

The background features a large, faint seal of the Judicial Branch of California. The seal is circular and contains the text "JUDICIAL BRANCH OF CALIFORNIA" around the perimeter. In the center, there is a figure holding a scale of justice, with a ship and a building below. The year "1926" is visible at the bottom of the seal.

Trial Court Facility Modification Advisory Committee Meeting

May 15, 2020

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 meetings on:
 - April 13, 2020
 - April 17, 2020



JUDICIAL COUNCIL
OF CALIFORNIA

Action Item 1

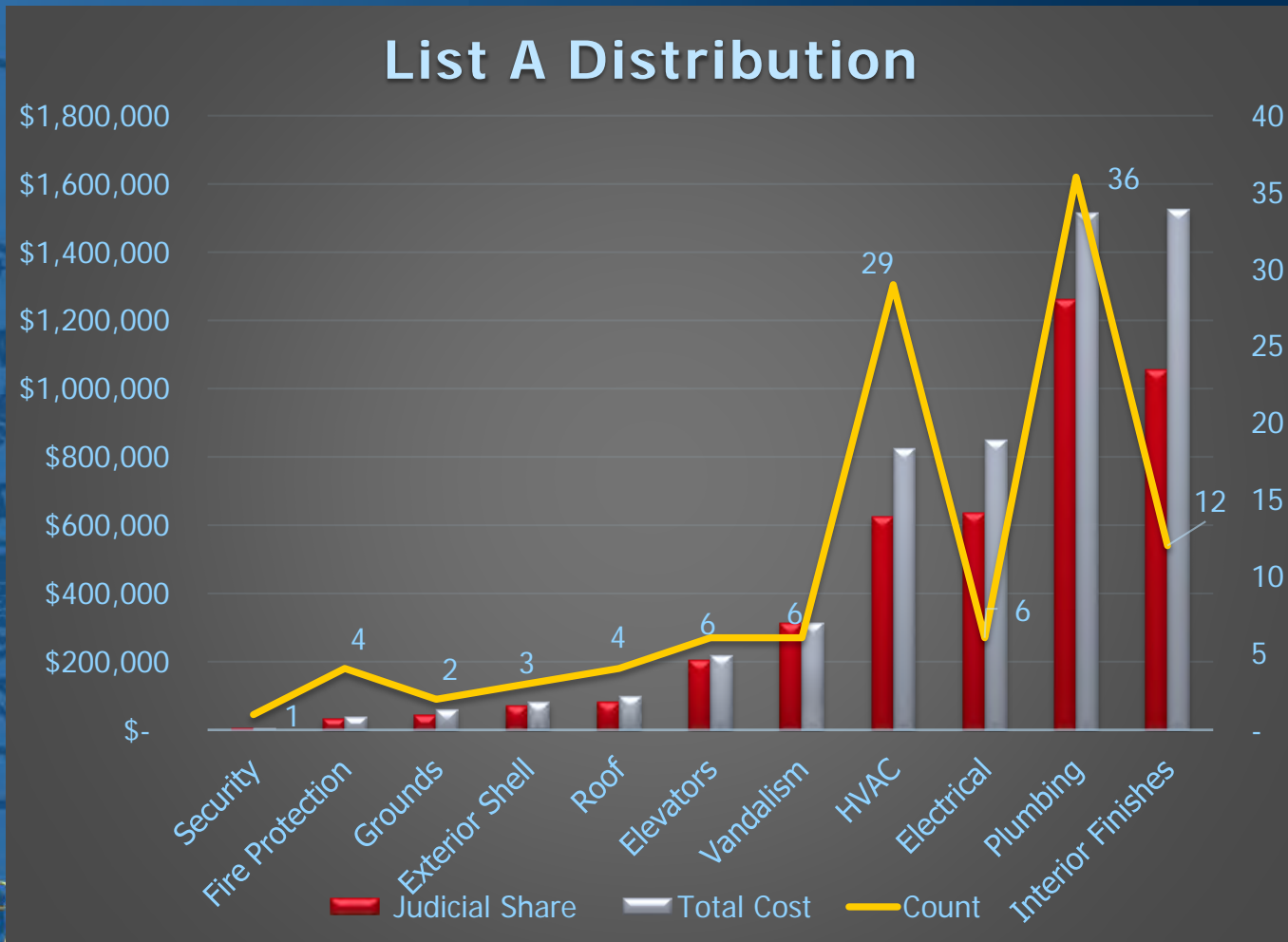
List A – Emergency Facility Modification Funding (Priority 1)

- There were 109 new Priority 1 FMs this period
- Total estimated FM Program budget share is \$4,337,373



Action Item 1

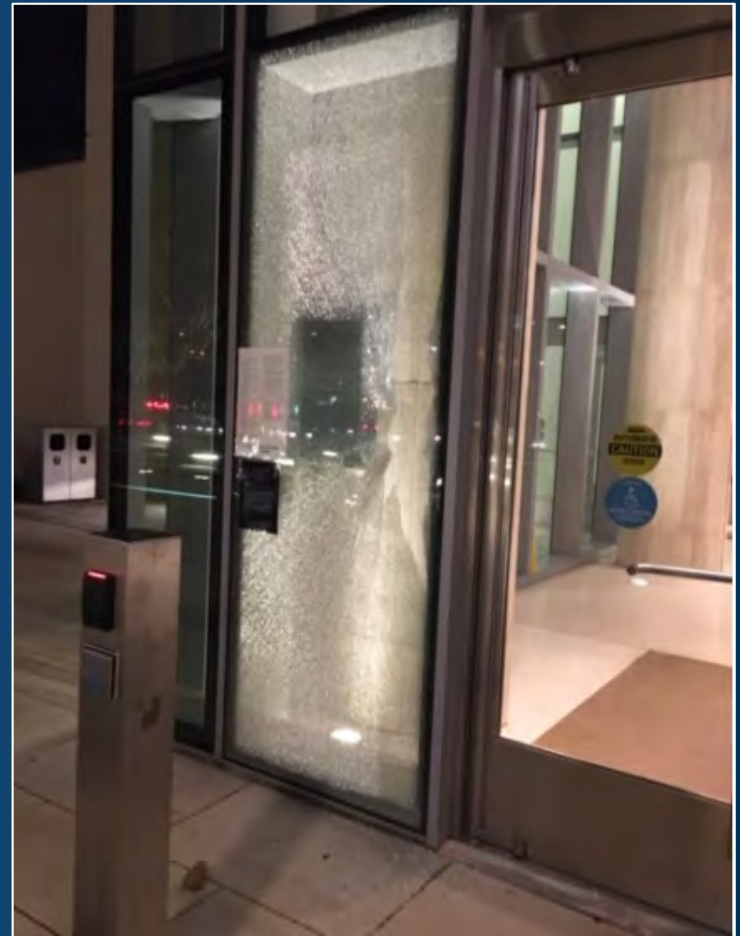
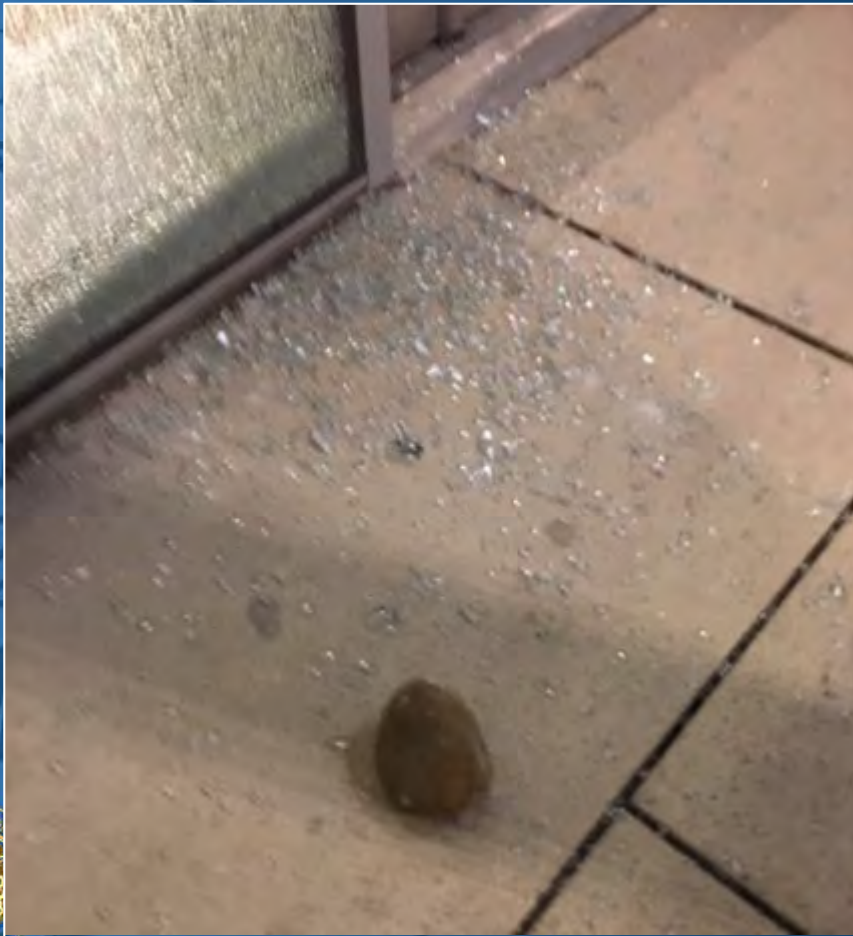
List A – Emergency Facility Modification Funding (Priority 1)



Action Item 1

List A – Emergency Facility Modification Funding (Priority 1)

FM-0142983 Santa Clara Family Justice Center



Action Item 1

List A – Emergency Facility Modification Funding (Priority 1)

FM-0143076 Stanley Mosk Courthouse



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Action Item 1

List A – Emergency Facility Modification Funding (Priority 1)

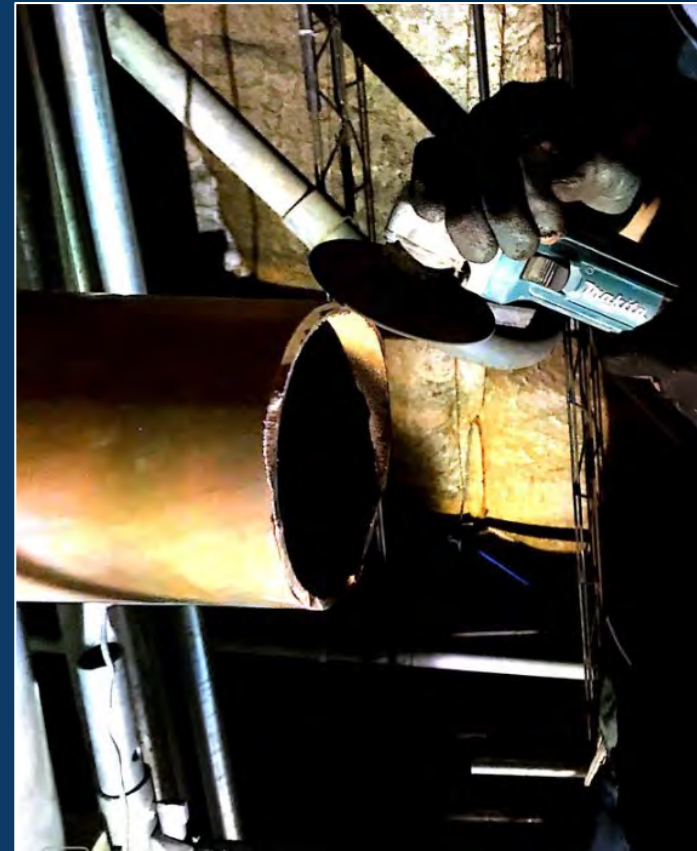
FM-0143077 Stanley Mosk Courthouse



Action Item 1

List A – Emergency Facility Modification Funding (Priority 1)

FM-0143079 Stanley Mosk Courthouse



Action Item 2

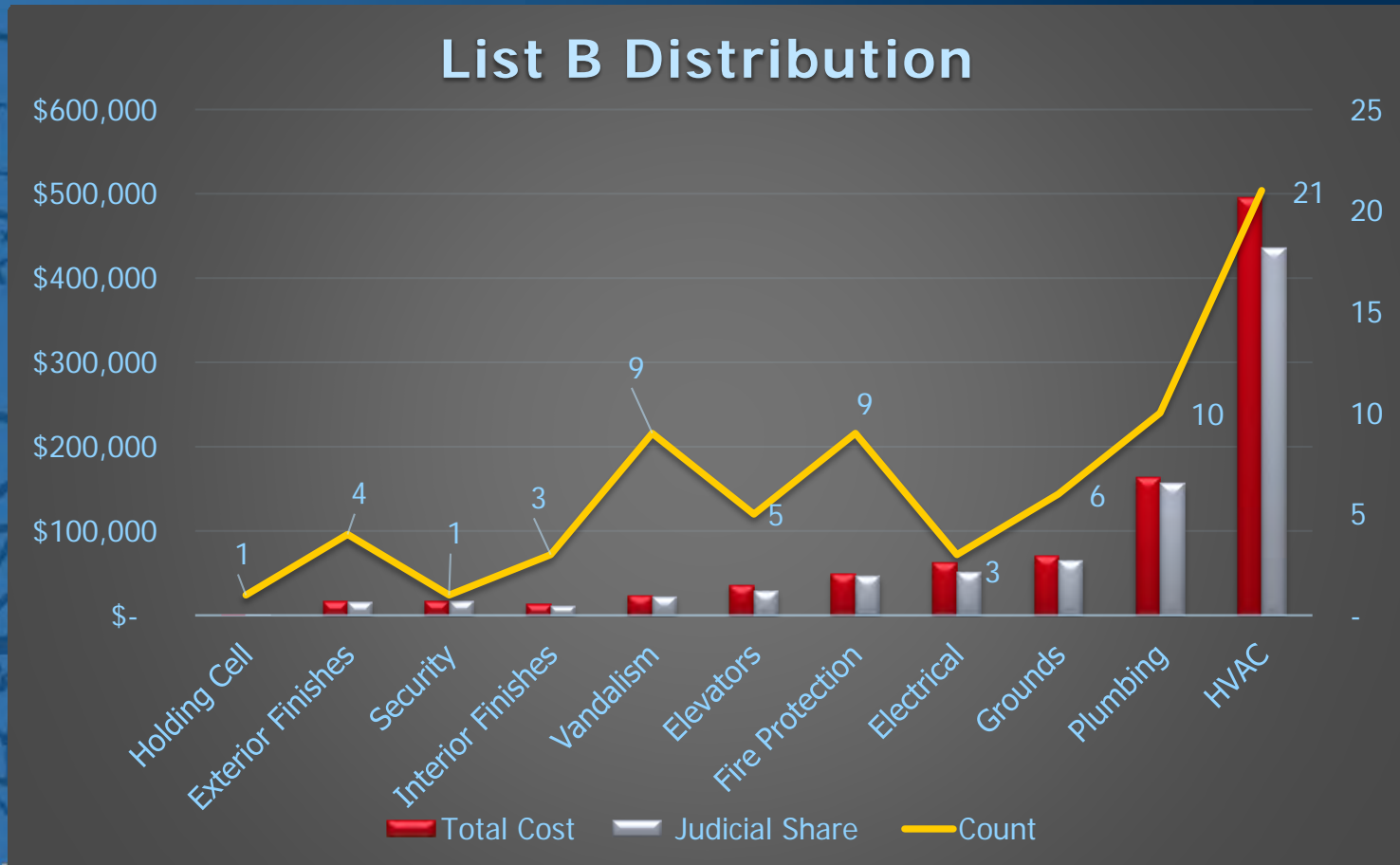
List B – Facility Modifications Less than \$100K (Priority 2)

- There were 72 new FMs Less than \$100K this period
- Total estimated FM Program budget share is \$853,699



Action Item 2

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



Action Item 2

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

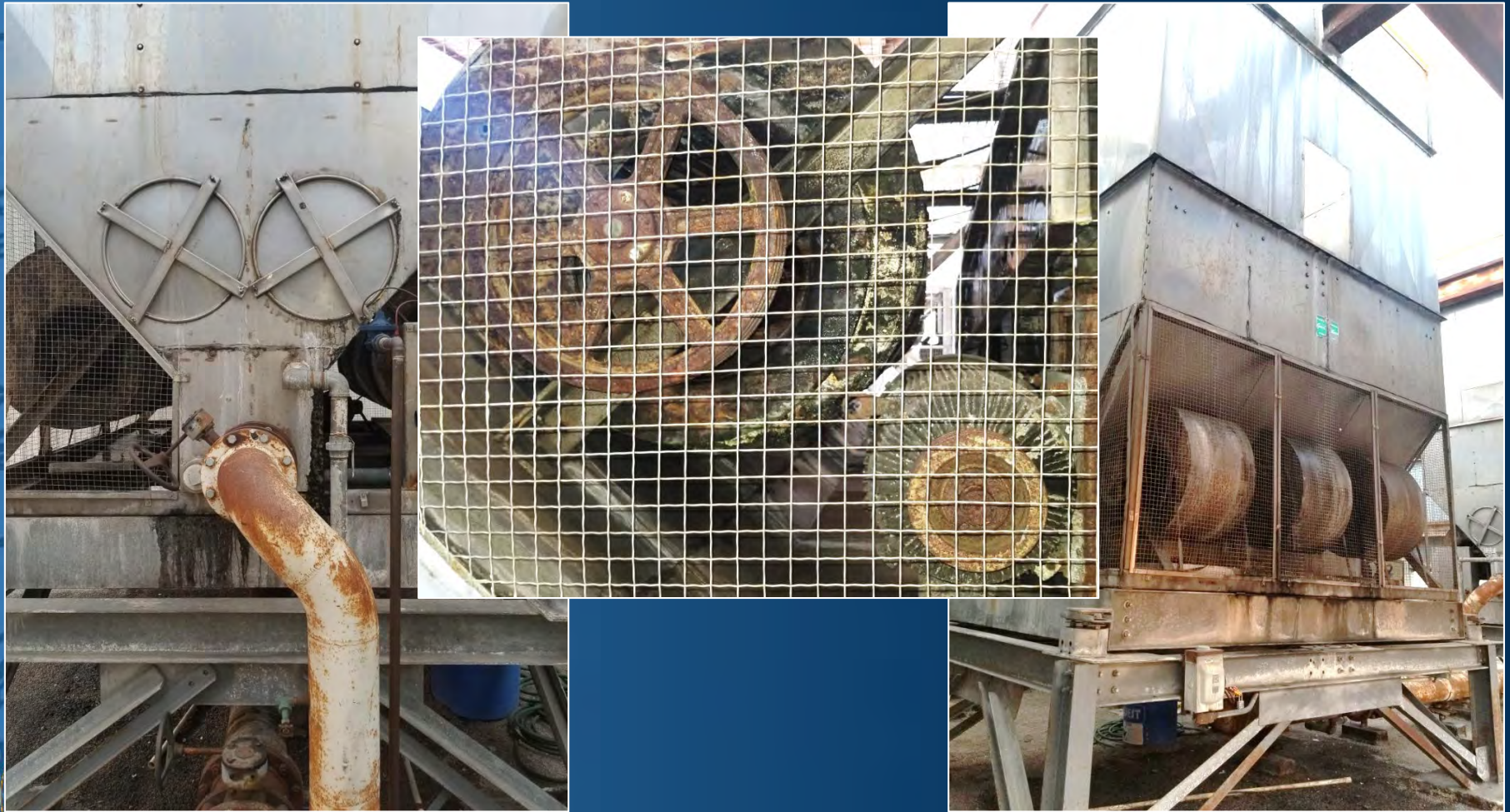
FM-0143002 San Bernardino Justice Center



Action Item 2

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

FM-0142988 Inglewood Courthouse



Action Item 3

Reallocation of Funds

- Reallocation of funds as follows:
 - \$577,500 from *Statewide Planning* budget category to *Priority 1 FMs*
 - \$599,100 from *DMF contingency* budget category to *Priority 1 FMs*
 - \$500,000 from *Unplanned FMs over \$100K* budget category to *FMs less than \$100K*
 - \$2,750,000 from *Unplanned FMs over \$100K* budget category to *Priority 1 FMs*



Action Item 4

List G – Planned Facility Modifications for FY 2020-21

- Review and approve recommended FY 2020-21 planned project list
 - 11 FM projects
 - FM Program Share: \$3,171,658
 - See List G – Planned FMs in materials



Action Item 5

Reporting FMs Less Than \$2K / Firm Fixed Price – History & Information

- The Firm Fixed price contract included
 - Cost for management and support staff
 - Indirect labor
 - Direct cost
 - \$2K deduct data
- August 2012 to October 2013 Service Providers provided cost accounting of the work performed under Firm Fixed Price.
- On November 4, 2013 Judicial Council internal audit services recommended to discontinue data collection and TCFMAC approved.



Action Item 5

Reporting FMs Less Than \$2K / Firm Fixed Price – History & Information

- \$2K Deduct (only for Firm Fixed Price):
 - Operation and Maintenance Contract set up with cost per square foot that the area to be maintained.
 - First \$2,000 is part of the service provider overhead.
 - For projects that have a cost of less than \$2,000, no cost is assigned to Facility Modification Budget as it is included as overhead in price per square foot. Costs are not reported or tracked.
 - For projects that have a cost of more than \$2,000, actual project cost is reduced by \$2,000 as this is included as overhead in price per square foot.



Action Item 5

Reporting FMs Less Than \$2K / Firm Fixed Price - Budget

FY 19-20 FM Budget (\$1,000s)

Budget Categories	Original Budget
Statewide Planning	\$3,000
Priority 1 FMs	\$9,000
FMs Less than \$100K	\$7,500
Planned FMs	\$2,876
FM portion of the O&M Firm Fixed Price (FFP) Building's	\$8,750
Unplanned FMs over \$100K	\$30,874
Energy Efficiency Projects	\$2,650
DMF Contingency	\$1,000
Total	\$65,000



Action Item 5

Reporting FMs Less Than \$2K / Firm Fixed Price

- Current Judicial Council Service Provider Contracts
 - Firm Fixed Price (no detail required on overhead)
 - Cost Plus
- Future Judicial Council Service Provider Contracts
 - Building based pricing (number of preventive maintenance items performed)



Action Item 5

Reporting FMs Less Than \$2K / Firm Fixed Price

- Staff proposes creating a new budget category for tracking and biannual reporting of Facility Modifications less than \$2,000 under the new Service Provider contracts
- Reporting will be Biannually on categories with the total number of projects and dollar amounts for each category



Action Item 5

Reporting FMs Less Than \$2K

FM Category	Additional Category	Description
Electrical		
	FM - Battery Replacement	Items requiring Battery replacement for items that are more than 1.3 amp
	FM - Breakers	Items with Breaker shortages that require replacement
	FM - Burnt Out	Items that were Burnt Out and would require replacement of equipment
	FM - Electrical	Electrical items that require replacement/installation
	FM - Relocate Outlet	Items that require a relocation of an outlet
	FM - Exit Lights/Signs	Emergency Exit Lights/Signs that require replacement/installation
	FM - Light Fixtures	Items related to replacement/installation of Light Fixtures
	FM - Light Switches	Items related to replacement/installation of Light Switches
	FM - Short Circuit	Items with Short Circuits that require replacement/installation
	FM - Defective	Items that are Defective and would require replacement
	FM - Additional Parts	Items needing additional parts to be installed/added
	FM - Cover Missing	Items with Covers missing that require replacement
	FM - Replacement Parts	Items that require Replacement Parts
	FM - Malfunctions	Items with Malfunctions that require replacement



Action Item 5

Reporting FMs Less Than \$2K

FM Category	Additional Category	Description
Elevators, Escalators, & Hoists		
	FM - Elevators	Defective Elevator items that require replacement/installation/extensive fixes
	FM - Defective	Items that are Defective and would require replacement
	FM - Replacement Parts	Items that require Replacement Parts
	FM - Malfunctions	Items with Malfunctions that require replacement
Exterior Shell		
	FM - Exterior Shell	Items in Exterior Shell that require replacement/installation
	FM - Broken Glass	Items requiring the replacement of Broken Glass
Fire Protection		
	FM - Fire Protection	Electrical Fire Protection items that require replacement/installation
	FM - Fire Protection	Fire Protection items that require replacement/installation
	FM - Defective	Items that are Defective and would require replacement
	FM - Malfunctions	Items with Malfunctions that require replacement



Action Item 5

Reporting FMs Less Than \$2K

FM Category	Additional Category	Description
Furniture and Equipment		
	FM - Master Clock	Items related to the repair of Master Clock systems
	FM - Failed Modem	Items with Failed Modems that require replacement
	FM - Furniture and Equipment	Items related to Court Furniture and Equipment that require replacement/installation
	FM - Defective	Items that are Defective and would require replacement
	FM - Large Equipment Repair	Large Equipment items that require extensive repair/needs replacement
	FM - Hanging	Items related to Hanging fixtures
	FM - Installations	Items that need Installation
Grounds and Parking Lot		
	FM - Grounds and Parking Lot	Items in Grounds and Parking Lots that require replacement/installation
Holding Cell		
	FM - Cracked	Items that are Cracked and would require replacement



Action Item 5

Reporting FMs Less Than \$2K

FM Category	Additional Category	Description
HVAC		
	FM - BMS	Items related to BMS replacement
	FM - HVAC	HVAC items that require replacement/installation
	FM - Defective	Items that are Defective and would require replacement
	FM - Additional Parts	Items needing additional parts to be installed/added
	FM - Replacement Parts	Items that require Replacement Parts
	FM - Malfunctions	Items with Malfunctions that require replacement
Interior Finishes		
	FM - Broken Glass	Items requiring the replacement of Broken Glass
	FM - Doors	Door handle replacements
	FM - Signage	Signage items that require replacement/installation
	FM - Hanging	Items related to Hanging fixtures
	FM - Cover Missing	Items with Covers missing that require replacement
	FM - Installations	Items that need Installation
	FM - Interior Finishes	Items related to Interior Finishes that require replacement/installation



Action Item 5

Reporting FMs Less Than \$2K

FM Category	Additional Category	Description
Plumbing		
	FM - Gas Leak	Gas Leaks - if replacement of parts
	FM - Plumbing	Plumbing items that require replacement/installations
	FM - Additional Parts	Items needing additional parts to be installed/added
	FM - Replacement Parts	Items that require Replacement Parts
	FM - Malfunctions	Items with Malfunctions that require replacement
Roof Request		
	FM - Leaks	Items related to Leaks that lead to replacement
Security		
	FM - Security	Security items that require replacement/installation
	FM - Replacement Parts	Items that require Replacement Parts
	FM - Malfunctions	Items with Malfunctions that require replacement
Utilities		
	FM - Gas Leak	Gas Leaks - if replacement of parts
	FM - Cover Missing	Items with Covers missing that require replacement
Vandalism		
	FM - Vandalism	Graffiti and Vandalism items

Action Item 6

October Meeting - Fresno, Madera, & Merced

- Fresno, Madera, and Merced County Courts
 - Day 1 Thu. 10/29: Courthouse tours in Fresno, Madera, and Merced counties
 - Day 2 Fri. 10/30: Committee meeting in Sacramento Judicial Council offices



Action Item 6

October Meeting - Fresno, Madera & Merced

- DAY 1 (Thursday)
 - Fresno County
 - Fresno County Courthouse (10-A1)
 - B.F. Sisk Courthouse (10-O1)
 - Madera County
 - Madera Main Courthouse (20-F1)
 - Merced County
 - New Merced Courthouse/N Street Building (24-A8)
 - Robert M. Falasco Justice Center (24-G1)
 - Stay overnight in Sacramento
- DAY 2 (Friday)
 - Committee Meeting in Judicial Council offices in Sacramento



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Action Item 7

FY 2019-20 Quarter 3 Report

- Refer to reports in the materials
- Review and approve the report for submittal to E&P and then to Judicial Council



Action Item 8

Preparing Courthouses for Social Distancing

- Preparing Trial Courts for Social Distancing
 - Approval to develop "*Social Distancing Best Practices Guide for Trial Courts*"
 - Approval to spend Maintenance Budget not to exceed \$5,000,000 to develop and implement social distancing recommendations



Discussion Item 1

List E – Court Funded Requests

Approved CFRs:

1. San Bernardino – Barstow Courthouse - \$268,426

Cancelled CFRs:

1. Los Angeles – Clara Shorridge Foltz - \$80,000
2. Los Angeles – Multiple Courthouses - \$210,000
3. Los Angeles – Multiple Courthouses - \$1,200,000
4. Los Angeles – El Monte Courthouse - \$629,430
5. Los Angeles – Van Nuys East Courthouse - \$139,304
6. Los Angeles – Hall of Records - \$2,779,044
7. San Bernardino – Central Courthouse - \$250,000
8. San Diego – Kearny Mesa Court - \$50,000



Discussion Item 2

List F – Funded FMs on Hold

- On Hold for Shared Cost Approval
 - 3 FMs
 - \$4,622,161 JCC Share



Discussion Item 3

Electric Vehicle Infrastructure Grant Program: Answers to Questions Raised at Last Meeting

1. Cost per kWh is extremely variable, due to large number of providers - 27 profit/non-profit utility providers and 36 separate rate plans in sites where JCC is the customer of record for electricity (170 sites).
2. Costs range from 7 cents per kWh to 44 cents per kWh; depending on time of day, utility provider, demand, location, etc.
3. Regardless of cost, the pricing at the charging station will be set up to fully cover the cost of the electricity and possibly include administrative charges to help defray the cost of infrastructure installation.



Discussion Item 3

Electric Vehicle Infrastructure Grant Program: Answers to Questions Raised at Last Meeting

4. Different vendor agreements exist, but a common model has vendors charging a flat monthly rate per charger to the host organization; these costs would be part of the administrative charges built into the price.
5. Incentive rates for Electric Vehicle Charging exist, including some tied to EV Grant Programs, like the Southern California Edison program that would eliminate Demand-Based Pricing for the first 5 years of an installation - which could prove helpful in recovering costs of installation;



Discussion Item 3

Electric Vehicle Infrastructure Grant Program: Answers to Questions Raised at Last Meeting

6. Parking Lot Titleholders, if title is not held by the JCC, title holder would need to give approval for the installation; Current focus of EVI grants is only for JCC-owned parking lots to simplify the process.
7. Other Factors to consider: Risk Management (insurance for equipment, liability); usage language; joint occupancy agreement amendments, vendor agreements.

Handouts: Terms and Definitions; Detailed Overview of EV
SE



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Discussion Item 4

Director's Report

- Director's Report
 - State Fire Marshal Update
 - State Budget Update
 - Current Facilities Emergency Tele-Work
 - Update on Service Provider Procurement



Information-Only Item 1

DMF-1 Project List Update

Project Status	Number of Projects	Original Estimate	Current Amount
Roof Projects			
Design Phase	1	\$ 139,000	\$ 50,317
Completed	25	\$ 8,500,000	\$ 23,679,738
Subtotal	26	8,639,000	23,730,055
Elevator Projects			
Construction Phase	1	\$ 1,872,000	\$ 3,325,591
Completed	7	\$ 17,483,000	\$ 20,121,135
Subtotal	8	19,355,000	23,446,726
Grand Total	34	\$ 27,994,000	\$ 47,176,780



Information-Only Item 2

DMF-2 Project List Update

Project Status	Number of Projects	Original Estimate	Current Amount
Roof Projects			
Design Phase	-	\$ -	\$ -
Bidding Phase	1	\$ 234,000	\$ 234,000
Awaiting for Shared Cost Letter	3	\$ 7,801,975	\$ 7,801,975
Construction Phase	2	\$ 752,857	\$ 752,857
On Hold	-	\$ -	\$ -
Contractor Procurement Phase	-	\$ -	\$ -
Future Funding	-	\$ -	\$ -
Completed	-	\$ -	\$ -
Cancelled	-	\$ -	\$ -
Deferred	1	\$ 442,000	\$ 442,000
Subtotal	7	\$ 9,230,832	\$ 9,230,832
Elevator Projects			
Design Phase	3	\$ 1,140,631	\$ 1,140,631
Bidding Phase	2	\$ 1,533,040	\$ 1,533,040
Awaiting for Shared Cost Letter	-	\$ -	\$ -
Construction Phase	13	\$ 17,498,004	\$ 17,605,556
On Hold	-	\$ -	\$ -
Contractor Procurement Phase	-	\$ -	\$ -
Future Funding	-	\$ -	\$ -
Completed	-	\$ -	\$ -
Cancelled	-	\$ -	\$ -
Deferred	1	\$ 443,553	\$ 443,553
Subtotal	19	\$ 20,615,227	\$ 20,722,780
BAS Projects			
Design Assessment	24	\$ 22,097,000	\$ 22,097,000
Contractor Procurement Phase	2	\$ 3,492,000	\$ 3,492,000
Cancelled	1	\$ 124,000	\$ 124,000
Subtotal	27	\$ 25,713,000	\$ 25,713,000
HVAC Cooling System			
Design Assessment	1	\$ 537,636	\$ 537,636
Subtotal	1	\$ 537,636	\$ 537,636
Building Assessment			
Completed	1	\$ 5,000,000	\$ 5,000,000
Subtotal	1	\$ 5,000,000	\$ 5,000,000
Grand Total	54	\$ 61,096,695	\$ 61,204,247



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Information-Only Item 3

DMF-3 Project List Update

Project Status	Number of Projects	Original Estimate	Current Amount
Fire Alarm System Projects			
In Procurement for Assessment	8	\$ 10,381,763	\$ 10,381,763
Plan Review	1	\$ 4,618,237	\$ 4,618,237
Subtotal	9	\$ 15,000,000	\$ 15,000,000
Grand Total	9	\$ 15,000,000	\$ 15,000,000

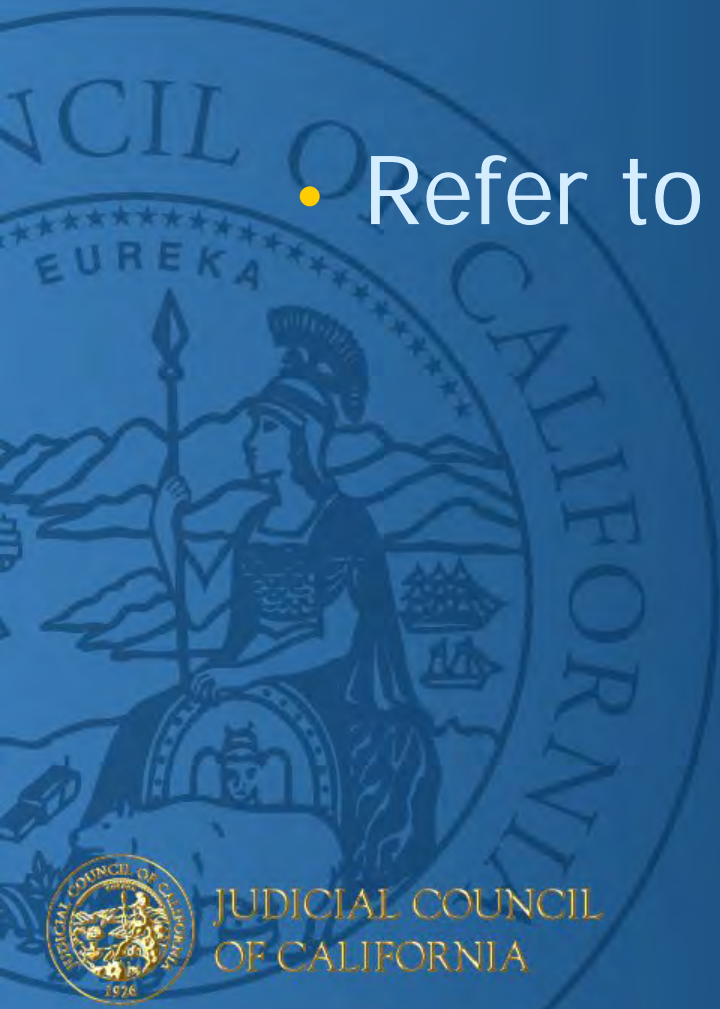


Information-Only Item 4

Architectural Revolving Fund Projects

Update

- Refer to materials for report



Information-Only Item 5

FM Budget Reconciliation Report

- Refer to materials for report



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Meeting Calendar

Date	Day of Week	Type of Meeting
January 27, 2020	Monday	In Person
March 9, 2020	Monday	Phone
April 13, 2020	Monday	Phone
May 15, 2020	Friday	Phone
July 20, 2020	Monday	In Person (subject to change)
August 31, 2020	Monday	Phone
October 29-30, 2020	Thu - Fri	In person (location TBD)
December 7, 2020	Monday	Phone

Next Meeting



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Adjourn to Closed Session

- Closing Discussions
- Chair Closing Comments



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