-N1) – Roof Replacement
11. Los Angeles – Burbank Courthouse (19-G1) - HVAC



Discussion Item 2

List E – Approved CFRs

Twelve CFRs approved since last meeting:

1. Contra Costa – Family Law Center– One-Time – (\$80,000)
2. Merced – Old Court – One-Time – (\$43,600)
3. Merced – 810 West Main – Ongoing – (\$74,160)
4. Orange – HJC Newport Beach – One-Time – (\$39,404)
5. Sacramento – Gordon Schaber – One-Time – (\$18,568)
6. Sacramento – 813 6th St – One-Time – (\$71,433)



Discussion Item 2

List E – Approved CFRs (cont.)

7. San Bernardino – Rancho Cucamonga – One-Time – (\$100,000)
8. San Bernardino – Victorville Courthouse – One-Time – (\$225,000)
9. Santa Barbara – Santa Barbara County – One-Time – (\$135,885)
10. Santa Barbara – Santa Maria Bldg. C/D – One-Time – (\$50,000)
11. Santa Clara – 64 N. Market St – Ongoing – (\$120,000)
12. Solano – Hall of Justice – Ongoing – (\$657,260)



Discussion Item 3

List F – Funded FMs on Hold

- On Hold for Shared Cost Approval
 - 6 FMs
 - \$7,217,751 JCC Share



Information-Only Item 1

DMF-I Project List Update

Project Status	Number of Projects	Original Estimate	Current Amount
Roof Projects			
Design Phase	1	\$ 139,000	\$ 50,317
Plan Check Phase	-	\$ -	\$ -
Bidding Phase	-	\$ -	\$ -
Awaiting Shared Cost Letter	-	\$ -	\$ -
Construction Phase	9	\$ 2,937,000	\$ 9,058,513
On Hold - County owned and managed facility.	4	\$ 487,000	\$ 487,000
Funded by FM Fund	-	\$ -	\$ -
Future Funding	4	\$ 2,245,000	\$ 7,798,727
Completed	16	\$ 5,563,000	\$ 14,621,225
Cancelled	7	\$ 2,240,000	\$ 156,182
Subtotal	41	\$ 13,611,000	\$ 32,171,964
Elevator Projects			
Design Phase	-	\$ -	\$ -
Plan Check Phase	-	\$ -	\$ -
Bidding Phase	-	\$ -	\$ -
Awaiting Shared Cost Letter	-	\$ -	\$ -
Construction Phase	8	\$ 19,355,000	\$ 23,446,726
On Hold - County owned and managed facility.	6	\$ 3,016,000	\$ 1,147,473
Funded by FM Fund	2	\$ 275,000	\$ 275,000
Future Funding	21	\$ 7,318,000	\$ 17,828,260
Completed	-	\$ -	\$ -
Cancelled	8	\$ 2,426,000	\$ -
Subtotal	45	32,390,000	42,697,458
Grand Total	86	\$ 46,001,000	\$ 74,869,422



Information-Only Item 2

DMF-II Project List Update

Project Status	Number of Projects	Original Estimate	Current Amount
Roof Projects			
On Hold for Shared Cost Letter	3	\$ 7,801,975	\$ 7,801,975
Consultant Procurement Phase	4	\$ 1,428,857	\$ 1,428,857
Contractor Procurement Phase	-	\$ -	\$ -
Bidding Phase	-	\$ -	\$ -
Construction Phase	-	\$ -	\$ -
Completed	-	\$ -	\$ -
Subtotal	7	\$ 9,230,832	\$ 9,230,832
Elevator Projects			
On Hold for Shared Cost Letter	1	\$ 276,651	\$ 276,651
Consultant Procurement Phase	3	\$ 395,000	\$ 395,000
Contractor Procurement Phase	3	\$ 879,733	\$ 879,733
Bidding Phase	12	\$ 19,063,844	\$ 19,063,844
Construction Phase	-	\$ -	\$ -
Completed	-	\$ -	\$ -
Subtotal	19	20,615,227	20,615,227
Building Autmation System (BAS)			
Not Started	29	\$ 31,250,636	\$ 31,250,636
Consultant Procurement Phase	-	\$ -	\$ -
Bidding Phase	-	\$ -	\$ -
Construction Phase	-	\$ -	\$ -
Completed	-	\$ -	\$ -
Subtotal	29	31,250,636	31,250,636
Grand Total	55	\$ 61,096,695	\$ 61,096,695



Information-Only Item 3 Architectural Revolving Fund Projects Update

- Refer to report in materials



Information-Only Item 4 Placer County Department 20

South Placer Arraignment Court Project



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South Placer Arraignment Court Project

- This project replaced Department 13 at the Placer County Jail located in Auburn
 - In 2009 Placer County broke ground on a new jail, the South Placer Adult Correctional Facility (SPACF) which opened at the Santucci Justice Center in early 2017. The new facility reduced the Placer County Sheriff's Department transportation costs and risks related to movement of defendants from the Placer County Jail in Auburn to the Gibson Courthouse in Roseville.
 - In 2010 a study was conducted in regards to the location of high volume felony arraignments and location. The study concluded that the most logical alternative for the economic, efficient and timely operation of the arraignment and related court proceedings is to conduct such calendars at the new South Placer Adult Correctional Facility, where criminal defendants will be in custody.
 - The construction of the new SPACF included a shell space for the felony arraignment court and related spaces.



South Placer Arraignment Court Project

- The project included the following spaces
 - Approximately 1840 Square Feet Clerk's Office, Chambers, Breakroom and restrooms
 - Approximately 4200 Square Feet for the Courtroom, Security Entry, Lobby, Restrooms and Conference Rooms
 - Approximately 3000 Square Feet for Secured Spaces including Attorney/Client rooms.
- The project was approved by the TCFMAC on 1/16/15 for a total cost \$3,935,836.00
 - HDR Architects - \$ 245,076.00
 - Project construction \$3,690,760
 - County contributed \$900,000 toward the project for the holding side of the project.
- We have an equity exchange agreement that will revert the old Auburn courtroom facility back to the county.



Shell Space Courtroom



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Shell Space Entry Lobby



Shell Space Office Space



Construction Courtroom



Construction Courtroom



Construction Office Space



Construction Holding



Construction Office Space



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Construction Courtroom



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Construction Lobby



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Courtroom Completion



Courtroom Completion



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Courtroom Completion



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Courtroom Completion



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Lobby Completion



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Lobby Completion



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Lobby Completion



Lobby Completion



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Office Space Completion



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Office Space Completion



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Office Break Room Completion



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Information-Only Item 5

FM Budget Reconciliation Report

- Refer to report in materials



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Meeting Calendar

Next Meeting

Date	Day of Week	Type of Meeting
January 28, 2019	Monday	In Person
March 8, 2019	Friday	Phone
April 8, 2019	Monday	In Person
May 17, 2019	Friday	In Person
July 19, 2019	Friday	In Person
August 26, 2019	Monday	Phone
October 10-11, 2019	Thursday-Friday	In Person (location TBD)
December 2, 2019	Monday	Phone



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Adjourn to Closed Session

- Closing Discussions
- Chair Closing Comments



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