



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Documents

Meeting Date
December 7, 2020



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

www.courts.ca.gov/tcfmac.htm
tcfmac@jud.ca.gov

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days before the meeting and directed to:
JCCAccessCoordinator@jud.ca.gov

TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

NOTICE AND AGENDA OF OPEN MEETING WITH CLOSED SESSION

Open to the Public Unless Indicated as Closed (Cal. Rules of Court, rule 10.75(c), (d), and (e)(1))

THIS MEETING IS BEING CONDUCTED BY ELECTRONIC MEANS

OPEN PORTION OF THIS MEETING IS BEING RECORDED

Date: December 7, 2020
Time: 12:00 Noon – 1:30
Public Call-In Number: 1-877-820-7831; passcode 4502468 (Listen Only)

Meeting materials for open portions of the meeting will be posted on the advisory body web page on the California Courts website at least three business days before the meeting.

Members of the public seeking to make an audio recording of the open meeting portion of the meeting must submit a written request at least two business days before the meeting. Requests can be e-mailed to tcfmac@jud.ca.gov.

Agenda items are numbered for identification purposes only and will not necessarily be considered in the indicated order.

I. OPEN MEETING (CAL. RULES OF COURT, RULE 10.75(C)(1))

Call to Order and Roll Call

Approval of Minutes (Action Required)

Approve minutes of the October 29, 2020 Trial Court Facility Modification Advisory Committee meeting.

II. PUBLIC COMMENT (CAL. RULES OF COURT, RULE 10.75(K)(1))

This meeting will be conducted by electronic means with a listen only conference line available for the public. As such, public may submit comments for this meeting only in writing. In accordance with California Rules of Court, rule 10.75(k)(1), written comments pertaining to any agenda item of a regularly noticed open meeting can be submitted up to one complete business day before the meeting. For this specific meeting, comments should be e-mailed to tcfmac@jud.ca.gov. Only written comments received by 4:00 PM on December 4, 2020 will be provided to advisory body members prior to the start of the meeting.

III. ACTION ITEMS (ITEMS 1 – 5)

Item 1

Facility Modification Program Budget Actions (Action Required)

Receive update on the status of the Facility Modification program budget and approve the following actions:

- 1) Place a temporary hold on the following Priority 2 projects:
 - a. Projects over \$100,000 not already approved by the TCFMAC and in work; and
 - b. Projects under \$100,000 not already approved by TCFMAC on or before December 7, 2020
- 2) Reallocate \$2.5 million from Planning funds to Priority 1 Emergency Facility Modifications funding; and
- 3) Add five (5) projects to the DMF-2 List (roofs) and DMF-3 List (fire alarms)

Presenter: Mr. Jagan Singh, Principal Manager, Facilities Services

Item 2

List A – Emergency Facility Modification Funding (Priority 1) (Action Required)

Approve 100 projects for a total of \$2,974,212 to be paid from Facility Modification program funds previously encumbered for Priority 1.

Presenter: Mr. Jagan Singh, Principal Manager, Facilities Services

Item 3

List B – Facility Modifications Under \$100K (Priority 2) (Action Required)

Review 139 projects with a total of \$1,676,182 to be paid from Facility Modification program funds previously encumbered for Priority 2 under than \$100K.

Presenter: Mr. Jagan Singh, Principal Manager, Facilities Services

Item 4

List C – Cost Increases Over \$50K (Action Required)

Approve cost increases of over \$50K for 3 facility modification projects, for a total cost increase to the Facility Modification program budget of \$434,905.

Presenter: Mr. Jagan Singh, Principal Manager, Facilities Services

Item 5

Sustainability Plan for Trial Court Facilities (Action Required)

Approve *Sustainability Plan for Trial Court Facilities*.

Presenter: Ms. Karen Baker, Manager, Facilities Services

IV. DISCUSSION ITEMS (NO ACTION REQUIRED)

Discussion 1

Report on Courthouse Closures and Disposition Status

Update on the status of courthouse closures and dispositions.

Presenter: Ms. Mary Bustamante, Manager, Facilities Services

V. INFORMATION ONLY ITEMS (NO ACTION REQUIRED)

Information Item 1

List D – Priority 2 Facility Modifications \$100K and Over and Priority 3 Facility Modifications

There are currently 24 Priority 2 FMs over \$100K with a Facility Modification Program project cost of \$19,800,974. Due to budget constraints, staff is not recommending any projects for approval.

Presenter: Mr. Jagan Singh, Principal Manager, Facilities Services

VI. ADJOURNMENT

Adjourn to Closed Session

VII. CLOSED SESSION (CAL. RULES OF COURT, RULE 10.75(D))

Call to Order and Roll Call

Approval of Minutes (Action Required)

Approve closed session minutes of the October 29, 2020 Trial Court Facility Modification Advisory Committee meeting.

Item 1

Closed pursuant to California Rules of Court, Rule 10.75(d)(5)

Security plans or procedures or other matters that if discussed in public would compromise the safety of the public or of judicial branch officers or personnel or the security of judicial branch facilities or equipment, including electronic data.

**Security-Related – Emergency Facility Modification Funding - Priority 1 (Closed List A)
(Action Required)**

Approve 2 security-related projects for a total of \$5,448 to be paid from the Facility Modification Program budget.

Presenter: Mr. Jagan Singh, Principal Manager, Facilities Services

Item 2

Closed pursuant to California Rules of Court, Rule 10.75(d)(5)

Security plans or procedures or other matters that if discussed in public would compromise the safety of the public or of judicial branch officers or personnel or the security of judicial branch facilities or equipment, including electronic data.

Security-Related – Facility Modifications Under \$100K – Priority 2 (Closed List B) (Action Required)

Approve 7 security-related projects for a total of \$47,920 to be paid from the Facility Modification Program budget.

Presenters: Mr. Jagan Singh, Principal Manager, Facilities Services

Mr. Ed Ellestad, Security Operations Supervisor, Facilities Services

Adjourn Closed Session



JUDICIAL COUNCIL OF CALIFORNIA

www.courts.ca.gov/tcfmac.htm
tcfmac@jud.ca.gov

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

MINUTES OF OPEN SESSION OF MEETING

October 29, 2020
10:00 AM - 3:00 PM

Judicial Council of California – Teleconference

**Advisory Body
Members Present:**

Hon. Donald Cole Byrd, Chair
Hon. William F. Highberger, Vice-Chair
Hon. Garry G. Haehnle
Hon. Jennifer K. Rockwell
Hon. Vanessa W. Vallarta
Mr. W. Samuel Hamrick Jr.
Mr. Shawn C. Landry
Mr. Jarrod Orr
Mr. Darrel E. Parker

**Advisory Body
Members Absent:**

Hon. Brad R. Hill
Hon. Patricia M. Lucas

Staff Present:

The following Judicial Council staff were present:
Mr. John Wordlaw, Chief Administrative Officer, Judicial Council
Mr. Mike Courtney, Director, Facilities Services
Ms. Pella McCormick, Deputy Director, Facilities Services
Mr. Jagan Singh, Principal Manager, Facilities Services
Ms. Mimi Morris, Principal Manager, Facilities Services
Mr. Jim Peterson, Principal Manager, Facilities Services
Ms. Peggy Symons, Manager, Facilities Services
Ms. Maria Atayde-Scholz, Manager, Facilities Services
Mr. Andre Navarro, Manager, Facilities Services
Ms. Karen Baker, Manager, Facilities Services
Ms. Nanci Connelly, Supervisor, Facilities Services
Mr. Paul Fitzgerald, Supervisor, Facilities Services
Ms. Donna Jorgensen, Supervisor, Facilities Services
Mr. Glenn Mantoani, Supervisor, Facilities Services
Mr. Steve Shelly, Supervisor, Facilities Services
Mr. Randy Swan, Supervisor, Facilities Services
Mr. Paul Terry, Supervisor, Facilities Services
Mr. Patrick Treanor, Supervisor, Facilities Services
Mr. Yassen Roussev, Supervisor, Facilities Services
Ms. Kristin Kerr, Attorney, Legal Services
Mr. Zlatko Theodorovic, Deputy Director, Budget Services
Ms. Rose Livingston, Senior Analyst, Facilities Services
Ms. Kate Albertus, Facilities Analyst, Facilities Services
Ms. Akilah Robinson, Associate Analyst, Facilities Services

Others Present:

OPEN SESSION OF MEETING

Call to Order, Opening Remarks, and Roll Call

The chair called the open session of the meeting to order at 10:00 AM, roll was taken, and opening remarks were made.

Approval of Minutes

The advisory committee voted to approve the open session minutes of its meeting held on August 31, 2020. (*Motion: Vallarta; Second: Haehnle*)

PUBLIC WRITTEN COMMENTS

No public comments were received.

OPEN SESSION - ACTION ITEMS (ITEMS 1-5)

Action Item 1 – List A – Emergency Facility Modification Funding (Priority 1)

The committee approved 254 out of the 258 projects for a total of \$7,329,371 to be paid from Facility Modification program funds previously encumbered for Priority 1 projects. The committee declined to approve lines 158, 190, 228, and 243. (*Motion: Highberger; Second: Parker*)

Action Item 2 – List B – Facility Modifications Under \$100K (Priority 2)

The committee approved 100 projects for a total of \$1,080,747 to be paid from Facility Modification program funds previously encumbered for Priority 2 projects Under \$100K – with the understanding that staff have discretionarily determined to stop the authorization of future P2s under \$100K, with exception of P2 projects to be brought to the upcoming meeting in December 2020. (*Motion: Highberger; Second: Haehnle*)

Action Item 3 – List C – Cost Increases Over \$50K

The committee approved 6 projects for a total cost increase of \$953,001 to the Facility Modification program budget. (*Motion: Vallarta; Second: Rockwell*)

Action Item 4 – List D – Facility Modifications Over \$100K

Due to budget constraints the committee declined to approve the 22 projects for a total cost to the Facility Modification Program budget of \$18,112,448. (*Motion: Highberger; Second: Rockwell*)

Action Item 5 – 2021 TCFMAC Meeting Calendar (Action Required)

Approved proposed TCFMAC schedule for calendar year 2021. (*Motion: Rockwell; Second: Vallarta*)

OPEN SESSION - DISCUSSION ITEMS (ITEMS 1-6)
(NO ACTION REQUIRED)

Discussion Item 1 – Update on Fiscal Year 2020-21 Facility Modification Budget

The committee received an update on the Fiscal Year 2020-21 Facility Modifications Budget.

Discussion Item 2 – List E – Approved Court-Funded Requests (CFRs)

The committee reviewed CFR projects approved by the Facilities Services Deputy Director since the last meeting. 8 CFRs were approved, and 1 CFR was cancelled during this period.

Discussion Item 3 – List F – Funded Facility Modifications on Hold

The committee reviewed the standard list of previously funded FMs on hold.

Discussion Item 4 – Update on Status of \$5M in Funding for Social Distancing Measures

The committee received an update on the status of \$5M in funding made available to courts for social distancing measures.

Discussion Item 5 – Memorandum from the Court Executives Advisory Committee Regarding Public Safety Power Shut-Off Preparedness

The committee reviewed a Memorandum from the Court Executives Advisory Committee regarding the Public Safety Power Shut-off Preparedness and Continuity of Operations Recommendations developed by CEAC’s Ad Hoc Working Group on Trial Court Facilities.

Discussion Item 6 – Director’s Report

The committee received an overview of the Portola Courthouse vandalism.

OPEN SESSION – INFORMATION-ONLY ITEMS (ITEMS 1-3)
(NO ACTION REQUIRED)

Information Item 1 – DMF-2 Projects Update

Update on the DMF-2 projects.

Information Item 2 – DMF-3 Projects Update

Update on the DMF-3 projects.

Information Item 3 – Architectural Revolving Fund Projects Update

Update on the status of facility modification projects in the Architectural Revolving fund.

ADJOURNMENT TO CLOSED SESSION AND ADJOURNMENT

There being no further open session business, the open session of the meeting was adjourned at 2:16 PM, and the advisory committee moved to the closed session of the meeting. The closed

session of the meeting—which was closed to the public for discussion of security-related items (per Cal. Rules of Court, Rule 10.75(d))—was adjourned at 2:37 PM.

Approved by the advisory body on _____.



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 12/07/2020

Action Item 1 – (Action Required) - Facility Modification Program Budget Actions

Action Requested:

Receive update on the status of the Facility Modification program budget and approve the following actions:

- 1) Place a temporary hold on the following Priority 2 (P2) projects:
 - a. Projects over \$100,000 not already approved by the TCFMAC and in work;
and
 - b. Projects under \$100,000 not already approved by TCFMAC on or before December 7, 2020
- 2) Reallocate \$2.5 million from Planning funds to Priority 1 Emergency Facility Modifications funding; and
- 3) Add five (5) projects to the DMF-2 List (roofs) and DMF-3 List (fire alarms).

Supporting Documentation:

- See Budget Update Presentation
- Additional Projects for DMF-2 List
- Additional Projects for DMF-3 List



Judicial Council

Facilities Modifications Budget Update



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Budget Allocations

Notes:

1. All numbers in the table below are in thousands
2. Fiscal Year 2020-2021 is the current year

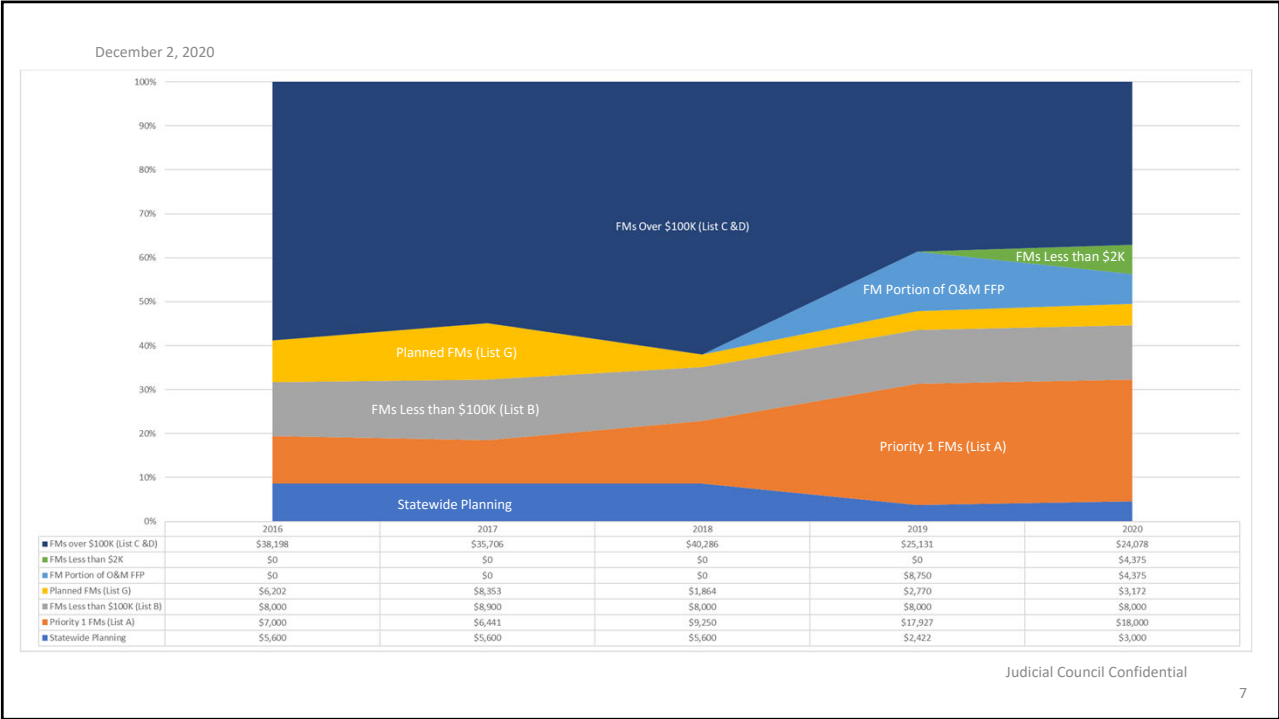
BUDGET CATEGORY	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021
Statewide Planning	\$5,600	\$5,600	\$5,600	\$2,422	\$3,000
Priority 1 FMs (List A)	\$7,000	\$6,441	\$9,250	\$17,927	\$18,000
FMs Less than \$100K (List B)	\$8,000	\$8,900	\$8,000	\$8,000	\$8,000
Planned FMs (List G)	\$6,200	\$8,353	\$1,864	\$2,770	\$3,172
FM portion of O&M FFP	\$0	\$0	\$0	\$8,750	\$4,375
FMs less than \$2K	\$0	\$0	\$0	\$0	\$4,375
FMs over \$100K (List C & D)	\$38,198	\$35,706	\$40,286	\$25,131	\$24,078
Total	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000

12/2/2020 8:22 AM

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Data Analysis Assumptions

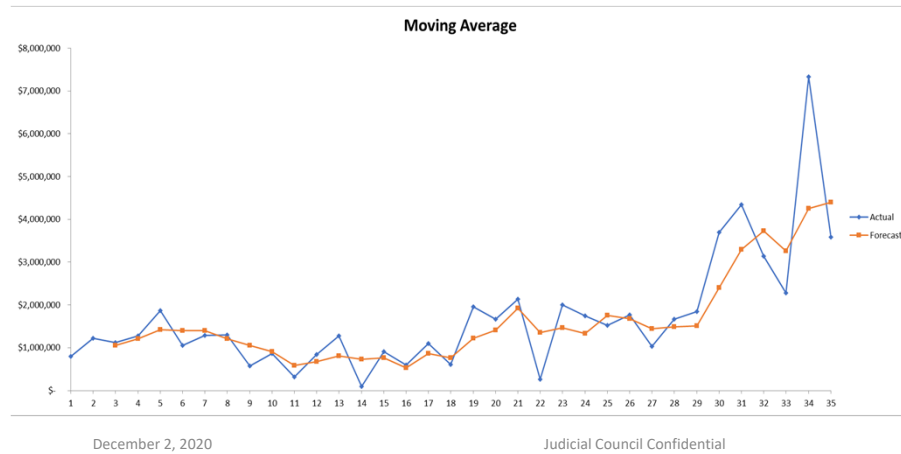
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- It is assumed that of the \$15.7M in FMs greater than \$100K deferred, \$6M of it will be funded.
- In Projection (without Air Scrubbers), it is assumed that there will no further wildfires for the remaining fiscal year.

December 2, 2020

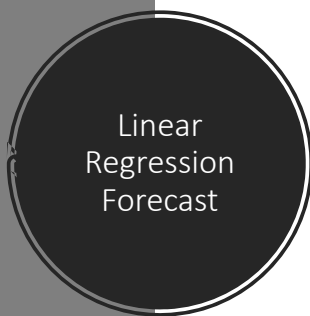
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3-Meeting Moving Average Projection



- Per meeting average = \$4.4M
- Total amount needed for 4 meetings = 4 * \$4.4M = \$17.6M

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Meeting Month	Amount Needed
January 2021	\$3,170,562
March 2021	\$3,252,367
April 2021	\$3,334,172
May 2021	\$3,415,977
Total	\$13,173,078

December 2, 2020

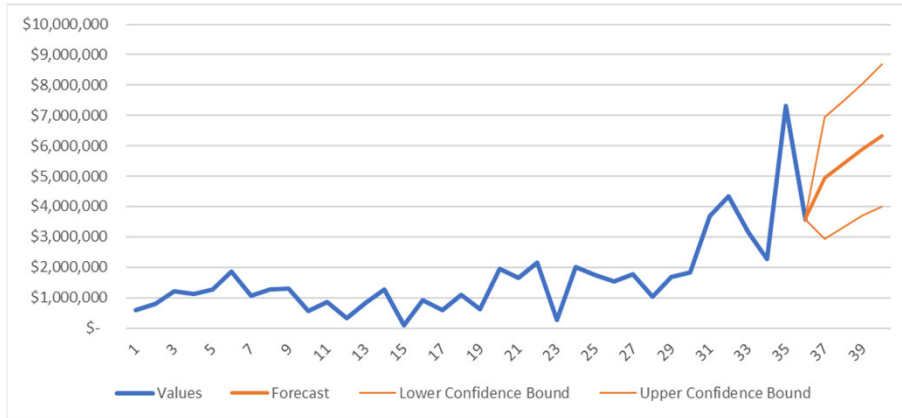
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Excel Forecast Projection

Projection	Value
Upper confidence	\$31,158,759
Forecast	\$22,559,763
Lower confidence	\$13,960,767



December 2, 2020

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FY 2020-2021 Current Projections

- **Funding shortfall \$15.9M**
- **This shortfall assumes that the current critical projects will be deferred in the amount of \$15.7M by Trial Court Facility Modification Advisory Committee (TCFMAC). TCFMAC will review this forecast on December 7, 2020.**

FY 2020-2021 Budget	Budget	Encumbered	Unencumbered	Forecast	Encumbered + Forecast
Statewide Planning	\$3,000	\$500	\$2,500	\$2,500	\$3,000
Priority 1 FMs (List A)	\$18,000	\$16,337	\$1,663	\$17,600	\$33,937
FMs Less than \$100K (List B)	\$8,000	\$3,930	\$4,070	\$4,070	\$8,000
Planned FMs (List G)	\$3,172	\$3,172	\$0	\$0	\$3,172
FM portion of O&M FFP	\$4,375	\$4,375	\$0	\$0	\$4,375
FMs less than \$2K	\$4,375	\$4,375	\$0	\$0	\$4,375
FMs over \$100K (List C & D)	\$24,078	\$10,904	\$13,174	\$13,174	\$24,078
Total	\$65,000	\$43,343	\$21,657	\$37,094	\$80,437
				Delta	(\$15,937)

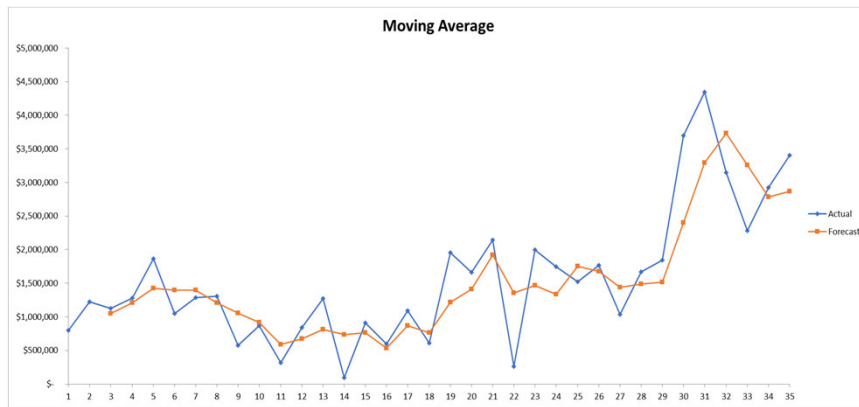
December 2, 2020

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3-Meeting Moving Average Projection (without Air Scrubbers)



- Per meeting average = \$2.9M
- Total amount needed for 4 meetings = 4 * \$2.9M = \$11.6M

December 2, 2020

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Linear
Regression
Forecast
(without Air
Scrubbers)

Meeting Month	Amount Needed
January 2021	\$2,682,096
March 2021	\$2,744,382
April 2021	\$2,806,667
May 2021	\$2,868,953
Total	\$11,102,098

December 2, 2020

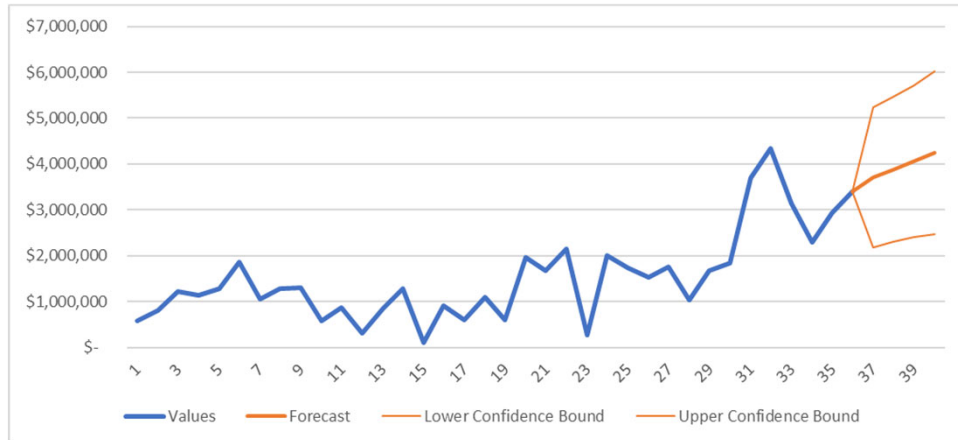
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Excel Forecast Projection

Projection	Value
Upper confidence	\$22,412,421
Forecast	\$15,879,426
Lower confidence	\$9,346,432



December 2, 2020

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FY 2020-2021 Current Projections

- **Funding shortfall \$9.9M**
- **This shortfall assumes that the current critical projects will be deferred in the amount of \$15.7M by Trial Court Facility Modification Advisory Committee (TCFMAC). TCFMAC will review this forecast on December 7, 2020.**

FY 2020-2021 Budget	Budget	Encumbered	Unencumbered	Forecast	Encumbered + Forecast
Statewide Planning	\$3,000	\$500	\$2,500	\$2,500	\$3,000
Priority 1 FMs (List A)	\$18,000	\$16,337	\$1,663	\$11,600	\$27,937
FMs Less than \$100K (List B)	\$8,000	\$3,930	\$4,070	\$4,070	\$8,000
Planned FMs (List G)	\$3,172	\$3,172	\$0	\$0	\$3,172
FM portion of O&M FFP	\$4,375	\$4,375	\$0	\$0	\$4,375
FMs less than \$2K	\$4,375	\$4,375	\$0	\$0	\$4,375
FMs over \$100K (List C & D)	\$24,078	\$10,904	\$13,174	\$13,174	\$24,078
Total	\$65,000	\$43,343	\$21,657	\$31,094	\$74,437
				Delta	(\$9,937)

December 2, 2020

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Action Item 1 FY 20-21 Budget Reallocation

FY 20-21 Projected FM Budget (\$1,000s)			
Budget Categories	Original Allocation	Changes to Budget	Revised Allocation
Statewide Planning	\$3,000	(\$2,500)	\$500
Priority 1 FMs (List A)	\$18,000	\$2,500	\$20,500
FMs Less than \$100K (List B)	\$8,000	\$0	\$8,000
Planned FMs (List G)	\$3,172	\$0	\$3,172
FM portion of the O&M Firm Fixed Price (FFP) Building's (July 2020 to Dec 2020)	\$4,375	\$0	\$4,375
FMs Less than \$2K (starting Jan 2021)	\$4,375	\$0	\$4,375
FMs over \$100K (List C & List D)	\$24,078	\$0	\$24,078
Total	\$65,000	\$0	\$65,000

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JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Additional Projects for DMF-2 List
6/1/2005 to 11/25/2020
Meeting Date 12/07/2020

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM % OF COST
1	FM-0144915	Los Angeles	Torrance Annex	19-C2	2	Roof - RCI - Remove roofing to structural decking and replace with Class-A Fire-rated 80 mil. single ply PVC membrane. The preliminary roof condition assessment report dated Oct. 2, 2020, indicates that multiple roofs are in fair to marginal condition with some roofs showing evidence of leaking and some roof areas showing signs of delamination where there has been water ponding.	\$ 515,478	\$ 438,878	85.14
2	FM-0143633	Napa	Historic Courthouse	28-B1	2	Roof - RCI - Replace existing roof, gutters and skylights. Scope of services include Asbestos Contained Material (ACM) survey and preparation of abatement reports with recommendations if ACM is detected.	\$ 1,677,693	\$ 1,576,864	93.99
3	FM-0145082	Los Angeles	Inglewood Courthouse	19-F1	2	Roof - Removal and replacement of roughly 23,300 sf of roofing which includes the Main Roof, the Penthouse Roof, and roofs over the Stairways and the building Entries with 80 mil PVC system and correct slope deficiency. Scope includes design, permit, demolition, abatement, abatement oversight, installation and inspection.	\$ 1,676,030	\$ 1,249,648	74.56
							\$ 3,869,201	\$ 3,265,390	



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Additional Projects for DMF-3 List
6/1/2005 to 11/25/2020
Meeting Date 12/07/2020

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM % OF COST
1	FM-0144340	San Bernardino	Victorville Courthouse	36-L1	2	COUNTY MANAGED - Fire Protection - Replace Fire Alarm System that has failed, is outdated and is lacking notification devices in some areas therefore occupants cannot hear the alarm to evacuate the building. Install new panel, wiring, new annunciating and notification devices throughout the court. Includes afterhours and fire watch cost.	\$ 192,236	\$ 192,236	100
2	FM-0144747	Sacramento	Carol Miller Justice Center Court Facility	34-D1	2	Fire Protection - GCI - Replace the fire alarm control panel and approximately 120 associated devices throughout Courthouse and add a notification system to current code. The fire alarm system is obsolete, cannot be repaired, and has several devices in constant trouble-alarm. Office of State Fire Marshal required additional upgrade to meet current code requirements.	\$ 626,072	\$ 626,072	100
							\$ 818,308	\$ 818,308	



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 12/07/2020

Action Item 2 – (Action Required) - List A – Emergency Facility Modification Funding (Priority 1)

Action Requested:

Approve 100 projects for a total of \$2,974,212 to be paid from Facility Modification program funds to be encumbered for Priority 1.

Supporting Documentation:

- Letter from Orange County to Judicial Council
- Letter from Judicial Council to Orange County
- List A – Emergency Facility Modification Funding Report (Priority 1)

Priority 1 = Immediately or Potentially Critical.

Condition requires immediate action to return a facility to normal operations, or a condition that will become immediately critical if not corrected expeditiously. Such conditions necessitate the need to stop accelerated deterioration or damage, to correct a safety hazard that imminently threatens loss of life or serious injury to the public or court employees, or to remediate intermittent function and service interruptions as well as potential safety hazards. Such conditions may include, but are not limited to, the following: major flooding; substantial damage to roofs or other structural building components; or hazardous material exposure. Depending on scope and impact, a severe deterioration in life safety protection may also be considered a priority 1 condition requiring a facility modification.

Owing to their critical nature, priority 1 requests will be addressed immediately by JCC staff using internal procedures that ensure timely and effective responses to unplanned emergency or potentially critical conditions, including a method and a process for setting aside funds to address priority 1 conditions.



OFFICE OF THE
DISTRICT ATTORNEY
ORANGE COUNTY, CALIFORNIA

TODD SPITZER

November 5, 2020

Ms. Pella McCormick
Facilities Management Director
Judicial Council of California
455 Golden Gate Avenue
San Francisco, CA 94102-3688

Orange County – North Justice Center – Phase II 3rd Floor Abatement Project

This letter serves as our formal request to classify the subject project at NJC for the 3rd Floor Abatement Project as a Priority 1 Project for your December 7, 2020 meeting.

Our staff have now been displaced for one year and your office has still not awarded a contract for this important work! During this period, we have transferred our court operations to the West Justice Center, 17 miles away, displaced District Attorney staff twice to new lesser office locations, and incurred additional costs on a new lease for rental space. We have also spent significant funds setting up temporary facilities at NJC only to have our staff pushed out of that area as well. This, of course, is unacceptable. Additionally, since this project includes asbestos abatement, our office requests that this project be re-classified as Priority 1, and that it be properly addressed as soon as possible to allay any fears of our staff, who will eventually repopulate this building.

In addition to the above impacts, other impacts to consider are listed as follows:

- 18 Courtrooms completely closed
- 18 Judges are displaced, some are working from offices, sharing Courtrooms and sharing Chambers
- 200 Employees displaced
- Several Justice Partners Displaced and incurring leasing costs
 - District Attorney's Office
 - Alternate Defense
 - Anaheim City Attorney
 - Anaheim Police Department Liaison
 - Brea Police Department Liaison
 - Buena Park Police Department Liaison
 - La Palma Police Department Liaison
 - La Habra Police Department Liaison
 - Sheriff Department

REPLY TO: ORANGE COUNTY DISTRICT ATTORNEY'S OFFICE

WEB PAGE: <http://orangecountyda.org/>

MAIN OFFICE
300 N. Flower St.
P.O. BOX 808
SANTA ANA, CA 92701
(714) 834-3600

NORTH OFFICE
1275 N. BERKELEY AVE.
FULLERTON, CA 92832
(714) 773-4480

WEST OFFICE
8141 13TH STREET
WESTMINSTER, CA 92683
(714) 896-7261

HARBOR OFFICE
4601 JAMBOREE RD.
NEWPORT BEACH, CA 92660
(949) 476-4650

JUVENILE OFFICE
341 CITY DRIVE SOUTH
ORANGE, CA 92668
(714) 935-7624

CENTRAL OFFICE
401 CIVIC CENTER DR. W
P.O. BOX 808
SANTA ANA, CA 92701
(714) 834-3952

- Several County Non-Profit Agencies are displaced
 - Mediation Services
 - One OC
 - Probation Department
 - Victim Witness Assistance
 - Victim Witness Restitution Services
 - Children's Chambers
- No services are being provided to North County tax payers out of NJC;
 - Traffic Case access
 - Misdemeanor Case access
 - Felony Cases access
 - Civil Cases access
 - Family Law Case access
 - Jury Service
 - Self Help Work Shops
 - Ability to pay

Please let me know if you are able to include this project on the Priority 1 list for your December 7, 2020 meeting. If you require any additional information, please contact Chief Assistant District Attorney Shawn Nelson at (714) 347-8435.

Regards,



Todd Spitzer
District Attorney

Cc: State Senator Ling Ling Chang
State Senator Elect Josh Newman
State Assembly Member Sharon Quirk-Silva
Honorable Judge Larsh
Honorable Judge Hernandez
Honorable Judge Slaughter
OC Court Executive Officer David Yamasaki
OC County Executive Officer Frank Kim
OC CEO Office Lisa Bohan-Johnson
OC CEO Office Anil Kukreja



JUDICIAL COUNCIL OF CALIFORNIA

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Chief Justice of California
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Administrative Director

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Chief Administrative Officer

PELLA MCCORMICK
Acting Director, Facilities Services

November 25, 2020

Hon. Todd Spitzer
District Attorney, Orange County
300 North Flower Street
Santa Ana, California 92701

Dear District Attorney Spitzer:

Thank you for your interest and letter regarding the Judicial Council of California (JCC) North Justice Center in Fullerton. The North Justice Center is a multipurpose courthouse and office building that was built by the county in 1970. The facility is 50 years old and has not had any substantial improvements or renovations by either the county, the court, or the JCC. Over the last few years there have been numerous facility issues related to the building's antiquated and failing infrastructure.

In February 2019 the JCC commenced a project on the fourth floor to remove and replace failing fireproofing. There have been numerous delays and cost increases to the project due to unforeseen conditions that were identified as the work was being performed, namely the discovery of asbestos-containing fireproofing on the mechanical ductwork and in the power junction boxes and the lack of proper grounding of electrical circuits. Since the ongoing construction on the fourth floor has the potential to disturb asbestos-containing materials from the third floor, the JCC has delayed the start of the third-floor project until the fourth-floor work is completed. The fourth-floor project is scheduled to be completed in December 2020, at which time work will commence on the third floor. All work related to asbestos abatement is being completed in accordance with regulatory standards.

The project impacts only one courtroom and commissioner's chamber and not all 18 courtrooms. The remaining courtrooms have been closed for other issues including a recent seismic event that has produced cracks in the building's nonstructural floor slab.

Below is a summary of the major JCC projects currently funded and in construction at the North Justice Center:

Project Number	Brief Description	Authorized Amount	Fiscal Year
FM-0060518	Roof replacement	\$8,546,880	2017
FM-0061466	Elevator replacement	\$798,344	2019
FM-0054951	Cooling tower replacement	\$1,600,870	2020
FM-0035096	AHU replacements & ductwork repair	\$5,209,000	2016
FM-0142731	Jury Assembly slab repair and retaining wall movement	\$772,602	2020
FM-0143641	Plaza leak repair	\$115,000	2020
	Total	\$17,042,696	

The third-floor abatement project is on the agenda for consideration as a Priority 1 project for approval at the Trial Court Facility Modification Advisory Committee meeting on December 7, 2020.

Should you have any further questions, please feel free to contact me at (916) 643-7024 or Mr. Jagan Singh at (415) 583-9930.

Sincerely,



Pella McCormick
Acting Director
Judicial Council Facilities Services

PM/sb

cc: Hon. Kirk H. Nakamura, Presiding Judge, Superior Court of Orange County
Hon. Erick L. Larsh, Assistant Presiding Judge, Superior Court of Orange County
Hon. Maria D. Hernandez, Judge, Superior Court of Orange County
Hon. Fred W. Slaughter, Judge, Superior Court of Orange County
Hon. Ling Ling Chang, California State Senate
Hon. Josh Newman, California State Senate

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Hon. Sharon Quirk-Silva, California State Assembly
Mr. David H. Yamasaki, Court Executive Officer, Superior Court of Orange County
Mr. Frank Kim, County Executive Officer, County of Orange
Ms. Lisa Bohan-Johnson, County Executive Officer, County of Orange
Mr. Anil Kukreja, County Executive Officer, County of Orange
Mr. John Wordlaw, Chief Administrative Officer, Judicial Council
Mr. Cory T. Jaspersen, Director, Governmental Affairs, Judicial Council
Mr. Jagan Singh, Principal Manager, Facilities Services, Judicial Council



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Emergency and Priority 1 (List A)
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Meeting Date 12/07/2020

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
1	FM-0144362	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	Electrical - Retrofit 45 emergency exit lights throughout building. Exit lights were burned out due to power fluctuations that were a result of generator not being bonded to ground. Repairs found during LED modernization project.	\$ 15,000	\$ 11,928	In Work	79.52
2	FM-0144578	Orange	North Justice Center	30-C1	1	Interior Finishes - GCI - ACM Abatement - Clean and remove areas of asbestos fireproofing over-spray on the 3rd Floor of the building, replace ceiling tiles, and replace HVAC return ducting which has interior fiberglass lining containing high levels of ACM fibers. The over-spray has affected the HVAC supply and return ducts associated with air handler #13.	\$ 1,234,767	\$ 1,115,118	Pending approval	90.31
3	FM-0144714	Los Angeles	West Covina Courthouse	19-X1	1	County Managed - Pest Control - Identify and seal rodent entry points with 1/4 inch mesh wire on roof and ground level. Mice and rats are posing a health hazard to the snack shop and multiple areas of the courthouse.	\$ 5,130	\$ 5,130	In Work	100
4	FM-0144732	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - GCI - Replace three (3) existing chilled water motors (75HP). Currently two motors have failed due to end of life and are non-operational. All three motors were installed in 1971. Includes environmental testing and environmental oversight.	\$ 134,410	\$ 92,461	In Work	68.79
5	FM-0144737	Napa	Historic Courthouse	28-B1	1	Elevator - Replace main shaft seal. Seal failed due to age and this is the only elevator in the Courthouse.	\$ 25,917	\$ 25,917	In Work	100
6	FM-0144739	Los Angeles	Inglewood Courthouse	19-F1	1	Roof - Replace (12) ceiling tiles, erect (1) containment, install (1) catch-all, sanitize 350 square feet of hard surface, patch roof penetrations, and conduct environmental testing due to work being completed in known ACM area. Rain water penetrated through the roof affecting areas on the 6th floor. (SWO opened in December 2019, but was not converted from JO to FM until recently.)	\$ 17,146	\$ 12,784	Complete	74.56
7	FM-0144740	Los Angeles	Mental Health Court	19-P1	1	Vandalism - Replace (2) 31 3/8 inch x 69 1/2 inch x 1/4 inch bronze tempered glass, (1) 17 inch x 102 3/8 inch x 1/4 inch bronze tempered glass and replace (10) no trespassing signs. Weld and repair chain link fence, remove debris inside courthouse court yard, and board up exterior windows due to consistent break-ins by vandals. Existing no-trespassing signs were stolen.	\$ 16,900	\$ 12,051	Complete	71.31



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8	FM-0144741	Los Angeles	Hollywood Courthouse	19-S1	1	Elevators, Escalators, & Hoists - Replace the leveling & door vintage magnetic switch contactor relays for the Judge's & Staff Elevator controller which is causing the elevator to malfunction while in motion as it approaches the 1st floor landing causing the car doors to cycle open/close on the 1st floor landing.	\$ 8,960	\$ 8,162	In Work	91.09
9	FM-0144742	Los Angeles	San Fernando Courthouse	19-AC1	1	Plumbing - Domestic Water - Replace (3) feet of 2 1/2 inch copper piping, (2) 2 1/2 inch couplings, and (1) 1 1/4 inch cap, erect (1) containment, rebuild 4 square feet of drywall, install 4 square feet of ceramic tiles, and sanitize 340 square feet of hard surface. Copper piping was leaking behind the wall of the 4th floor Woman's public restroom. Environmental and remediation oversite.	\$ 21,118	\$ 17,615	Complete	83.41
10	FM-0144744	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Sewer Line - Replace 10-feet of cracked 4 inch cast iron pipe, (4) 4-inch stainless steel no-hub coupling, 6-feet of cracked 3-inch cast iron pipe, (2) 3-inch stainless steel no-hub coupling, install (5) 24x24-inch ceiling tiles, erected (1) containment, sanitize 320 square feet of hard surface, conducted environmental testing, and performed all work in a known ACM area. Original cast iron sewage pipe leaked from the 9th floor affecting multiple areas on the 8th floor.	\$ 12,837	\$ 12,485	Complete	97.26
11	FM-0144749	Los Angeles	Pomona Courthouse South	19-W1	1	Plumbing - Exterior Leak - Exterior landscape irrigation control valve was turned on manually by unknown person causing flood in planters area. Water flowed into the basement areas thru an unsealed data line conduit inside the irrigation control box. Installed screws to lid of exterior landscape irrigation control box. Set up (1) containment 40"x 90", extract 10 gallons grey water, disinfect 210 sq. ft. hard surface in basement IT room. Set up additional (1) containment 60"x90", extract 4 gallons grey water, disinfect 120 sq. ft. hard surface basement file room. Court IT sealed exterior data cable conduit in control box to eliminate further future damage. Remediation efforts conducted.	\$ 13,602	\$ 12,397	Complete	91.14
12	FM-0144753	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Plumbing - Sewer line - Replace 5 LF of 2" cast iron pipe and 3-2' x 4' ceiling tiles in room 2150. Remediation and environmental oversight included due to category 2 grey water intrusion. Floor drain pipe above ceiling of room 2150 cracked, causing water to leak into the room.	\$ 11,602	\$ 8,120	Complete	69.99



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13	FM-0144759	Los Angeles	Airport Courthouse	19-AU1	1	Plumbing - Replace (1) circulation pump, (1) versa board & (1) ignition board for boiler #2. Reset boiler #1 controller. No running hot water throughout the entire building due to failed inline circulation pump, failed versa board and ignition board on boiler #2. Failed due to previous lack of preventive maintenance.	\$ 11,500	\$ 8,875	In Work	77.17
14	FM-0144760	Los Angeles	Airport Courthouse	19-AU1	1	Elevators, Escalators, & Hoists - Replace 1st floor door spirator. Freight elevator #9 doors are not working/responding due to broken door spirator. Two person entrapment.	\$ 604	\$ 466	Complete	77.17
15	FM-0144765	Los Angeles	Malibu Courthouse	19-AS1	1	COUNTY MANAGED - Plumbing - the underground water pipe is broken, leaking into basement, and causing safety hazard. need to excavate the area to tie into existing water line and reroute new pipe in another area.	\$ 9,495	\$ 9,495	In Work	100
16	FM-0144769	Los Angeles	Bellflower Courthouse	19-AL1	1	Elevators, Escalators, & Hoists- Replace (1) set of generator motor brushes for public elevator#1. Motor brushes failed due to wear/tear causing elevator to stop operating/responding to calls.	\$ 5,000	\$ 3,897	In Work	77.94
17	FM-0144773	Los Angeles	Compton Courthouse	19-AG1	1	Grounds and Parking lot - Replace circuit board for secured parking, rollup gate. Circuit board in the gate operator failed causing door to stay open or close partially.	\$ 5,258	\$ 3,477	Complete	66.13
18	FM-0144774	San Diego	North County Regional Center - North	37-F2	1	HVAC – Remove and replace clogged and leaking reheat coils; actuators, thermostats, 8 sq. ft of 2ft x 4ft ceiling tiles and 2-sq. ft of affected fiberglass insulation above basement. Water leaked into basement room CO3. Work includes 20 sq. ft of containment, cleaning, drying, and sanitization of approx.. 12-linear ft of T-bar ceiling and basement secured corridor flooring. Remediation and environmental oversight included in scope of work.	\$ 38,277	\$ 38,277	Complete	100
19	FM-0144777	Los Angeles	East Los Angeles Courthouse	19-V1	1	Plumbing - Sewer line - Replace 20 LF of 2" cast iron drain pipe, 4 SF of drywall and 16-1' x 1' ceiling tiles at 1st floor secured hall and 3rd floor employee lunch room. Drain line above 1st floor secure hallway and 3rd floor employee lunch room cracked due to age, and leaked onto the respective space. Remediation and environmental oversight included for category 2 grey water.	\$ 17,660	\$ 13,725	Complete	77.72



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20	FM-0144778	Los Angeles	Santa Monica Courthouse	19-AP1	1	HVAC - Replace pressure relief valve (PRV), (2) failed oil heaters, recover refrigerant, leak check system, recharge the chiller and add additional refrigerant to manufacturer specifications. Cooling towers did not reset, after brown out, causing high temps to activate PRV, condenser failure, and loss of 200 pounds of refrigerant. Building temperatures were impacted.	\$ 25,000	\$ 19,623	In Work	78.49
21	FM-0144779	Los Angeles	El Monte Courthouse	19-O1	1	HVAC - Installed 274 lbs. of R134A refrigerant. Chiller #1 & #2 located in the mechanical room were faulting and not resetting, affecting courthouse operations. Chiller #1 setting adjusted and brought back to immediate service. Chiller #2 was found to have refrigerant leaks. Leaks were addressed and sealed. Chiller #2 was placed back in service. Courthouse mechanical room has no refrigerant monitorization system.	\$ 19,100	\$ 11,101	In Work	58.12
22	FM-0144780	Los Angeles	Torrance Courthouse	19-C1	1	HVAC - Replace leaking insulation for HVAC piping, temporarily repair condensate drain pan for Air Handler, fabricate new drain pan, erect (1) containment, install (2) catch-alls, and conduct environmental testing due to work being completed in known ACM area. The insulation was leaking and the condensate pan had a pin hole leak which allowed water to drip into the 1st floor records management room in several areas.	\$ 40,000	\$ 34,056	In Work	85.14
23	FM-0144782	Los Angeles	Torrance Courthouse	19-C1	1	Plumbing - Domestic Water - Replace 10 feet of 3/4 inch copper piping, (2) 3/4 inch couplings, 12 feet of insulation, (19) 12 inch x 12 inch ceiling tiles, erect (1) containment, and sanitize 740 square feet of hard surface. Work performed with environmental oversight. Water supply line was leaking above ceiling of the 5th floor secured hallway affecting multiple areas.	\$ 17,525	\$ 14,921	In Work	85.14
24	FM-0144783	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Replace 6 leaking actuators for 3 VAV boxes. Reestablish pneumatic connection from 3 thermostats to 3 VAV boxes. Lines were previously disconnected and combined to a central controller away from this location. The central controller has leaking pneumatic line and does not respond to accurate temperatures. The system was originally designed for 3 thermostats. Remediation and environmental oversight included in area known to contain ACM.	\$ 38,640	\$ 25,553	In Work	66.13



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25	FM-0144785	Los Angeles	Inglewood Courthouse	19-F1	1	HVAC - Replace (19) 12 inch x 12 inch ceiling tiles, erect (1) containment, install (1) water catch-all, sanitize 480 square feet of hard surface, manually clear condensate drain line, and conduct environmental testing due to work in a known ACM area. A clogged condensation drain line for the 3rd floor Air Handler Unit #2 caused pan to overflow onto the mechanical room floor through the concrete to the 2nd floor traffic clerk's office.	\$ 25,000	\$ 18,640	In Work	74.56
26	FM-0144786	Los Angeles	Norwalk Courthouse	19-AK1	1	Plumbing - Sewer line - Replace 10ft of cracked cast iron drain pipe, (1) cast iron tee and (1) 2ft x 2ft custodial mop sink. Mop sink and drain line cracked causing water leak in Room M6. Drain line for mop sink failed/cracked due to age (original to build, 1965). Remediation and environmental oversight included due to known ACM and Cat/2 grey water.	\$ 65,000	\$ 55,270	In Work	85.03
27	FM-0144788	San Diego	North County Regional Center - North	37-F2	1	HVAC – Mechanical System Leak - Remove and replace failed hot water coil components above the public hallway between Dept. 4 and 5 that leaked with water running onto the floor. Work included the replacement of 120 sq. ft of ceiling tiles and 4-linear ft of insulation pipe wrap above public hallway; containment, cleaning, drying, and sanitization of 25 sq. ft of terrazzo flooring, 120 sq. feet of metal ceiling t-bar. Remediation and environmental oversight included. System is 45-years old and corrosion is due to age.	\$ 25,610	\$ 25,610	Complete	100
28	FM-0144789	Los Angeles	Torrance Courthouse	19-C1	1	Elevators, Escalators, & Hoists - Replace brush switch assembly on pie plate selector, repair short in the loose key switch. Failed brush assembly caused selector to not recognizing the designated floor stop. Custody elevator #4 failed to respond when called, or call button activated.	\$ 12,000	\$ 12,000	In Work	100
29	FM-0144790	Ventura	East County Courthouse	56-B1	1	HVAC - Replace (1) shaft and (2) bearings for air handling unit #3. Bearings failed due to wear/tear which caused the shaft to bend and the air handler unit to fail. Air handler unit provides air to Court and County spaces.	\$ 17,335	\$ 10,704	Complete	61.75
30	FM-0144791	Los Angeles	Torrance Courthouse	19-C1	1	Fire Protection - Replace the control board and 3 batteries (1) Power Sonic 12v 8.5 ah and (2) Yuasa 12v 7ah. for the fire panel. The control board failed causing the batteries to drain the existing batteries beyond recovery.	\$ 8,000	\$ 6,811	In Work	85.14



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31	FM-0144793	Los Angeles	San Fernando Courthouse	19-AC1	1	Elevators, Escalators, & Hoists - Replace (1) broken basement level door lock, (2) basement pick-up rollers, and (1) contactor for Judge's Elevator. Contactor failed due to wear/tear and caused an entrapment. Rollers & lock were damaged by Fire Dept. during extraction of the entrapped person.	\$ 5,000	\$ 5,000	In Work	100
32	FM-0144794	Los Angeles	Torrance Courthouse	19-C1	1	Elevators, Escalators, & Hoists – Replace contact brush selector, assembly, switch activator, and splice cut wires on elevator #1. Public elevator #1 unable to travel to the 4th or 5th floor. Due to modernization efforts on elevator #3. All elevators linked in programming to maintain availability.	\$ 27,000	\$ 22,988	In Work	85.14
33	FM-0144795	Los Angeles	Torrance Courthouse	19-C1	1	Elevators, Escalators, & Hoists - Replace broken relay in the controller contacts for pie plate selector and reconnect broken wire for call button relay in panel. Repairs completed with in-house spare parts. Custody Elevator #4 not responding to cab call buttons unless the 4th floor was selected first.	\$ 6,150	\$ 6,150	In Work	100
34	FM-0144797	Los Angeles	Torrance Courthouse	19-C1	1	Elevators, escalators, & hoist - Replace the elevator roller guides and generator brushes on in-custody Elevator #4 causing the elevator to bounce during operation and not level on the 2nd floor.	\$ 10,000	\$ 10,000	In Work	100
35	FM-0144798	Los Angeles	Torrance Courthouse	19-C1	1	HVAC - Install 10 linear feet of insulation to bare ducting, replace (6) 12 inch x 12 inch ceiling tiles, erect (1) containment and sanitize 430 square feet of hard surface. Work completed under environmental oversight. Condensation due to anomalous heat wave was found dripping from bare ducting above ceiling in Room 421.	\$ 15,000	\$ 12,771	In Work	85.14
36	FM-0144799	Los Angeles	Torrance Courthouse	19-C1	1	HVAC - Replace 6 linear feet of leaking insulation, replace (4) 12 inches x 12 inches ceiling tiles, erect (1) containment, (1) water diverter, and sanitize 340 square feet of hard surface. Work performed with environmental oversight. Condensation due to anomalous heat wave was found dripping from ducting above the ceiling of the 3rd floor Department M chambers.	\$ 12,000	\$ 10,217	In Work	85.14



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37	FM-0144801	Los Angeles	Torrance Courthouse	19-C1	1	Plumbing - Fixture Leak - Replace failed flush valve, (40) 12 inch x 12 inch ceiling tiles, replace 1200 square feet of contaminated carpet, erect 7 containments, sanitize 2500 square feet of hard surface, all work performed under environmental protocol and testing due to known ACM impacted area. Urinal on the 3rd floor, Dept M Men's Jury restroom leaked off hours, flooding impacting Court operations in multiple areas on the 3rd floor, 2nd floor, 1st floor, and basement.	\$ 180,000	\$ 153,252	In Work	85.14
38	FM-0144803	San Bernardino	San Bernardino Courthouse - Annex	36-A2	1	Plumbing- Sewer Line Leak- Replace 2LF of 2" cast iron waste line. Erect containments and install drying equipment. Remediation and environmental oversight included. Waste line leaked into 1st and 2nd floors Court Exclusive areas. Line failed due to age.	\$ 98,606	\$ 94,307	In Work	95.64
39	FM-0144804	San Bernardino	Barstow Courthouse	36-J1	1	HVAC - Replace fan motor, pulley, and bushing for air handling unit 1. Motor had severe vibration and was failing, affecting ability to control temperatures. Failed due to age.	\$ 6,962	\$ 5,425	In Work	77.93
40	FM-0144805	Ventura	Juvenile Courthouse	56-F1	1	HVAC - Patch coil for air handler 1 and re-charge system. Air handler not functioning due to leak in coil and insufficient refrigerant. Leak caused by wear/tear and original to building, resulting to hot temperatures in the building.	\$ 9,064	\$ 9,064	Complete	100
41	FM-0144806	Kern	Bakersfield Superior Court	15-A1	1	Plumbing - Condensation Leak - Clear stoppage from air handler unit condensation lines above ceiling of Felony Supervisor's Office and breakroom on 1st floor. Replace 40sf ceiling tiles, replace 24sf carpet and dry 500sf of carpet. Condensate line was clogged from debris that leaked into office. Water leaked and penetrated through known ACM fireproofing. Remediation and environmental oversight included.	\$ 29,531	\$ 18,457	Complete	62.50
42	FM-0144807	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Sewer Line - Snake 50 linear feet to clear main line clog, erect (1) containment, sanitize 340 square feet, and conduct environmental testing due to work being completed in known ACM area. Main line clog caused three toilets in the 8th floor restroom, Men's private restroom to overflow.	\$ 8,588	\$ 8,353	Complete	97.26



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43	FM-0144808	Los Angeles	Chatsworth Courthouse	19-AY1	1	Plumbing - Domestic Water Pipe Leak - Replace (2) 4in copper 90 elbows and 3ft of 4in copper pipe. Install (1) 2ft x 2ft ceiling access panel to access pipe & patch/paint. Domestic cold water leaked along the connection points to the elbows, causing water to leak from the attic-space down to the 2nd floor public hallway. Containment with drying equipment setup, sanitize 250sq ft of hard surface & environmental oversight for category 2 greywater protocol conducted.	\$ 23,570	\$ 19,752	In Work	83.80
44	FM-0144809	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Replace 2 failed actuators for VAV box servicing Dept. 262 courtroom. Install 1 10X10 containment with decontamination chamber. Work performed with environmental oversight. Failed actuators would not open dampers in a VAV box causing hot temperatures in Dept. 262.	\$ 14,739	\$ 9,747	Complete	66.13
45	FM-0144810	Los Angeles	Inglewood Courthouse	19-F1	1	HVAC - Replace (1) defective auto drain valve for pneumatic air compressors. A temporary loss of power (brown out) caused the main breaker for the Chillers to trip and not reset. During troubleshooting, the auto drain valve was discovered to have failed.	\$ 5,000	\$ 3,728	In Work	74.56
46	FM-0144811	Kern	Bakersfield Superior Court	15-A1	1	Plumbing - Condensate Leak - Clear stoppage for air handler unit condensation line above ceiling of department 6 court reporter's office on 2nd floor. Condensate line was clogged with debris and leaked into office. Replace 8sf ceiling tiles and 8 SF of carpet. Sanitize and dry 300sq.ft. of carpet. Water leaked and penetrated known ACM fireproofing requiring remediation and environmental oversight included.	\$ 34,553	\$ 21,596	In Work	62.50
47	FM-0144812	San Diego	North County Regional Center - North	37-F2	1	HVAC – Mechanical System Leak - Remove and replaced failed hot water coils and associated components above the 1st floor office that leaked onto the flooring. Work includes replacement of 200 sq. ft of ceiling tiles and 2-linear feet of 3-inch hydronic line insulation; containment, cleaning, drying, and sanitation of 100 sq. ft of carpeting, 50-LF of metal T0bar ceiling, 30 sq. ft of affected furniture (desk, table and chair), and 15 linear ft of 10 inch flex duct. Remediation and environmental oversight included. System is 45 years old and corrosion is due to age.	\$ 33,584	\$ 33,584	Complete	100



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48	FM-0144817	Santa Barbara	Santa Barbara Jury Assembly Bldg.	42-G1	1	HVAC - Replace (1) 3.5 ton condenser unit for jury office and add 10 lbs. of refrigerant. Condensing unit was leaking and affecting cooling for the jury services. Unit failed due to age and wear/tear.	\$ 1,920	\$ 1,920	Complete	100
49	FM-0144819	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior finishes - Replace (1) pneumatic controller and (1) pneumatic receiver for the 3-way valve for cold deck. Replace approx. 10ft of duct insulation & (16) 1' x 1' ceiling tiles. Controller and receiver for valve failed due to age (original to building). This caused excessive condensation on ducts, creating a water leak into department K chambers. Remediation and environmental oversight included due to known ACM.	\$ 19,862	\$ 16,889	In Work	85.03
50	FM-0144824	Los Angeles	Bellflower Courthouse	19-AL1	1	Elevators, Escalators, & Hoists - Replace (1) SSD1 control board (1) resistor. SSD control board and resistor failed preventing public elevator#1 from stopping on all called floors. SSD control board and resistor provide power, sequencing and brake/stopping torque to elevator. Parts failed due to age (original to build, 1989).	\$ 3,158	\$ 2,461	Complete	77.94
51	FM-0144825	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Remove and replace 40hp motor, bearings, pulley, and belts. Bearings and motor failed due to age for the supply fan of Air Handler #4.	\$ 17,976	\$ 11,888	In Work	66.13
52	FM-0144827	Los Angeles	Pomona Courthouse South	19-W1	1	HVAC - Refurbish condenser pump #3. Condenser pump 3 located in the basement is leaking excessive water creating a slip hazard in the mechanical room. Condenser pumped leaked approximately 10 gallons of water on basement mechanical room floor due to failed aged seals in pump.	\$ 16,853	\$ 15,360	In Work	91.14
53	FM-0144828	Los Angeles	Compton Courthouse	19-AG1	1	Electrical - Rebuild generator radiator and fan shroud. Install temporary backup generator to supply backup emergency power during repairs. Fan guard came loose due to age as this is original fan guard from 1977 and punctured the radiator while the generator was in operation.	\$ 59,942	\$ 39,640	Complete	66.13



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DRAFT

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Meeting Date 12/07/2020

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54	FM-0144830	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	Plumbing - Replace (3) gas regulators for the domestic boilers. So Cal Gas inspected the building equipment and found all 3 domestic boilers had small leaks. Gas to the building was turned off until regulators were replaced.	\$ 2,215	\$ 1,628	Complete	73.51
55	FM-0144835	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Replace control panel disconnect, fuse holder, and 3 90 amp fuses. Replace low and high speed contactors for cooling tower #1 and #2. Replace belt for cooling tower. Belt was found splitting. Control panel for the cooling tower had over amped.	\$ 96,600	\$ 63,882	In Work	66.13
56	FM-0144836	Los Angeles	Stanley Mosk Courthouse	19-K1	1	HVAC - Replace (1) 1 HP recirculating pump causing no hot water in multiple areas on the 8th and 9th floors. Floors had to be drained from the 3rd floor to the 9th floor to complete the work.	\$ 1,599	\$ 1,555	Complete	97.26
57	FM-0144837	Los Angeles	Bellflower Courthouse	19-AL1	1	HVAC - Replace (1) 10HP motor, (2) pulleys, (2) bushings, (2) bearings, and Variable Frequency Drive for air handling unit#8. Bearings and bushing for the fan blower were failing due to age (original to build,1989). Variable Frequency Drive and motor found with a ground fault affecting cooling and heating throughout the 4th floor. Found during preventive maintenance.	\$ 17,976	\$ 14,010	In Work	77.94
58	FM-0144841	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Domestic Water - Replace vacuum breaker for 10th floor holding cell 10A. Install containment in Room 802. Replace 1 12X12 Ceiling tile. Work performed with environmental oversight. Vacuum breaker found leaking. Water traveled down 9th floor pipe chase into 8th floor Room 802.	\$ 24,717	\$ 16,345	In Work	66.13
59	FM-0144842	Kern	Bakersfield Superior Court	15-A1	1	Plumbing - Sewer line - Clear stoppage in holding cell located on the 2nd floor. Water leaked into Court reporter office, jury room, and judges chambers. Leak caused by backed up sewer line in holding cell. Environmental and remediation oversight of black water.	\$ 41,055	\$ 25,659	In Work	62.50
60	FM-0144846	Alameda	Hayward Hall of Justice	01-D1	1	HVAC - Air Quality - Local Fires - Deploy (19) Air scrubbers. Approx. (45) days use.	\$ 111,435	\$ 111,435	In Work	100
61	FM-0144847	Alameda	George E. McDonald Hall of Justice	01-F1	1	HVAC - Air Quality - Local Fires - Deploy (4) Air scrubbers. Approx. (45) days use.	\$ 23,460	\$ 23,460	In Work	100



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62	FM-0144848	Alameda	Fremont Hall of Justice	01-H1	1	HVAC - Air Quality - Local Fires - Deploy (7) Air scrubbers. Approx. (45) days use.	\$ 41,055	\$ 41,055	In Work	100
63	FM-0144849	Los Angeles	Airport Courthouse	19-AU1	1	Fire Protection - Replace module in 7th floor lockup for fire panel. The fire panel signal alarm was activated, in alarm and showing a ground fault trouble; this was due to a faulty module for the 7th floor lockup area.	\$ 2,500	\$ 1,929	In Work	77.17
64	FM-0144850	Los Angeles	Airport Courthouse	19-AU1	1	Plumbing - Condensation Leak - Replace (8) 2ft x 2ft ceiling tiles and 20 Ln. ft of 6in cove base. Set up (3) Containments 12ft x 35ft x 10ft, 15ft x 20ft x 10ft and 10ft x 5ft x 10ft. Sanitized 1,610 sq. ft. hard surface. Sanitized (12) chairs and 80 sq. ft of carpet, build-back 45 sq. ft dry wall. Environmental testing. Condensate water overtook drain pan due to drain stoppage, 10th floor mechanical room leaked down through known ACM environment to the 9th floor jury room 932, men's public restroom, restroom lobby, and the 8th floor men's restroom.	\$ 75,000	\$ 57,878	In Work	77.17
65	FM-0144851	Los Angeles	Inglewood Courthouse	19-F1	1	Roof - Replace (6) 1ft x 1ft ceiling tiles, patch roof penetrations around cooling towers, set up (1) water divert 5ft x 5ft x 12ft length, set up (1) containment 5ft x 7ft x 10ft, remediation, environmental testing. Water leaked from ceiling onto the top of a metal file cabinet, affecting approximately 1 sq. ft.; water leaked through roof penetrations around cooling towers. (SWO is from December 2019 and was only recently converted from JO to FM,)	\$ 16,587	\$ 12,367	Complete	74.56
66	FM-0144852	Los Angeles	Airport Courthouse	19-AU1	1	Plumbing - Sewer line - Replace 4ft of 4in No Hub cast iron pipe, (1) 4in cast iron wye and fittings. Set up (1) containment 10ft x 12ft x 12ft high. Set up scaffolding (3-Tier) 7ft x 7ft x 16ft high for plumbing repairs. Sanitize and disinfect hard surface 780 sq. ft., clean and sanitize 160 sq. ft of carpet. Environmental testing. Leak in the 9th floor Department #92 ceiling cause by a cracked and leaking 4in cast iron line and fittings. Leak affected 160 sq. ft of carpet and (1) desk.	\$ 17,995	\$ 13,887	Complete	77.17



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67	FM-0144853	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing- Sewer Leak - Replace 30ft of 2-inch cracked cast iron piping, (8) 2-inch bands, 4 sq. ft of carpet, 10ft of 2-inch cast iron piping, erected (2) containments, sanitized 1,230 sq. ft. of category 3 impacted hard surfaces, conducted environmental testing, and performed all work in a known ACM area. A cracked 2-inch cast iron pipe leaking from 2nd floor to 1st leaking through ceiling affecting multiple areas due to a section of deteriorating pipe.	\$ 45,281	\$ 44,040	Complete	97.26
68	FM-0144857	Los Angeles	Bellflower Courthouse	19-AL1	1	HVAC - Replace (1) pneumatic controller and (1) transmitter. Controller and transmitter failed due to age (original to build, 1989), causing the chill water valve for Air Handler#6 to not to respond affecting cooling throughout the 3rd floor.	\$ 5,000	\$ 3,897	In Work	77.94
69	FM-0144858	Los Angeles	Downey Courthouse	19-AM1	1	HVAC - Replaced (1) HP circulation motor for Boiler #2 due to loose electrical connections causing the breaker to trip for Boilers #1 & #2. Boilers and cooling system work together to keep humidity levels down in the courthouse.	\$ 1,460	\$ 1,222	Complete	83.70
70	FM-0144861	Los Angeles	Van Nuys Courthouse West	19-AX2	1	HVAC - Replace (1) self-starter device for chiller #1 motor controls & replace (3) refrigerant sensors. The chiller self-starter device failed & would not engage the controls startup sequence to the motor, preventing the chiller from starting. During diagnostic systems checks it was discovered that the refrigerant sensors had failed and were not functioning due to age, wear & tear.	\$ 12,452	\$ 10,021	Complete	80.48
71	FM-0144864	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Fire Protection - Replace failed valve assembly for Halon tank, emptied remaining suppression gas to perform hydrotest & refilled recertified tank with 108lbs of Halon for the 2nd floor exhibit room. There was a small leak on the valve assembly to the cylinder that slowly dissipated & discharged approximately 27lbs of fire suppression gas.	\$ 11,445	\$ 11,445	In Work	100



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72	FM-0144866	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	Electrical - Replace (2) barrel springs for secure parking exit and entry roll up gates in parking structure. Barrel spring failed due to wear/tear in the closed position for the exit side. The entrance gate was checked and found to have a failed spring.	\$ 4,959	\$ 4,959	Complete	100
73	FM-0144871	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevators, Escalators, & Hoists - Replace car top roller guide assembly causing loud noises while the public elevator #2 is traveling from the 2nd to 9th floors.	\$ 557	\$ 542	Complete	97.26
74	FM-0144872	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Sewer Line - Replace 10-feet of 2-inch cast iron pipe, (4) 2x4 ceiling tiles, erected (1) containment, installed (1) water diverter, wipe down 60 linear feet of T-bar, sanitize 340 square feet of hard surface, conducted environmental testing, and performed all work in known ACM area. Cracked 2-inch pipe leaked water down to the 6th floor affecting multiple areas.	\$ 15,864	\$ 15,429	Complete	97.26
75	FM-0144874	Solano	Law and Justice Center	48-A2	1	Elevator - Replace door safety edge sensors. Door sensors have failed and are obsolete. Needed to prevent in-custody elevator from going out of service.	\$ 6,212	\$ 6,212	In Work	100
76	FM-0144875	Solano	Hall of Justice	48-A1	1	Fire protection - Replace one fire sprinkler flow switch on fire sprinkler riser. Flow switch failed and caused fire alarm activation during court business hours. Needed to restore system to full operational status.	\$ 6,724	\$ 4,896	In Work	72.82
77	FM-0144878	Solano	Hall of Justice	48-A1	1	HVAC - Replace VFD on AHU-3 Return Fan. VFD failed due to age and lack of available replacement parts. New VFD is needed to restore efficient and proper operation.	\$ 5,126	\$ 3,733	In Work	72.82
78	FM-0144879	Santa Clara	Family Justice Center Courthouse	43-B5	1	Plumbing - Domestic water pipe leak - Replace leaking valve at domestic booster pump, repair failed backflow, repair water damage to Rm#809, includes carpet and custom ceiling tiles, replace 4 stained ceiling panels 7th floor lobby.	\$ 9,284	\$ 9,284	In Work	100



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79	FM-0144880	Santa Clara	Downtown Superior Court	43-B1	1	Plumbing - Storm Drain Leak - Clean and camera exterior building storm drain sys, excavate approximately 10 X 10 X 17 deep excavation to access failed drain connection using proper excavation protocol, provide utility piping location prior to excavation, traffic control, replace (1) 6 corroded and faulty metal connection with (1) dual cleanout to provide proper access, back fill and replace connections that were temporarily removed for access, provide final clean and camera to verify proper system operation. Building ground water infiltration into basement level interior; currently impacting the courts storm drain system causing water infiltration and flooding hallways, file storage, private offices.	\$ 75,722	\$ 75,722	In Work	100
80	FM-0144887	Los Angeles	Eastlake Juvenile Court	19-X1	1	County Managed - Plumbing - Replace (2) valves and 20 LF of pipe from the domestic hot water system.	\$ 4,566	\$ 4,566	In Work	100
81	FM-0144892	Los Angeles	Pomona Courthouse South	19-W1	1	HVAC - Replaced 1-control board, 2-contactors, 1-drier, 1-belt, 1-high pressure switch, 10 lbs. of R22 refrigerant, for roof top package unit #1. Replaced 1-contactor, 1-condenser fan motor, 1-run capacitor, 2-driers, 1-belt, 1-control board, 30 lbs. of R22 refrigerant for roof top package unit #2. Both package units failed due to age and during an excessive heat wave, causing high temperatures in the elevator mechanical room.	\$ 7,338	\$ 6,688	Complete	91.14
82	FM-0144895	San Diego	Kearny Mesa Court	37-C1	1	HVAC - Replace cracked drain pan for package unit 13 on roof. Remediation and environmental oversight in stairwell for category 2 bacterial water intrusion included. Package unit 13 drain pan age is not known, which cracked and water flowed into the stairwell.	\$ 14,038	\$ 14,038	Complete	100
83	FM-0144899	San Benito	San Benito County Superior Court	35-C1	1	HVAC - Replace failed stainless steel flex lines and coil, extract water, Replace 30 sq. ft. of dry wall, dry, clean and sanitize 250 sq ft of carpet, and restore heat to jury deliberation. ACM testing included. Flex lines supporting reheat coil failed due to poor design, and corrosion, causing water to leak into deliberation room, adjacent restroom, and judicial hall.	\$ 32,110	\$ 32,110	In Work	100



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84	FM-0144903	Merced	New Merced Courthouse/N Street Building	24-A8	1	Plumbing - Replace leaking 3-inch underground gas valve under concrete sidewalk. This issue was found by the building engineer during normal operations.	\$ 13,743	\$ 13,743	In Work	100
85	FM-0144919	San Bernardino	Juvenile Dependency Courthouse	36-P1	1	HVAC - Replace compressor, filter dryer, low pressure switch and contactor for HVAC package unit 3. Replaced 5.3 lbs. of R22 refrigerant. Compressor failed, due to age, on package unit 3, creating hot temperatures in department A6. Failed due to age.	\$ 7,075	\$ 5,514	In Work	77.93
86	FM-0144920	San Bernardino	Central Courthouse	36-A1	1	Vandalism - Replace 1-29 3/4" x 85 14" glass main entrance door that was broken by vandals. Includes initial emergency service call to board up door until glass could be replaced.	\$ 4,659	\$ 4,456	In Work	95.64
87	FM-0144922	Los Angeles	Torrance Courthouse	19-C1	1	Plumbing - Sewer Line - Replace 40 feet of 4 inch cast iron waste line pipe, 10 feet of 2 feet of cast iron pipe, (4) 4 inch cast iron sweeps, (1) 4 inch WYE fitting, (4) 4 1/8 bends, (20) 4 inch bands, (8) 2 inch bands, struts, and anchors. Cast iron waste line was cracked for the pump discharge line in the basement pump area which was leaking water when the sump pump was activated.	\$ 12,800	\$ 10,898	In Work	85.14
88	FM-0144923	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevators, Escalators, & Hoists - Replaced anti-reversing device and adjusted carriage switches on escalator #20. Escalator #20 from the 3rd to the 2nd floor on hill street side is down not stopping on all floors.	\$ 2,840	\$ 2,762	In Work	97.26
89	FM-0144926	Los Angeles	Norwalk Courthouse	19-AK1	1	Elevators, Escalators, & Hoists - Replace (2) door rollers. Public Elevator #2 is stuck on the 4th floor, not responding due to worn door rollers. Door rollers have failed due to age and wear/tear.	\$ 1,523	\$ 1,295	Complete	85.03
90	FM-0144927	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace bearings, shaft, and 24 inch centrifugal fan unit on 4th floor Air Handling Unit. AHU placed off line due to burning smell, excessive friction, rubbing bearings and impact to 3rd floor air distribution.	\$ 4,500	\$ 3,096	In Work	68.79



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91	FM-0144928	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevators, escalators, & hoist - Replace (1) Anti-Reversing device on Escalator #5. Escalator 5 to 6 on Grand street side is making noise due to a failing anti-reversing device.	\$ 2,098	\$ 2,041	Complete	97.26
92	FM-0144931	Los Angeles	Airport Courthouse	19-AU1	1	Electrical - Replace exterior light fixtures. Due to the height of the fixtures (approximately 15ft) a lift is required to complete repairs. Lights are out at the emergency door foyer.	\$ 5,000	\$ 3,859	In Work	77.17
93	FM-0144932	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	Grounds and Parking Lot - Replace (1) 30 foot x 9 foot rolling aluminum grill door curtain, (1) barrel, (1) 1/2 HP motor operator, and exit loop detector module for the employee parking secure roll-up gate. Controller unit sending false signals to the gate control making the gate close as soon as it opens. The original curtain guides, barrel, and assembly show heavy wear and tear, several fasteners have failed causing rod damage. The gate failure presents a danger to people and property	\$ 40,000	\$ 31,808	In Work	79.52
94	FM-0144933	Los Angeles	East Los Angeles Courthouse	19-V1	1	Plumbing - Sewer line - Remove and replace approx. 4 sq. ft. of drywall, 30 sq. ft. of tile waterproofing sealer and clear drain line of debris (unknown) approx. 25' located in the 4th floor Judges library restroom shower back-up causing tile sealer to fail and penetrating to 3rd floor employees restroom, Sealer failed due to age (original to building 1989). Remediation and environmental oversight included due to category 2 (gray) water.	\$ 18,910	\$ 18,910	In Work	100
95	FM-0144934	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Fire Protection - Replace (1) annular sensor and (1) annular boot. Annular boot failed due to age (built in 1994) causing damage to the annular sensor affecting the emergency generator fuel system by not allowing fuel to the generator	\$ 7,500	\$ 5,249	In Work	69.99



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96	FM-0144935	Los Angeles	Inglewood Courthouse	19-F1	1	Plumbing - Sewer Line - Snake approximately 15 linear feet of toilet to the main line, replace approximately 100 square feet of ceramic floor tile, replace approximately 35 square feet of carpet, replace approximately 15 linear feet of wall base, erect (3) containments, and conduct environmental testing as work is being completed in known ACM area. The toilet on the 4th Floor women's jury assembly restroom toilet overflowed affecting multiple areas on the 3rd and 4th floors. The clog causing the toilet to overflow was pushed through when the toilet was snaked.	\$ 35,000	\$ 26,096	In Work	74.56
97	FM-0144945	Contra Costa	Wakefield Taylor Courthouse	07-A2	1	Plumbing - Fixtures - Replace one (1) flushometer on urinal in 2nd floor public restroom. Flushometer failed resulting in urinal overflow. Required ACM testing and abatement of approx. 2 sq. ft. of damaged pipe insulation behind wall.	\$ 12,902	\$ 12,902	In Work	100
98	FM-0144947	San Bernardino	Fontana Courthouse	36-C1	1	Elevators, Escalators, & Hoists- Replace estimate (50)ft travel cable. Judge's Elevator #2 travel cable is fraying. Elevator has been taken out of service. Failed due to age.	\$ 9,224	\$ 9,224	Complete	100
99	FM-0144949	Los Angeles	Alhambra Courthouse	19-I1	1	HVAC - Air Quality - Local Fires - Deploy 6 air scrubbers throughout. Approximately (3) days use.	\$ 5,821	\$ 5,006	In Work	86.00
100	FM-0144950	Orange	North Justice Center	30-C1	1	Interior - Structural Engineer to assess new vertical and horizontal cracks discovered in 4th floor chambers and 3rd floor Jury Room area. Superior Court has evacuated this section of the building until deemed structurally safe.	\$ 4,700	\$ 4,245	In Work	90.31
							\$3,456,079	\$ 2,974,212		



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Action Item 3 – List B – Facility Modifications Under \$100K (Priority 2)

Action Requested:

Approve 139 projects for a total of \$1,676,182 to be paid from Facility Modification program funds to be encumbered for Priority 2 Under \$100K.

Supporting Documentation:

- List B – Facility Modifications Under \$100K (Priority 2)

Priority 2—Necessary, but Not Yet Critical. Condition requires correction to preclude deterioration, potential loss of function or service, or associated damage or higher costs if correction is further deferred.



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1	FM-0143010	Los Angeles	Compton Courthouse	19-AG1	2	Vandalism - Graffiti - Replace (2) Mirrors 24 inch x 30 inch with graffiti, (3) 36 inch x 48 inch partition stalls with graffiti.	\$ 650	\$ 430	In Work	66.13
2	FM-0144257	Santa Clara	Downtown Superior Court	43-B1	2	HVAC - Replace (1) failed burner section, provide and install (1) main boiler gas valve, provide and install (1) New PRV Valve, flame sensor and sight glass, test for proper operation. Currently affecting court operations.	\$ 7,007	\$ 7,007	In Work	100
3	FM-0144268	San Diego	Central Courthouse	37-L1	2	Plumbing - Replace 1-50 HP motor for domestic water pump #3. Motor was found to have failed during rounds and readings.	\$ 10,057	\$ 10,057	In Work	100
4	FM-0144301	Santa Clara	Downtown Superior Court	43-B1	2	HVAC - Replace (1) Failed burner section on boiler, provide and install (1) Flame sensor, test for proper operation. Failed burner section was found during preventive maintenance.	\$ 5,654	\$ 5,654	In Work	100
5	FM-0144302	Santa Clara	Downtown Superior Court	43-B1	2	HVAC - Replace (1) Failed burner section, provide and install (1) Flame sensor, provide and install (1) new boiler heat exchanger, test for proper operation. Required repairs found during routine maintenance.	\$ 25,838	\$ 25,838	In Work	100
6	FM-0144315	San Diego	East County Regional Center	37-I1	2	Plumbing - Replace (20) feet of 4" cast iron drain pipe above 3rd floor. Pipe was cracked due to corrosion causing interior water intrusion.	\$ 4,197	\$ 2,842	Complete	67.71
7	FM-0144322	Santa Clara	Downtown Superior Court	43-B1	2	Grounds and Parking - City of San Jose Managed - Replace 1,141 sq.ft. of concrete sidewalk and grind (2) trip hazards. City required correction to several areas of sidewalk in front and side of Facility.	\$ 15,827	\$ 15,827	Complete	100
8	FM-0144326	Los Angeles	Van Nuys Courthouse East	19-AX1	2	HVAC - GCI - Fabricate and install (6) stainless steel liner inserts in six of seven air handling unit condensation drain pans. AHU pans located in the Basement, 2nd, 3rd, 4th, 5th & 6th floors are rusted and leaking water onto the floor inside the mechanical rooms. Liner inserts are needed to eliminate further deterioration and prevent new water leaks, assure new inserts are properly pitched & sloped for proper drainage.	\$ 43,738	\$ 39,250	In Work	89.74



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9	FM-0144328	Tulare	Tulare Division	54-B1	2	Plumbing - Sewer Leak - Excavate, remove and replace approximately four feet of broken sewer line leading into the ceiling over the Probation office in the basement, remove and replace approximately 140 square feet of sheetrock, tape and float, and remove approximately 300 square feet of soiled carpet. Includes environmental testing - Broken sewer line caused leak with resulting wall and flooring damage in the basement.	\$ 11,489	\$ 8,042	Complete	70.00
10	FM-0144353	Los Angeles	S. Bay Municipal Traffic Court Trailer	19-C4	2	HVAC - Replace (2) contactors and (1) capacitor, pressurize with Nitrogen to find and repair refrigerant leak, pressure test and evacuate system, and charge with refrigerant. The high limit safety switch tripped, the refrigerant level is low, the run capacitor is nearing failure, and the compressor and fan contactors are pitted.	\$ 2,607	\$ 2,607	In Work	100
11	FM-0144418	Riverside	Larson Justice Center	33-C1	2	HVAC - Pony Chiller - Remove and replaced failed stage 2 compressor of the basement pony chiller serving the server room of the courthouse. Failure to replace will leave the server room undercooled. Work includes new pressure switches (oil, high, and low), contactor and liquid line drier; additionally, refrigerant will be recovered and reused.	\$ 24,274	\$ 24,274	In Work	100
12	FM-0144420	Los Angeles	Whittier Courthouse	19-AO1	2	Elevators, Escalators, & Hoists - Replace gear 3rd floor lobby doors on public elevator #2. Gear is leaking oil onto floor and resistor for doors has failed due to age. This failure is causing the elevator to get stuck on the 3rd floor. Elevator is non-operational.	\$ 62,054	\$ 53,633	In Work	86.43
13	FM-0144439	Santa Clara	Downtown Superior Court	43-B1	2	HVAC - Repair chiller refrigerant leak and replace approximately 200lbs of chiller refrigerant R-123 required per manufacturer designed specifications. - Low refrigerant level identified during routine maintenance, low level attributed to leak issue with chiller which has been repaired.	\$ 8,133	\$ 8,133	In Work	100



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14	FM-0144444	Los Angeles	Alfred J. McCourtney Juvenile Justice Center	19-AE1	2	County Managed - Electrical - Replace (6) 25 ft. and (4) 10 ft. light poles for the public and employee parking lots. Re-using existing light poles and pulling new wires. Existing light poles are non-operational and County is unable to locate replacement parts. High lift equipment is needed for installation. LED lights will draw less electricity and last longer.	\$ 22,678	\$ 22,678	In Work	100
15	FM-0144477	Shasta	Main Courthouse	45-A1	2	Vandalism - Replace (3) broken window panes in front of Courthouse, Apply Window Tinting, Window Located on South East Corner.	\$ 1,093	\$ 762	In Work	69.71
16	FM-0144478	Santa Clara	Hall of Justice (West)	43-A2	2	Electrical - Remove electrical power from main control panel, install (1) failed 70 amp 3 phase circuit breaker, perform IR scan for additional hot spots and report discrepancies. - Third floor lights failed - electrical breaker is at end of life.	\$ 4,288	\$ 4,288	In Work	100
17	FM-0144481	Orange	Central Justice Center	30-A1	2	Electrical - Identify and label electrical panels per State Fire Marshal inspection and violation/citation, including panels on 2nd floor A204, 3rd floor 3AN and AM secure corridor, roof machine room EDRAA and 5th floor-IDF room. Building transferred to the State in the present condition. Failure to complete work will result in additional notices and citations.	\$ 7,439	\$ 6,782	In Work	91.17
18	FM-0144483	Riverside	Southwest Justice Center	33-M1	2	HVAC - Roof top Air Handler #3 - Remove and replace one failed 100hp supply air motor of air handler unit #3. The air handler supplies air to Judge's chambers, public waiting areas and attorney meeting rooms and is currently not able to support the heat load. Work includes craning of the motor on and off the roof top.	\$ 16,993	\$ 12,983	In Work	76.40
19	FM-0144485	Orange	Central Justice Center	30-A1	2	Fire Protection - Per State Fire Marshal inspection and citation, relocate 48 existing fire alarm devices, strobes, and speaker/strobe combos to the opposite wall of the secure hallways on floors 4 thru 11. In current location devices are obstructed by light fixtures. Failure to complete work will result in additional citations by the State Fire Marshal.	\$ 27,151	\$ 24,753	In Work	91.17



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20	FM-0144490	Riverside	Southwest Juvenile Courthouse	33-M4	2	HVAC Rooftop A/C system #1 - Remove and replace 1 failed compressor of the rooftop air conditioning system that services the lobby, clerks space and offices of the courthouse. Failure to replace will leave the spaces insufficiently cooled. Work includes evacuation and recovery of refrigerant, recharge with new refrigerant, and replacement of liquid line drier and crank case heater.	\$ 8,129	\$ 8,129	In Work	100
21	FM-0144496	Orange	Central Justice Center	30-A1	2	HVAC - Remove and replace leaking VAV box. VAV box is leaking internally from the hot water coil requiring water to be shut off to the unit which is preventing ability to control temperature. Work includes ACM debris field clean-up of approx. 10 sq. ft. and 4 abatement spots of approx. 1 sq. ft. Work also includes monitoring services. (VAV box serves only the court-exclusive space.)	\$ 22,862	\$ 22,862	In Work	100
22	FM-0144497	Riverside	Larson Justice Center	33-C1	2	Exterior Shell - Remove and replace shattered 24 in wide x 120 in high x 1 in performance dual glass window panel in the East side secured stairwell. Glass is currently at risk of breaking and compromising building envelope. Work includes use of boom lift. The cause of the break is unknown and noticed during rounds. There is no video of any potential root cause incident.	\$ 17,674	\$ 17,213	In Work	97.39
23	FM-0144504	Los Angeles	Inglewood Courthouse	19-F1	2	Vandalism - Remove approximately 20 sq. ft. in total of graffiti etched on a wooden door and mirrors. 4th floor women's public restroom.	\$ 1,060	\$ 790	In Work	74.56
24	FM-0144508	Los Angeles	Parking Structure Lot 94 Airport Courthouse	19-AU2	2	Fire Protection - Replace (2) fire hose cabinets and (3) damaged fire extinguisher cabinets on the rooftop parking structure. The glass on the fire hose cabinets is missing and the fire extinguisher cabinets are damaged, preventing them from closing properly.	\$ 5,102	\$ 3,937	In Work	77.17
25	FM-0144511	San Diego	Hall of Justice	37-A2	2	COUNTY MANAGED - Elevators Escalators, Hoists - Replace controller relays and PC Processor Module on escalator No. 3-2. Escalator is having frequent shutdowns and failing completely during testing.	\$ 10,457	\$ 10,457	In Work	100
26	FM-0144515	Santa Barbara	Santa Maria Courts, Bldg F	42-F4	2	Vandalism - Remove approximately 10 sq. ft. of graffiti on the exterior courtyard wall.	\$ 175	\$ 175	In Work	100



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27	FM-0144520	Orange	Central Justice Center	30-A1	2	Fire Protection - Provide and install (3) three missing fire rated doors for two executive area rooms and one basement electrical vault as identified by the State Fire Marshall.	\$ 8,915	\$ 8,128	In Work	91.17
28	FM-0144521	San Diego	North County Regional Center - Annex	37-F3	2	Interior Finishes - Replace 2-panic bars and interfacing top latches for double doors leading to patio outside Department 34/35. Deficiency noted by the State Fire Marshal during annual inspection. Existing panic bars are not to code due to holes being drilled to lock doors in the unlocked position.	\$ 4,344	\$ 4,344	In Work	100
29	FM-0144522	Tulare	South County Justice Center	54-I1	2	Plumbing - Mechanical System - Replace approximately two feet of leaking CPVC pipe section on the north header in thermal storage tank #2. This piping is part of the low temp chilled water loop which consists of a 30% glycol mixture. Work requires a pump down and removal from within the tank of an estimated leaked 300 gal of glycol mixture, with proper disposal. Add back the lost glycol mixture into the low temp chilled water system. Pressure test and return to operation - Leak has rendered the thermal ice storage system non-operational.	\$ 6,424	\$ 6,424	In Work	100
30	FM-0144526	Shasta	Main Courthouse	45-A1	2	Vandalism - Replace (2) 18 x 36 broken window panes in front of Courthouse. Apply glass tinting - Window Located Center East next to entrance. Window was broken after hours.	\$ 852	\$ 594	In Work	69.71
31	FM-0144527	Orange	Central Justice Center	30-A1	2	Fire Protection - Install fireman phone jack and cabinet, with 6 phones, in Fire Control Room on the 1st floor and repair/replace the existing 2-way communication system throughout the facility; 10 locations. The system was once hooked up to a basement panel that was abandoned and removed. This work is required per State Fire Marshal violation.	\$ 17,181	\$ 15,664	In Work	91.17
32	FM-0144528	Santa Clara	Historic Courthouse	43-B2	2	Vandalism - Board up one cracked laminated window (45-7/8 X 51-3/4), remove old window seal, replace glass, install new seal, touch up paint as required, clean area. Historic Building.	\$ 2,547	\$ 2,547	In Work	100



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33	FM-0144529	Los Angeles	Chatsworth Courthouse	19-AY1	2	Electrical - GCI - Replace (1) 3000amp main breaker with failed safety interlock switch. Schedule & coordinate with LA DWP to secure & shut off main power feed to the building. After performing annual preventative maintenance, the main disconnect could not energize/de-energize due to the failed safety interlock switch. The certified electrician had to remove the panel to manually transfer switchover & turn the power back on. If not replaced, the main breaker may not properly reset if there is a power-surge/outage, causing a complete power failure to the building.	\$ 74,973	\$ 62,827	In Work	83.80
34	FM-0144544	Los Angeles	Santa Monica Courthouse	19-AP1	2	Vandalism - Remove Approximately 25 sq. ft. of graffiti on the south side of the building (on the walkway).	\$ 135	\$ 106	In Work	78.49
35	FM-0144547	Santa Clara	Santa Clara Courthouse	43-G1	2	HVAC - Replace (1) failed main building air supply unit to include bearings, (1) 20hp motor, (1) shaft, (2) sheaves, Lock-out-Tag-out electrical, check full operation and alignment. Unit is showing signs of failure, currently impacting cooling comfort levels.	\$ 20,323	\$ 20,323	In Work	100
36	FM-0144548	Los Angeles	Burbank Courthouse	19-G1	2	Holding Cell - Replace (3) concealed closers with door position switches on holding cells 5, 8, and 9. The holding cell doors are slamming shut due to faulty door closers which presents an issue with the locking of the holding cells.	\$ 6,992	\$ 6,992	In Work	100
37	FM-0144556	San Diego	East County Regional Center	37-I1	2	Interior Finishes - GCI - Remove and replace 145 affixed-tethered audience seating in Departments 1 and 2. The courtroom seating is 25-years old, and has deteriorated to the point it's become a safety hazard due to metal fatigue and broken weld brackets. Several chairs throughout the high volume courtrooms for traffic and felony are beyond repair and no longer in service. There have been (6) incidents reported due to failed seat pans over the last 18 months.	\$ 81,084	\$ 81,084	In Work	100



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38	FM-0144557	San Joaquin	Manteca Branch Court	39-C1	2	HVAC - Replace failed compressor, filter drier, and low pressure safety - Compressor scroll head does not seat properly in its channel anymore, causing a failure to compress refrigerant and preventing department M2 from being inadequately cooled.	\$ 5,908	\$ 5,908	In Work	100
39	FM-0144558	San Joaquin	Stockton Courthouse	39-F1	2	Elevators, Escalators, & Hoists - Replace single pane of broken glass on Escalator #4 - Glass spontaneously shattered in the middle of the night as reported by onsite security and verified on security footage.	\$ 9,384	\$ 9,384	In Work	100
40	FM-0144561	Los Angeles	Bellflower Courthouse	19-AL1	2	HVAC - Replace 1- pneumatic temperature controller and 1-pneumatic transmitter on Air Handler Unit #3. The temperature controller and transmitter have failed due to age (original to building, built in 1989). Chilled water valve and hot water valve no longer hold air pressure causing it to fail in heat mode, affecting temperatures throughout the 2nd floor.	\$ 1,000	\$ 779	Complete	77.94
41	FM-0144562	Orange	Central Justice Center	30-A1	2	HVAC - Replace failed metal duct connector with new flex duct connector on 2nd floor exhaust fan. Work includes abatement, environmental oversight, and clearances.	\$ 5,341	\$ 4,869	In Work	91.17
42	FM-0144563	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	2	HVAC - Remove and replace failed CPU of the Multistack Chiller. Chiller is currently not operational and backup chiller is 23 years old and could fail.	\$ 13,910	\$ 11,729	In Work	84.32
43	FM-0144568	Los Angeles	Downey Courthouse	19-AM1	2	Fire Protection - Replace (2) 26 amp hour batteries, relocate field wire from charging circuit to power supply output circuit, adjust charging voltage and trouble trigger limit. The fire alarm panel indicated an issue with the system with a flickering HI rate light and buzzing the HI rate relay. The batteries are flat and need to be replaced due to age.	\$ 2,790	\$ 2,335	In Work	83.70
44	FM-0144575	San Diego	Central Courthouse	37-L1	2	Holding Cell - Plumbing - Fixture Leak - Replace (1) bubbler and diaphragm for the pneumatic system attached to the acorn valve for holding cell toilet/faucet. The toilet faucet is leaking.	\$ 619	\$ 619	Complete	100



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45	FM-0144576	Riverside	Hall of Justice	33-A3	2	HVAC - Replace two failed/deteriorated 6-inch heating loop rubber expansion joints which provide the expansion/contraction and vibration protection of the HVAC heating system loops. The joints are 29 years old, leaking, original to the building and have dried out from continual usage. Replacement will remove noises on start up from pump cavitation. Failure to replace would result in no hot water for building heating. Additional pipe supports to be installed to provide further support for water piping system and new expansion joints.	\$ 5,283	\$ 5,283	In Work	100
46	FM-0144591	Los Angeles	East Parking Structure	19-F2	2	Vandalism - Paint over 500 square feet of gang graffiti throughout the parking structure.	\$ 3,391	\$ 2,528	In Work	74.56
47	FM-0144593	Los Angeles	Metropolitan Courthouse	19-T1	2	Vandalism - Remove approximately 150 sq. Ft. of graffiti Outside of building on the walls and planters.	\$ 695	\$ 657	In Work	94.54
48	FM-0144595	San Bernardino	San Bernardino Justice Center	36-R1	2	Vandalism - Remove graffiti from 3-glass main entrance doors and 1-adjacent window. Glass doors and window have been etched with graffiti.	\$ 2,782	\$ 2,782	Complete	100
49	FM-0144598	San Bernardino	Fontana Courthouse	36-C1	2	HVAC - Repair Freon leak on AC unit #2 that services court exclusive IT room. Replace liquid line drier, verify that system is leak free and charge unit with (5lbs.) of factory spec Freon.	\$ 2,781	\$ 2,781	In Work	100
50	FM-0144602	Los Angeles	Chatsworth Courthouse	19-AY1	2	Fire Protection - Replace (8) sprinkler heads that are painted, (10) missing sprinkler head escutcheons, (6) failed standpipe gauges, (3) standpipe control valve supervisory switches that failed to indicate alarm, (9) standpipe water flow switches that failed to activate, and (3) 100ft of fire hose that failed hydro testing. Deficiencies found while performing preventative maintenance procedures.	\$ 21,105	\$ 17,686	In Work	83.80
51	FM-0144637	Contra Costa	Bray Courts	07-A3	2	HVAC - AEI- Design- Provide design services for HVAC modification on the 3rd Floor of the Courthouse. The project scope includes equipment verification and documentation required to upgrade the existing 3rd Floor HVAC system to provide balanced, controlled air throughout the 3rd Floor.	\$ 63,655	\$ 54,438	In Work	85.52



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52	FM-0144695	San Diego	East County Regional Center	37-I1	2	HVAC - Replace (1) 20HP Variable Frequency Drive (VFD), associated wiring and program VFD for air handling unit #11. Existing Variable Frequency Drive (VFD) has failed due to age.	\$ 4,751	\$ 3,217	In Work	67.71
53	FM-0144701	Tulare	South County Justice Center	54-I1	2	Electrical - Replace like-for-like 160 kva building Uninterruptible Power System (UPS) damaged by phase to neutral short, and replace all 40 batteries in the system which are seven years-old. Existing UPS is non-functional with at least four circuit boards damaged plus suspected damage to bus bar. Batteries are well past recommended life cycle, with one battery non-functional.	\$ 72,689	\$ 72,689	In Work	100
54	FM-0144702	San Mateo	Northern Branch Courthouse	41-C1	2	Plumbing - Sewer Line - Stop toilet overflow, unclog sewer line, remediate affected area, test for hazardous materials, repair/replace flooring, base molding and bottom 12" of affected wallboard (approx. 200 sq./ft). City main sewer line clogged, causing toilet at DA office to overflow and flood approximately 200 sq. ft. of floor and walls.	\$ 14,806	\$ 12,320	In Work	83.21
55	FM-0144708	Ventura	East County Courthouse	56-B1	2	Electrical - Replace (1) water pump and coolant for emergency generator. Water pump has a leak and could cause the emergency generator to overheat and fail during an emergency.	\$ 6,379	\$ 3,939	In Work	61.75
56	FM-0144711	San Diego	North County Regional Center - Annex	37-F3	2	Plumbing - Mechanical Leak - Replace failed hot water pump #1 and braided hose on the supply side. Pump is non-operational, due to mechanical wear and age, and needs replacement to prevent any interruption to the heating system. Install HEPA and erect containment/decon chamber in mechanical room to test insulation and sealant on hot water pump.	\$ 11,855	\$ 11,855	In Work	100
57	FM-0144726	San Mateo	Hall of Justice	41-A1	2	Electrical - Remove all existing failed wiring and (38) florescent light fixtures from Courtroom 7A, install new wiring and (38) LED light fixtures. Work requires scaffolding and must be done after-hours. Wiring failed due to age, causing electrical shorts and smoke inside Courtroom, creating a Fire/Life/Safety issue.	\$ 59,408	\$ 59,408	In Work	100



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58	FM-0144745	Fresno	B.F. Sisk Courthouse	10-O1	2	HVAC - Replace degraded capacitor bank and failing voltage regulator in chiller #2 - Capacitors are hot, and likely to fail if not replaced.	\$ 16,595	\$ 16,595	In Work	100
59	FM-0144746	Contra Costa	Richard E. Arnason Justice Center	07-E3	2	Electrical - Replace one (1) Network Card for ATS #2 - Failure to replace the failing card would prevent the ATS from communicating with the monitoring panel in case of malfunction.	\$ 3,386	\$ 3,386	In Work	100
60	FM-0144748	Inyo	Inyo Historic Courthouse	14-A1	2	County Managed - HVAC - Replace 3 failed window-mounted Air Conditioner Units - Units failed and were replaced as required (Court Exclusive JCC funded).	\$ 2,162	\$ 2,162	In Work	100
61	FM-0144750	Los Angeles	Downey Courthouse	19-AM1	2	Electrical - Install a new fuel cooler panel to cool down fuel returning to day tank. The diesel fuel gets too hot when the generator runs during its 30-minute monthly test period and poses a failure to the generator. Recommended by vendor during a preventive maintenance visit.	\$ 3,835	\$ 3,210	In Work	83.70
62	FM-0144751	Solano	Old Solano Courthouse	48-A3	2	Electrical - Replace two (2) failed float switches to storm water pump vault. Requires confined space entry. Switches failed due to age and caused fault resulting in alarm activation.	\$ 3,870	\$ 3,870	In Work	100
63	FM-0144755	Los Angeles	Beverly Hills Courthouse	19-AQ1	2	HVAC - Replace 2-15 amp, 3 pole, 3 phase magnetic motor starters, 1-pressure switch, 1-gauge, 2-filters and oil for pneumatic controls compressor. Compressor was tripping due to failing components and disabling pneumatic temperature control system.	\$ 5,464	\$ 4,345	In Work	79.52
64	FM-0144756	Los Angeles	Beverly Hills Courthouse	19-AQ1	2	Electrical - Replace 1-400 Amp, 3 pole, 480 volt transfer switch, to include elevator and generator interface controls. Existing transfer switch is not compliant with current codes and is no longer supported by the manufacturer.	\$ 12,303	\$ 9,783	In Work	79.52
65	FM-0144757	Del Norte	Del Norte County Superior Court	08-A1	2	Vandalism - Replace Damaged Door - Men's public restroom stall #1 door was damaged beyond repair by an unknown individual. Door is damaged at the top hinge mounting area. New door to match in color and hardware details of old door.	\$ 973	\$ 596	In Work	61.27



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66	FM-0144758	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Fire Protection - Replace (24) Sprinkler heads on the 1st and 2nd FL Exterior East side of building. Work requires boom lift. Deficiencies found during Preventative Maintenance.	\$ 9,425	\$ 7,898	In Work	83.80
67	FM-0144761	Los Angeles	Bellflower Courthouse	19-AL1	2	Electrical - Replace 1-600 Amp, 3 pole, 480 volt transfer switch, to include elevator and generator interface controls. Existing transfer switch is not compliant with current codes and is no longer supported by the manufacturer.	\$ 20,999	\$ 16,367	In Work	77.94
68	FM-0144766	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	2	Exterior Shell - Remove raised threshold between detention and sally port due to 1.5 inch difference. This is a safety hazard; inmate tripped on the threshold, fell, and sustained a head injury (incident report attached). In-custodies are transported with ankle and wrist shackles. Additionally, replace 2 lifting truncated dome pads, a hazard on ramp where inmates enter and exit the Sheriff's bus. The pads are exposed to the weather and are peeling and edges raising from a half inch to 1 inch.	\$ 2,223	\$ 2,223	In Work	100
69	FM-0144767	San Diego	North County Regional Center - North	37-F2	2	HVAC - Replace bearings, pulley, sheave, and 3-belts for air handling unit 13. The bearings are failing due to age and lack of preventative maintenance and affecting ability to control temperatures.	\$ 8,259	\$ 8,259	In Work	100
70	FM-0144768	San Diego	North County Regional Center - North	37-F2	2	Interior finishes - Install one 20 minute fire rated door, 1-closer, 1-kick plate, and hinges for missing fire door outside electrical room D17. Install lockset and re-key to match existing locks. Door was noted to be missing during a State Fire Marshal inspection and required to meet fire code.	\$ 4,286	\$ 4,286	In Work	100
71	FM-0144775	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Vandalism - Remove approximately 200 SF of graffiti along the exterior of the courthouse on Grand, 1st & Olive sidewalk and entrances. Graffiti clean up is needed in multiple areas on the exterior of the courthouse.	\$ 10,105	\$ 9,828	In Work	97.26



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72	FM-0144776	Los Angeles	San Fernando Courthouse	19-AC1	2	Electrical - Replace (2) GRP4D starting batteries (730 amps each), service battery cable terminal lugs, and apply terminal protective coatings for the standby emergency generator. Batteries are testing below their normal rated voltage due to being over the 4 year recommended time frame.	\$ 2,406	\$ 2,007	In Work	83.41
73	FM-0144781	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	Electrical - Replace 1-2000 Amp, 3 pole, 480 volt transfer switch, to include elevator and generator interface controls. Existing transfer switch is not compliant with current codes and is no longer supported by the manufacturer.	\$ 58,395	\$ 42,926	In Work	73.51
74	FM-0144815	San Diego	North County Regional Center - North	37-F2	2	Interior Finishes - Install missing exit sign in the secured hallway behind Department D5. Need for exit sign noted during State Fire Marshal inspection. ACM/lead testing included. Missing sign could potentially cause egress safety issue during emergency.	\$ 3,190	\$ 3,190	In Work	100
75	FM-0144854	Alameda	Wiley W. Manuel Courthouse	01-B3	2	HVAC - Replace (1) duct static pressure sensor on supply fan #2. If not replaced, ducts in several areas could be damaged, causing more extensive repairs, affecting cooling and court operations throughout the building. Pressure sensor failed due to age.	\$ 3,331	\$ 2,791	In Work	83.80
76	FM-0144856	Los Angeles	Norwalk Courthouse	19-AK1	2	Fire Protection - Replace 1-test valve, 1-hose valve, and 8 sprinkler escutcheons. Escutcheons are missing and valves are leaking. Found during preventative maintenance.	\$ 2,982	\$ 2,536	In Work	85.03
77	FM-0144860	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Vandalism - Remove approximately 20sq. ft. of graffiti from the doors and walls on the 9th floor men's public restroom.	\$ 390	\$ 314	In Work	80.48



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Trial Court Facility Modification
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78	FM-0144863	Tulare	South County Justice Center	54-I1	2	Exterior Shell - Remove cracked glass awning panel above courtyard by service window 7 and replace with one 52" x 102" 1 1/8" thick clear laminated over clear tempered glass with special pattern silk screen. Total weight is over 600 pounds - Glass spontaneously shattered and needs to be replaced.	\$ 26,926	\$ 26,926	In Work	100
79	FM-0144867	Stanislaus	Hall of Records	50-A2	2	Vandalism - Exterior Shell - Replace damaged 38x40inch window with tinted plexi-glass. Unknown person threw a rock through the window after-hours.	\$ 1,028	\$ 800	In Work	77.82
80	FM-0144868	Stanislaus	Hall of Records	50-A2	2	Vandalism - Exterior Shell - Replace damaged 35x34inch window with tinted plexi-glass. Unknown person threw a rock through the glass at the top of the entrance doors after-hours.	\$ 707	\$ 550	In Work	77.82
81	FM-0144869	Stanislaus	Modesto Main Courthouse	50-A1	2	Plumbing - Sewer Line - Remove root obstructions in the sewer line starting approximately 65 feet from clean out in 10 different locations until line drops into the city main - Cause of obstruction is root growth.	\$ 4,304	\$ 3,349	In Work	77.82
82	FM-0144873	Stanislaus	Modesto Main Courthouse	50-A1	2	Plumbing - Replace failed drain lines from 1st floor breakroom, down through basement and out of building - Cause was corrosion of 50 yr old pipe.	\$ 8,313	\$ 6,469	In Work	77.82
83	FM-0144882	San Diego	Central Courthouse	37-L1	2	Vandalism - Replace 1-51" x 41" glass panel at railing of flag pole balcony. Glass was shattered/vandalized over the weekend.	\$ 3,809	\$ 3,809	In Work	100
84	FM-0144883	San Diego	Central Courthouse	37-L1	2	Elevators, escalators, & hoists - GCI - Replace operational drives for public elevators 4 and 13. Operational Drives failed for both elevators, indicating "not available", rendering both elevators inoperable.	\$ 49,448	\$ 49,448	In Work	100
85	FM-0144886	Los Angeles	Norwalk Courthouse	19-AK1	2	HVAC - Rebuild one (1) rotating assembly, replace (1) set of packing, bearings and seals for condenser water pump. Pump packing for condenser water pump#6 failed due to age, leaking water on the deck from the shaft seal, preventing the chillers and cooling tower from running efficiently and affecting cooling throughout the building.	\$ 9,266	\$ 7,879	In Work	85.03



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86	FM-0144888	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Vandalism - Remove approximately 15 sq. Ft. of graffiti on all 4 flag poles in both Grand Ave and Hill Street.	\$ 165	\$ 160	In Work	97.26
87	FM-0144889	San Diego	North County Regional Center - North	37-F2	2	Interior Finishes - Remove approx. 5 linear ft of old grout and apply new to floor tiles outside family law facilitator office. Work includes ACM testing of existing grout. Grout had flaked out, creating large crack/gap in the flooring.	\$ 2,003	\$ 2,003	In Work	100
88	FM-0144890	Los Angeles	Compton Courthouse	19-AG1	2	HVAC - Replace 10 HP motor, belts, bearings, and pulleys for basement return fan. Balance wheel. Motor has failed and there is currently no return air to basement or 1st floor.	\$ 8,480	\$ 5,608	In Work	66.13
89	FM-0144893	San Diego	Kearny Mesa Court	37-C1	2	Interior Finishes - Replace wax ring for toilet in sheriff's office restroom. Erect containment, remove wall tiles, replace wax ring, replace wall tiles and grout. Remediation included for area known to contain ACM. Toilet is loose and wall tiles must be removed in order to replace the ring to secure the toilet.	\$ 12,537	\$ 12,537	In Work	100
90	FM-0144894	Madera	Main Courthouse - Madera	20-F1	2	Vandalism - In the irrigation system at the front of the courthouse, replace two electrical solenoids, replace and program two 2-wire decoders, replace one jumbo valve box cover, replace one valve pressure regulator, reinstall 1 quick coupler, replace damaged sections of drip line - Irrigation system was damaged by vandalism and has been shut off in that area. This incident occurred at night.	\$ 3,944	\$ 3,944	In Work	100
91	FM-0144896	San Bernardino	Fontana Courthouse	36-C1	2	Fire Protection - Replace 2-backup power supplies for (2) sliding fire doors. Power supplies failed during preventative maintenance work.	\$ 5,576	\$ 4,635	In Work	83.13
92	FM-0144898	San Bernardino	Fontana Courthouse	36-C1	2	HVAC - Replace (1) 1HP motor that failed and fan blade for air conditioner unit #1. Resecure connectors on transducer and copper piping. Failed motor and corrosion on connectors caused unit to fail, creating hot temperatures through half of the courthouse.	\$ 5,985	\$ 4,975	In Work	83.13



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93	FM-0144900	Sacramento	Juvenile Courthouse	34-C2	2	HVAC - Replace failed modem for BMS system. Modem failed due to age.	\$ 4,929	\$ 4,929	In Work	100
94	FM-0144901	Merced	Old Court	24-A1	2	Plumbing - Replace failed electrical hot water heater and install new water heater in closet above laundry tray - unit failed due to no preventive maintenance.	\$ 3,427	\$ 3,427	In Work	100
95	FM-0144902	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	2	HVAC - Replace failed motor for the return air fan. Motor has a grinding noise and needs to be replaced. Air handler system serves 6 courtrooms, chambers and clerk's offices	\$ 3,086	\$ 3,086	In Work	100
96	FM-0144905	Placer	Howard G. Gibson Courthouse	31-H1	2	Elevator - Replace obsolete drive and emergency break release system. Due to power outage the drive and emergency break release system was damaged.	\$ 16,209	\$ 16,209	In Work	100
97	FM-0144906	Alameda	Fremont Hall of Justice	01-H1	2	Plumbing - Fixtures - Replace toilet tail pipe with new nuts and gasket - Holding cell pipe is leaking. Holding cell capacity has been reduced due to this issue.	\$ 3,820	\$ 3,820	In Work	100
98	FM-0144911	Los Angeles	Santa Clarita Courthouse	19-AD1	2	County Managed - Exterior Shell - Replace (2) 22ft structural beams and several shorter beams for walkway covering. Replace 50ft of roofing material. High lift equipment needed to access structural beams 20ft high. Existing structural wood is rotting away from age and outside elements.	\$ 19,305	\$ 19,305	In Work	100
99	FM-0144912	Los Angeles	Whittier Courthouse	19-AO1	2	Electrical - Replace 1-400 Amp, 3 pole, 480 volt transfer switch and 1-250 Amp 3, pole, 400 volt transfer switch, to include elevator and generator interface controls. Existing transfer switches are not compliant with current codes and are no longer supported by the manufacturer.	\$ 21,777	\$ 18,822	Complete	86.43
100	FM-0144916	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Elevators, Escalators, & Hoists - Replace fuse and adjust faulting out rope gripper on Public Elevator #5 which are preventing elevator from responding when call button is pushed.	\$ 2,190	\$ 2,130	In Work	97.26
101	FM-0144917	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Vandalism - Remove approximately 60 sq. Ft. of graffiti from the brick wall near the Olive street Entrance.	\$ 890	\$ 866	In Work	97.26



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102	FM-0144918	Kings	Kings Superior Court	16-A5	2	Electrical - Remove and replace 80 batteries in building UPS system. Includes proper battery disposal - Batteries show signs of leaking electrolytes and UPS battery replacement alarm is activated. Batteries are five years old.	\$ 22,705	\$ 22,705	In Work	100
103	FM-0144929	Los Angeles	Norwalk Courthouse	19-AK1	2	Elevators, escalators, & hoists - Replace (1) set door linkage bearings and (2) door arm cross plates for public elevator #4. Bearings and cross plates are failing due to age (original to build, 1965), causing the doors to close too quickly which is a safety concern.	\$ 3,384	\$ 2,877	In Work	85.03
104	FM-0144936	Los Angeles	San Fernando Courthouse	19-AC1	2	HVAC - Replace (1) circulation pump and seals for Boiler #2. Circulation pump failed due to wear/tear and is affecting comfort cooling for the building.	\$ 5,300	\$ 4,421	In Work	83.41
105	FM-0144937	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	Elevators, escalators, & hoists - Replace (1) 1/2 HP motor for wheelchair lift in department 401. Motor has failed due to a short, preventing lift from operating for accessibility for judges and witness.	\$ 3,539	\$ 3,539	In Work	100
106	FM-0144938	San Diego	Central Courthouse	37-L1	2	Roof - GCI - Install metal flashing and associated work at the interior side of the top and bottom screen openings on both sides of the bridge for the complete bridge length in accordance with SOM provided detail to eliminate the recurring water intrusion into the pedestrian bridge during rain events.	\$ 49,282	\$ 49,282	In Work	100
107	FM-0144939	Contra Costa	Richard E. Arnason Justice Center	07-E3	2	Vandalism - Replace two (2) 52 x 85 insulated dual pane exterior window panels, three (3) weatherproof exterior electrical outlet covers, and three (3) GFI outlets. Windows were broken and outlets damaged by unknown party over the weekend of 9/26 to 9/28.	\$ 23,726	\$ 23,726	In Work	100
108	FM-0144941	San Bernardino	Rancho Cucamonga Courthouse	36-F1	2	Interior Finishes - Apply epoxy to 144 SF of flooring in basement holding area kitchen. Environmental oversight included. Existing epoxy is peeling and is a health & safety issue that was noted on a recent Board of State and Community Corrections visit.	\$ 15,121	\$ 15,121	In Work	100



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109	FM-0144943	Solano	Hall of Justice	48-A1	2	HVAC - Replace failed shaft, bearings, sheaves, and motor on Exhaust Fan #4. Components have failed due to age.	\$ 5,180	\$ 3,772	In Work	72.82
110	FM-0144948	Riverside	Southwest Justice Center	33-M1	2	Vandalism - Lower Level Transport Holding Cell - Remove and replace one holding cell 28 in x 36 in window glass used by transport correction deputies for the in-custodies that need to be in court. The glass has been vandalized and is cracked. Failure to replace the glass will leave the cell inoperable and a security and safety concerns. The Court is seeking restitution.	\$ 1,617	\$ 1,235	In Work	76.40
111	FM-0144958	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Vandalism - Remove approximately 30 sq.ft. of graffiti and restore to original condition on the Grand street Entrance.	\$ 1,048	\$ 1,019	In Work	97.26
112	FM-0144959	San Diego	Central Courthouse	37-L1	2	Elevators, escalators, & hoists - Replace damaged parts and recalibrate skirt panel for escalator 3. Damaged skirt panel limit switches failed caused escalator to continually stop operating.	\$ 7,092	\$ 7,092	In Work	100
113	FM-0144960	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Vandalism - Remove approximately 45 sq.ft. of graffiti from the 2nd stair from mid - landing, going down from 6th floor to 5th.	\$ 1,280	\$ 1,245	In Work	97.26
114	FM-0144964	Napa	Criminal Court Building	28-A1	2	Plumbing - Condensation Leak - Repair and remove blockage from HVAC condensate line. Remove and replace damaged section of ceiling in 3rd floor men's restroom. Environmental remediation required.	\$ 10,737	\$ 10,737	In Work	100
115	FM-0144984	San Diego	Central Courthouse	37-L1	2	Elevators, escalators, & hoists - Replace door detector for public elevator #12. Elevator is inoperable and stuck on the 1st floor due to failed door detector.	\$ 5,445	\$ 5,445	In Work	100
116	FM-0144987	San Diego	North County Regional Center - North	37-F2	2	Roof - Install retrofit roof drain and tie it in to existing drain pipe. Existing drain has a crack, causing water to leak into building.	\$ 4,051	\$ 4,051	In Work	100



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117	FM-0144989	Yolo	Yolo Superior Court	57-A10	2	HVAC - Refrigerant leaks in the split system serving multiple IT rooms. Set Up temporary cooling for three effected rooms (Main Server room, 5th floor Court IT room, and elevator control room), locate refrigerant leak(s), evacuate system, make repairs, pressure test system, and recharge system. Without this system operational these areas will overheat and cause damage and possible shutdown of critical systems.	\$ 21,443	\$ 21,443	In Work	100
118	FM-0144994	Los Angeles	Alhambra Courthouse	19-I1	2	HVAC - Replace seal kit, (2) bearings, gaskets, and machine/balance impeller to 20 horsepower condenser water pump. The condenser water pump for the chiller is leaking water due to seal kit being old and deteriorating. If not corrected, the chiller will stop functioning, which will affect the comfort cooling for the building.	\$ 7,550	\$ 6,493	In Work	86.00
119	FM-0144997	Los Angeles	East Los Angeles Courthouse	19-V1	2	Vandalism - Replace graffiti film on (5) windows 5 ft. x 10 ft. Remove approximately 60 sq. ft. of graffiti on concrete slabs and 20 sq. ft. of metal walls throughout multiple locations on the West main entrance.	\$ 3,108	\$ 2,416	In Work	77.72
120	FM-0145000	Calaveras	Calaveras Superior Court	05-C1	2	Exterior Shell - Replace shattered window on 2nd floor - This window has spontaneously shattered. There is no evidence of vandalism including no impact point and no vandalism activity on security cameras.	\$ 4,585	\$ 4,585	In Work	100
121	FM-0145001	Los Angeles	Norwalk Courthouse	19-AK1	2	Interior Finishes - Replace (1)-47 3/8" x 83 1/2" fire rated emergency exit door, (3)-hinges, (1)-closer, (1)-panic bar, fire seal. Re-key to be compatible with existing keys. Existing door will be removed and disposed of, with environmental oversight, under ACM protocols, due to known ACM inside door. Emergency exit door located on 7th floor north stairwell has a split down the side, due to age (original to build 1965), causing it to stick and not close properly.	\$ 12,399	\$ 10,543	In Work	85.03



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122	FM-0145003	Merced	Los Banos Division - The Robert M. Falasco Justice Center	24-G1	2	Fire Protection - Replace failed power supply on main fire panel - Cause of failure is unknown.	\$ 3,045	\$ 3,045	In Work	100
123	FM-0145004	Stanislaus	Modesto Main Courthouse	50-A1	2	Vandalism - Replace two windows in the basement double doors at courthouse - Court staff reported that vandals had broken two windows.	\$ 1,742	\$ 1,355	In Work	77.82
124	FM-0145005	Los Angeles	Norwalk Courthouse	19-AK1	2	Interior Finishes - Replace (1)-47 3/8" x 83 1/2" fire rated emergency exit door, (3)-hinges, (1)-closer, (1)-panic bar, fire seal. Re-key to be compatible with existing keys. Existing door will be removed and disposed of, with environmental oversight, under ACM protocols, due to known ACM inside door. Emergency exit door located on 6th floor south stairwell has a split down the side, due to age (original to build 1965), causing it to stick and not close properly.	\$ 12,399	\$ 10,543	In Work	85.03
125	FM-0145010	San Bernardino	San Bernardino Courthouse - Annex	36-A2	2	Vandalism - Replace 1-40 3/4" x 80 3/4" window facing the parking area. Includes initial call out for boarding up. Window was vandalized by object thrown through it by unidentified person.	\$ 2,906	\$ 2,779	In Work	95.64
126	FM-0145020	Los Angeles	Compton Courthouse	19-AG1	2	HVAC - Replace 25 HP motor, belts, and pulleys for parking lot exhaust fan. Balance wheel. Motor is failing, squeaking very loudly, and needs to be replaced.	\$ 8,565	\$ 5,664	In Work	66.13
127	FM-0145022	San Bernardino	San Bernardino Justice Center	36-R1	2	Elevators, escalators, & hoists - Replace the bearings for public elevator #5. Bearings are failing, due to normal wear and tear, and are causing high temperatures within their housing and making the elevator operate very roughly. Elevator has been taken out of service as a safety precaution.	\$ 62,882	\$ 62,882	In Work	100



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128	FM-0145023	San Diego	Juvenile Court	37-E1	2	Plumbing - Replace 20 LF of 2" copper drain line and associated fittings under sink in 2nd floor employee breakroom. Containment in stairwell to remove ceiling tiles to gain access to plumbing is included. Drain pipe has deteriorated, is cracked and leaking. This is the only sink for staff to use in their breakroom.	\$ 14,875	\$ 11,100	In Work	74.62
129	FM-0145024	San Diego	North County Regional Center - North	37-F2	2	Plumbing - Remove tiles in jury restroom to determine scope of plumbing replacement for drain line. The drain line in the jury restroom broke off inside the wall and scope cannot be determined without opening wall. Environmental testing and remediation included.	\$ 9,101	\$ 9,101	In Work	100
130	FM-0145025	San Diego	North County Regional Center - Annex	37-F3	2	HVAC - Replace pump, motor, seal kit, flue, and burner gasket for HVAC boiler #3. Boiler is not functioning properly due to aging parts, affecting temperature control throughout the building.	\$ 5,031	\$ 5,031	In Work	100
131	FM-0145027	Lassen	Hall of Justice	18-C1	2	Vandalism - Replace broken holding cell glass. Inmate hit the glass with his cuffs and broke the side big window in cell #11.	\$ 4,100	\$ 4,100	In Work	100
132	FM-0145054	San Francisco	Civic Center Courthouse	38-A1	2	Vandalism - Remove and replace temporary front door glass with new etched glass to match existing. Glass broken by unidentified suspect.	\$ 10,307	\$ 10,307	In Work	100
133	FM-0145055	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Vandalism - Remove approximately 20sq. ft. of graffiti from the entrance door and walls inside the 7th floor men's public restroom.	\$ 370	\$ 298	In Work	80.48
134	FM-0145056	Los Angeles	Chatsworth Courthouse	19-AY1	2	Grounds & Parking Lot - Replace (1) electrical junction box, (1) non-functioning annular leak level sensor, replace 10ft of 3/4in ground rod & 4/0AWG stranded ground wire, replace (6) 2ft x 6ft of broken splash fencing, remove approximately 35gal. of diesel fuel from tank to complete cleaning/filtering process of microbial & sludge containments as well as polishing/sampling from the bottom of the 2,000gal fuel tank, waste transportation included from fuel polishing. Discrepancies found during Level IV Annual Preventative Maintenance Procedures to Aboveground Storage Tank (AST).	\$ 8,042	\$ 6,739	In Work	83.80



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135	FM-0145057	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Fire Protection - Replace (1) sprinkler head that is painted over, (1) sprinkler head clogged with debris, and (2) valves for standpipes that do not allow the standpipe to be shut off. Deficiencies found while performing preventative maintenance procedures.	\$ 3,807	\$ 2,619	In Work	68.79
136	FM-0145058	Los Angeles	Compton Courthouse	19-AG1	2	Plumbing - Replace 2-460v 3phase 2 hp sump pumps, 1-control panel, 2-3" gate valves, and 2-3" check valves for storm water sump pumps in basement. Equipment has failed, and in the event of heavy rains, the basement will flood.	\$ 37,347	\$ 24,698	In Work	66.13
137	FM-0145061	Riverside	Indio Juvenile Court	33-C3	2	Plumbing - Domestic backflow - Remove and replace failed 4 inch domestic backflow. The current unit failed Indio Water Authority inspection and cannot be repaired or rebuilt.	\$ 5,706	\$ 5,706	In Work	100
138	FM-0145064	Los Angeles	Chatsworth Courthouse	19-AY1	2	Electrical - Replace (1) 1600amp 3-pole 480v transfer switch and (1) 800amp 3-pole 480v transfer switch, to include elevator and generator interface controls. Existing transfer switches are out of compliance with current codes and are no longer supported by the manufacturer.	\$ 82,141	\$ 68,834	In Work	83.80
139	FM-0145065	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Electrical - Replace (1) 1200amp 3-pole 480v transfer switch, (2) 400amp 3-pole 480v transfer switches, and (1) 200amp 3-pole 480v transfer switch, to include elevator and generator interface controls. Existing transfer switches are not compliant with current codes and are no longer supported by the manufacturer.	\$ 66,763	\$ 53,731	In Work	80.48
							\$ 1,790,070	\$ 1,626,900		



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Meeting Date: 12/07/2020

Action Item 4 – (Action Required) - List C – Cost Increases Over \$50K

Action Requested:

Approve cost increases of over \$50K for 3 facility modification projects, for a total cost increase to the Facility Modification program budget of \$434,905.

Supporting Documentation:

- List C – Cost Increases Over \$50K Report



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Trial Court Facility Modification
Increases Over \$50K - FMs (List C)
06/01/2005 to 11/10/2020
Meeting Date: 12/07/2020

	LOCATION	FACILITY NAME	BUILDING ID	FM NUMBER	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF TCFMAC FUNDED COST	CURRENT COST ESTIMATE	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF CURRENT COST ESTIMATE	NOTES	TOTAL COST INCREASE	FACILITY MODIFICATION PROGRAM COST INCREASE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
1	Los Angeles	Airport Courthouse	19-AU1	FM-0060525	3	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 376,273	\$ 290,370	\$ 443,851	\$ 342,520	Cost increase is for additional materials needed. Original survey was done by the California Conservation Corps and their material counts were too low.	\$ 67,578	\$ 52,150	In Work	77.17
2	Santa Clara	Hall of Justice (East)	43-A1	FM-0061986	2	Elevators - (2 each) Completely Refurbish staff elevators 5 & 7 with new modernized controls, motors, internal components, and car operating panel. Replace; cab lanterns to LED, (2) HVAC units for elevator machine rooms. Per SFM requirements; Install smoke curtains, upgrade Fire Life Safety components to meet current codes. Includes County plan review and permits and mechanical and electrical upgrades to bring system to current codes.	\$ 1,333,312	\$ 1,333,312	\$ 1,384,764	\$ 1,384,764	Increased cost is due to replacement of tracks, hangers, interlocks, pickups and reel closers.	\$ 51,452	\$ 51,452	In Work	100



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Increases Over \$50K - FMs (List C)
06/01/2005 to 11/10/2020
Meeting Date: 12/07/2020

	LOCATION	FACILITY NAME	BUILDING ID	FM NUMBER	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF TCFMAC FUNDED COST	CURRENT COST ESITMATE	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF CURRENT COST ESTIMATE	NOTES	TOTAL COST INCREASE	FACILITY MODIFICATION PROGRAM COST INCREASE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
3	Orange	North Justice Center	30-C1	FM-0060518	2	DMF - Roof - Apply Alphaguard Bio 2 Part Polyurethane to entire Roof.	\$ 8,546,880	\$ 7,718,687	\$ 8,913,731	\$ 8,049,990	The increase is for the cost to replace contaminated HVAC ducts in the AHU mechanical room, and to clean the cooling coil, return fan and associated components.	\$366,851	\$ 331,303	In Work	90.31
							\$10,256,465	\$ 9,342,370	\$10,742,346	\$ 9,777,274		\$485,881	\$ 434,905		



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 12/07/2020

Action Item 5 – (Action Required) – Sustainability Plan for Trial Court Facilities

Action Requested:

Approve the *Sustainability Plan for Trial Court Facilities*.

Supporting Documentation:

- *Sustainability Plan for Trial Court Facilities*



JUDICIAL COUNCIL OF CALIFORNIA

2860 Gateway Oaks Drive, Suite 400 • Sacramento, California 95833-4336

Telephone 916-263-7885 • Fax 916-263-1966 • TDD 415-865-4272

MEMORANDUM

Date

December 1, 2020

Action Requested

For Your Review and Comment

To

Trial Court Facility Modification
Advisory Committee

Deadline

December 7, 2020

From

Karen Baker,
Manager, Facilities Services

Contact

Yassen Roussev
415-865-4542 phone
Yassen.Roussev@jud.ca.gov

Subject

Action Item 5: Sustainability Plan for Trial
Court Facilities

This memorandum is for informational purposes to provide a general overview of the context of the document for review, titled *Sustainability Plan for Trial Court Facilities*.

Background

At the Trial Court Facility Modification Advisory Committee (“TCFMAC”) meeting on January 27, 2020, Judicial Council staff presented as an information item a preliminary draft of the *Sustainability Plan for Trial Court Facilities*. Following the July 20, 2020 TCFMAC meeting Hon. Donald Cole Byrd, Committee Chair, requested that staff formally present the document for Committee Review and Comment in a forthcoming meeting.

The document presented herewith is seeking Committee members Review and Approval. The document has not been submitted for public comments or Court feedback at this stage.

To generally clarify at the outset, the *Sustainability Plan for Trial Court Facilities* document is intended to be a reference tool to help guide the TCFMAC and Judicial Council staff on longer term activities that improve Judicial Council and Courts’ Sustainability performance.

Previous Council Action Efforts

On July 13, 2001, as a branchwide policy to encourage individual courts to reduce energy consumption, the council adopted a set of *Guidelines for Energy Conservation in Trial Court Facilities*. The purpose of the guidelines was to raise court awareness on energy usage and to encourage reduction in power usage where practicable. To implement the guidelines, the council directed the trial courts to collaborate with their counties and the appellate courts to work with the state Department of General Services or their landlords.

On May 18, 2017, the council approved action directing Judicial Council staff to take all actions necessary to (1) reduce utility and maintenance costs, including engaging the local trial courts; and (2) report back on its progress at the September 2017 Judicial Council meeting.

On September 17, 2017 the council adopted the revised *Guidelines for Energy Conservation in Trial Court Facilities (Attachment B)*.

The Judicial Council meeting held on June 26, 2015 approved the *Court Facilities: Water Conservation Policy (see Attachment C)*.

Recommendation

Judicial Council staff recommends that the TCFMAC, effective December 07, 2020, adopt the attached *Sustainability Plan for Trial Court Facilities*.

New or Added Items

Sustainability Plan for Trial Court Facilities is a new document.

Relevant Strategic Plan Goals and Operational Plan Objectives

The recommended Committee action supports Goal III, Modernization of Management and Administration, and Goal VI, Branchwide Infrastructure for Service Excellence.

Further Review

At this time, the following documents are being provided for further review and comment:

1. Attachment A: *Sustainability Plan for Trial Court Facilities*
2. Attachment B: *Judicial Council Guidelines for Energy Conservation in the Courts, July 2001, Revised September 2017*
3. Attachment C: *Court Facilities Water Conservation Policy, 2015*



Sustainability Plan for Trial Court Facilities

FOR REVIEW AND APPROVAL BY
THE TRIAL COURT FACILITY
MODIFICATION ADVISORY
COMMITTEE
DECEMBER 7, 2020

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Sustainability Definition and Purpose

Sustainability is a concept that encompasses multiple measures and efforts which are designed to increase the ability of an entity to survive with minimal future external contributions. The term can also refer to the **ability to meet the needs of the present without compromising the ability of future generations to meet their own needs.**

The term primarily refers to financial and natural resources but can also include other measures.

The Facilities Services office (Facilities) of the Judicial Council of California (the council) recognizes the importance of sustainable practices to ensure that present and future facility needs are met. Accordingly, Facilities proposes formalizing and building on prior sustainability efforts through the adoption of a Sustainability Plan.

The proposed plan incorporates prior efforts¹ to conserve natural resources such as water and electricity and broadens the purpose to more closely align Facilities' policies with recent legislative and executive branch directives² to increase sustainable practices.

These practices include

- Achieving carbon neutrality, no later than 2045 with net negative emissions thereafter;
- Moving to 100 percent clean energy by 2045;
- Doubling energy efficiency savings in state buildings;
- Diverting all organic waste by 2025;
- Reducing per capita daily water usage to 52.5 gallons by 2025 and 50 gallons by 2030.

These sustainable practices are intended to both ensure that present and future resource needs are met and that negative impacts resulting from extreme climate events are mitigated.

Extreme climate events such as fires, floods, and higher temperatures, are believed to result from the overuse of systems that pollute the environment. Pollutants such as excess carbon and greenhouse gases are now widely perceived to be responsible for changes to our global climate.

These changes have negatively impacted the judicial branch and California courts directly in the form of fires and floods and indirectly through both intentional and unintentional power shutdowns or outages.

Adopting sustainability measures is: good for the Judicial Branch, good for the state, and good for the planet.

¹ See Appendix 1 and 2:

September 15, 2017 Report to the Judicial Council on Utility and Maintenance Costs Reduction and Revised Energy Conservation Guidelines; and

June 15, 2015 Report to the Judicial Council on Court Facilities: Water Conservation Policy

² See Appendix 3

Sustainability Plan for Trial Court Facilities

Goal #1: Reduce Trial Court Facilities' greenhouse gas emissions, energy usage and utility costs, and conserve natural resources

- a. Implementation Strategy #1:** Pursue Energy Efficiency Measures in the Judicial Council Trial Court facilities by leveraging grant opportunities, state budget requests, and third-party financing options;
- b. Implementation Strategy #2:** Educate staff, key stakeholders and service providers on specific energy saving practices and broader sustainability issues;
- c. Implementation Strategy #3:** Conserve other natural resources through improved data collection methods and tracking baseline usage on a variety of resources (energy, carbon, water, waste; and subsequent conservation/reductions)
- d. Implementation Strategy #4:** Improve the power resiliency of our buildings portfolio through on-site renewable energy generation systems and energy storage systems.

Goal #2: Ensure compliance with state sustainability initiatives in all new construction and major renovation projects

- a. Implementation Strategy #1:** Seek funding for future New Construction and Major Renovation projects to comply with the sustainability requirements of the 2020 California Trial Courts Facilities Standard, adopted by the Judicial Council on November 13, 2020.

Appendix 1: Guidelines for Energy Conservation in Trial Court Facilities

<https://jcc.legistar.com/View.ashx?M=F&ID=5391981&GUID=78BE0C4C-AFC2-44C9-8025-279D2D6B2A15>

Appendix 2: Water Conservation Policy

<https://www.courts.ca.gov/documents/jc-20150626-itemK.pdf>

Appendix 3: State of California Sustainability Initiatives References

The following executive orders and legislative actions provide some of the sustainability criteria, requirements, and targets tracked and reported herein.

Executive Orders

The State of California governor has issued the following executive orders relevant to this plan:

[Executive Order B-16-12](#)

EO B-16-12 directs state agencies to integrate zero-emission vehicles (ZEVs) into the state vehicle fleet. It also directs state agencies to develop the infrastructure to support increased public and private sector use of ZEVs. Specifically, it directs state agencies replacing fleet vehicles to replace at least 10 percent with ZEVs, and by 2020 to ensure at least 25 percent of replacement fleet vehicles are ZEVs.

[Executive Order B-18-12](#)

EO B-18-12 and the companion *Green Building Action Plan* require state agencies to reduce the environmental impacts of state operations by reducing greenhouse gas emissions, managing energy and water use, improving indoor air quality, generating on-site renewable energy when feasible, implementing environmentally preferable purchasing, and developing the infrastructure for electric vehicle charging stations at state facilities. The Green Building Action Plan also established two oversight groups – the staff-level Sustainability Working Group and the executive-level Sustainability Task Force – to ensure these measures are met. Agencies annually report current energy and water use into the Energy Star Portfolio Manager (ESPM).

[Executive Order B-29-15](#)

EO B-29-15 directs state agencies to take actions in response to the ongoing drought and to the state of emergency due to severe drought conditions proclaimed on January 17, 2014. Governor Brown directed numerous state agencies to develop new programs and regulations to mitigate the effects of the drought, and required increased enforcement of water waste statewide. Agencies were instructed to reduce potable urban water use by 25 percent between 2013 and February 28, 2016.

[Executive Order B-30-15](#)

In 2015, the governor issued EO B-30-15, which declared climate change to be a “threat to the well-being, public health, natural resources, economy and environment of California.” It established a new interim statewide GHG emission reduction target of 40 percent below 1990 levels by 2030 and reaffirms California’s intent to reduce GHG emissions to 80 percent below 1990 levels by 2050. To support these goals, this order requires numerous state agencies to develop plans and programs to reduce emissions. It also directs state agencies to take climate change into account in their planning and investment decisions and employ life-cycle cost accounting to evaluate and compare infrastructure investments and alternatives. State agencies are directed to prioritize investments that both build climate preparedness and reduce GHG emissions; prioritize natural infrastructure; and protect the state’s most vulnerable populations.

[Executive Order B-37-16](#)

EO B-37-16 builds on what were formerly temporary statewide emergency water restrictions in order to establish longer-term water conservation measures, including permanent monthly water use reporting; new permanent water use standards in California communities; and bans on clearly wasteful practices such as hosing off sidewalks, driveways and other hardscapes. The EO focuses on using water more wisely and eliminating water waste by taking actions to minimize water system leaks. The California Department of Water Resources (DWR) estimates that leaks in water district distribution systems siphon away more than 700,000 acre-feet of water a year in California – enough to supply 1.4 million homes for a year.

The EO further strengthens local drought resilience and looks to improve agricultural water use efficiency and drought planning. State agencies are to cooperate with urban water management plans, which include plans for droughts lasting for at least five years by assuring that the water efficiency and conservation plan has drought contingency actions.

Legislative Actions

Several pieces of legislation were signed in 2015-16 that codified several elements of the executive orders, or provided further requirements included in the policies. These include the following:

[Assembly Bill \(AB\) 1482 \(Gordon, 2015\)](#): Requires that the California Natural Resources Agency (CNRA) update the state’s adaptation strategy safeguarding California every three years. Directs state agencies to promote climate adaptation in planning decisions and ensure that state investments consider climate change impacts, as well as the use of natural systems and natural infrastructure. (Public Resources Code Section 71153)

[Senate Bill \(SB\) 246 \(Wieckowski, 2015\)](#): Established the Integrated Climate Adaptation and Resiliency Program within the Governor’s Office of Planning and Research to coordinate regional and local efforts with state climate adaptation strategies to adapt to the impacts of climate change. (Public Resources Code Section 71354)

[AB 2800 \(Quirk, 2016\)](#): Requires state agencies to take the current and future impacts of climate change into planning, designing, building, operating, maintaining and investing in state infrastructure. CNRA will establish a Climate-Safe Infrastructure Working Group to determine how to integrate climate change impacts into state infrastructure engineering. (Public Resources Code Section 71155)

Assembly Bill (AB) 4: Passed in 1989. The State Agency Buy Recycled Campaign (SABRC) statutes are in Public Contract Code Section 12153-12217. The intent of SABRC is to stimulate markets for materials diverted by California local government and agencies. It requires state agencies to purchase enough recycled-content products to meet annual targets, report on purchases of recycled and nonrecycled products, and submit plans for meeting the annual goals for purchasing recycled-content products.

[AB 32 Scoping Plan](#): The scoping plan assumes widespread electrification of the transportation sector as a critical component of every scenario that leads to the mandated 40 percent reduction in GHG by 2030 and 80 percent reduction by 2015.

AB 2583 (Blumenfield 2012) Public Resources Code §25722.8: Statute requires reducing consumption of petroleum products by the state fleet compared to a 2003 baseline. Mandates a 10 percent reduction or displacement by Jan. 1, 2012 and a 20 percent reduction or displacement by Jan. 1, 2020.

AB 802 Benchmarking and Public Disclosure

In October 2015, the State of California passed Assembly Bill 802 (AB 802) to provide building owners access to their building energy use data from utilities, and to track consumption in their buildings. The purpose of AB 802 is to help building owners, tenants, and others better understand the energy consumption of their buildings

Action Item 5 - Attachment B



JUDICIAL COUNCIL OF CALIFORNIA

455 Golden Gate Avenue · San Francisco, California 94102-3688

www.courts.ca.gov

REPORT TO THE JUDICIAL COUNCIL

For business meeting on: September 14–15, 2017

Title

Court Facilities: Report Back on Utility and Maintenance Costs Reduction and Revised Energy Conservation Guidelines

Agenda Item Type

Action Required

Effective Date

September 15, 2017

Rules, Forms, Standards, or Statutes Affected

None

Date of Report

August 29, 2017

Recommended by

Trial Court Facility Modification Advisory Committee
Hon. Donald Cole Byrd, Chair
Hon. William F. Highberger, Vice-chair

Contact

Mike Courtney, 916-263-2981
mike.courtney@jud.ca.gov
Mark R. Johnson, 916-643-7026
mark.johnson@jud.ca.gov

Executive Summary

The action plan adopted by the Judicial Council in May 2017—to address the Court Facilities Trust Fund’s (CFTF) funding shortfall of \$10.3 million in fiscal year 2017–2018—targeted cutting 10 percent of operations and maintenance costs and utility costs in trial court facilities statewide. Progress toward realizing a 10 percent reduction in operations and maintenance costs continues as council staff negotiate with onsite service providers, delegated trial courts, and counties. Progress continues toward a 10 percent reduction in utility costs through energy-efficiency projects and behavioral changes. As part of the effort to affect behavioral changes that quickly impact utility costs and realize savings, the Trial Court Facility Modification Advisory Committee (TCFMAC) recommends that the Judicial Council adopt the revised energy conservation guidelines. As every dollar saved in utility costs can be applied to trial court facilities operations and maintenance, the TCFMAC advocates for quick action on energy conservation and efficiency in order to protect CFTF funds.

Recommendation

The Trial Court Facility Modification Advisory Committee recommends that the Judicial Council, effective September 15, 2017, adopt the revised energy conservation guidelines (see Attachment A).

Previous Council Action

On July 13, 2001, as branchwide policy to encourage individual courts to reduce energy consumption, the council adopted a set of guidelines for energy conservation in court facilities (see Attachment B). The purpose of the guidelines was to raise court awareness on energy usage and to encourage reduction in power usage where practicable. To implement the guidelines, the council directed the trial courts to collaborate with their counties and the appellate courts to work with the state Department of General Services or their landlords. The council also directed the courts to report back on the steps taken to reduce energy consumption. The minutes of the July 13, 2001, council meeting are available (see Link A).

On May 18, 2017, to address the CFTF's revenue shortfall of \$10.3 million for FY 2017–2018 and projected shortfall of \$12.6 million in FY 2018–2019, the council directed its staff to take all actions necessary to reduce utility and maintenance costs—including engaging the local trial courts—and to report back on its progress at the September 2017 Judicial Council meeting (see Link B). This action directed council staff to work with the trial courts to implement a series of conservation and energy-efficiency strategies for: facilities lighting; heating, ventilation, and air conditioning (HVAC); plug load from any device that plugs into a building's electrical system such as computers, printers, and copiers; tracking and reporting utility cost and usage; and updating the council's 2001 energy conservation guidelines for implementation by the trial courts.

Rationale for Recommendation

Update on utility and maintenance costs reduction in FY 2017–2018

As presented to the council in May 2017, the action plan to address the CFTF's funding shortfall in FY 2017–2018 has been focusing on cutting 10 percent of operations and maintenance costs and utility costs in trial court facilities statewide. It is expected that maintenance costs will be reduced by approximately \$6.3 million as council staff continue to negotiate with onsite service providers, delegated trial courts, and counties. Utility costs are forecasted to be reduced by \$3.3 million. Additional costs savings to achieve the 10 percent reduction should be in place by November 1, 2017. It should be noted that the council's Sustainability Unit is currently implementing 59 energy-efficiency lighting projects, with plans to complete 44 additional projects by the end of the fiscal year. Also planned for completion by the end of the fiscal year are 22 energy-efficiency, HVAC-related projects. Moreover, this unit continues to complete energy-efficiency audits on facilities to identify future utility cost savings.

Revised *Guidelines for Energy Conservation in Trial Court Facilities*

Quick and effective utility cost reduction cannot be achieved without collaboration with the trial courts. Utilities comprise almost 45 percent of CFTF expenses, with 75 percent of utility costs

coming from electricity usage. In terms of electricity usage, generally one-third of electricity costs are generated by lighting, one-third by HVAC systems, and one-third by plug load. Since electricity comprises 75 percent of utility costs, conservation and efficiency efforts are focusing on electricity, which is why the attached, revised energy conservation guidelines have been developed with more of an emphasis on lighting, HVAC, and plug load for trial court implementation. These guidelines also identify conservation efforts council staff will be implementing in collaboration with the trial courts.

The revised guidelines are part of the renewed effort to increase awareness and collaboratively address electricity usage, such that a 10 percent reduction in utility costs can be realized. This 10 percent reduction translates to an ongoing savings that will reduce ongoing costs with minimal impact on court operations and maintenance. Every dollar saved in utility costs is a dollar that can be applied to operations and maintenance.

Comments, Alternatives Considered, and Policy Implications

At the May 31, 2017, meetings of the Executive Committee of the Court Executives Advisory Committee (CEAC) and the joint CEAC/Trial Court Presiding Judges Advisory Committee, council staff provided an update on the progress made toward savings on operations and maintenance costs and utility costs as well as on the revised energy conservation guidelines. Also, draft guidelines were presented at the June 6, 2017, and July 13, 2017, meetings of the CEAC Facilities Working Group and shared again with the full CEAC on July 28, 2017.

The Trial Court Facility Modification Advisory Committee discussed the revised guidelines at its meeting on July 21, 2017. No public comments were received.

Implementation Requirements, Costs, and Operational Impacts

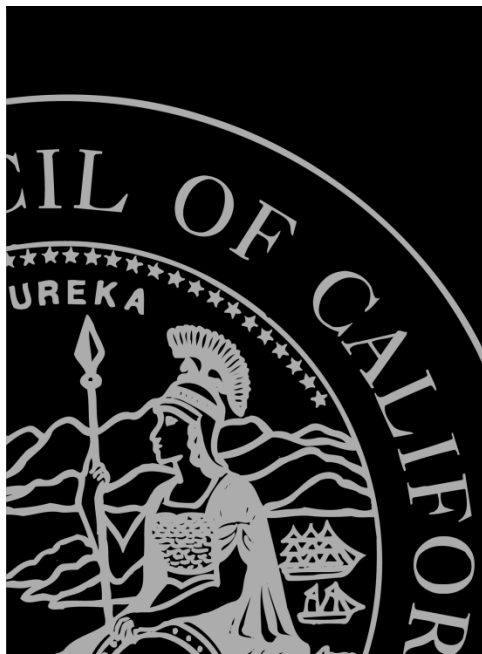
Costs incurred by implementing the recommended council action are still to be determined.

Relevant Strategic Plan Goals and Operational Plan Objectives

The recommended council action supports Goal III, Modernization of Management and Administration; and Goal VI, Branchwide Infrastructure for Service Excellence.

Attachments and Links

1. Attachment A: *Guidelines for Energy Conservation in Trial Court Facilities*, revised September 15, 2017
2. Attachment B: Judicial Council meeting report: *Judicial Council Policy on Energy Conservation in the Courts* (July 3, 2001; for meeting of July 13, 2001)
3. Link A: Judicial Council meeting minutes (July 13, 2001), www.courts.ca.gov/documents/min0701.pdf
4. Link B: Judicial Council meeting report: *Court Facilities: Court Facilities Trust Fund—Reducing Operations and Maintenance Costs, and Utility Costs in Courthouses* (May 18, 2017), <https://jcc.legistar.com/View.ashx?M=F&ID=5158715&GUID=2D6F9000-00C7-4291-86F6-A18A85165A4C>



Guidelines for Energy Conservation in Trial Court Facilities

ADOPTED: JULY 13, 2001

REVISED: SEPTEMBER 15, 2017



JUDICIAL COUNCIL
OF CALIFORNIA

Energy Conservation Guidelines		Staff Member Type	Guideline Type	Short-term Effort	Long-term Effort	Estimated Energy Saved ¹
Trial courts should perform the following guidelines:						
1.	Designate a staff member to assist in communicating energy-related issues courtwide through email, informal discussions, meetings, or other method. This person will be added to the Judicial Council's Sustainability Unit email list; so that news, tips, success stories, project updates, and the like can be effectively communicated. The council's Sustainability Unit can be contacted at JCCSustainability@jud.ca.gov.	Any designated	General	✓		N/A
2.	Designate a staff member to work with the Judicial Council's Sustainability Unit as it rolls out an energy dashboard in early-2018. This dashboard will provide detailed utility cost and usage data to monitor and track energy-consumption data of trial court buildings. The council's Sustainability Unit will support this tracking tool and provide user training to the trial courts. Trained court staff should alert court administrators during periods of higher than expected usage.	Any designated	General	✓	✓	N/A
3.	Use motion-sensor plug load controls for desktop electric devices. Task lighting, portable fans, and similar devices can be easily connected to a motion-controlled power strip to automatically shut off those devices if left on for long periods of time.	All, upon approval	Plug Loads	✓	✓	17–38%
4.	Establish reasonable hours for operating HVAC and lighting during normal business hours. Designate a procedure or override capability for staff who utilize the facility during off hours or on weekends. All non-essential lighting and other electrical loads should be minimized outside of normal building hours.	Facility Managers	General	✓	✓	5-10%
5.	Maintain ambient temperature settings at manufacturer specification maximums in data centers or MDF/IDF rooms.	IT and Facility Managers	Building Heating and Cooling	✓	✓	5-10%
6.	Prohibit the use of personal heaters (as mandated in 2010 under the authority of the Office of the State Fire Marshal [Health and Safety Code, § 13108]) without the express written consent of an approved reasonable accommodation request or from Judicial Council staff. Accommodation requests must meet specific conditions of the Office of the State Fire Marshal and Judicial Council.	All	Plug Loads	✓	✓	5-10%
7.	Enable the automatic power-down or Energy Saver feature on all electronic office equipment such as copiers and printers. Purchase (or suggest for purchase) as is practical Energy-Star-rated equipment deemed the most energy efficient.	All	General		✓	1–10%
8.	Ensure personal devices, such as coffee pots, microwaves, and refrigerators, are not plugged into workstations (cubicles). Breakrooms or rooms used as breakrooms are excluded. Exception: The following may be allowed if Judicial Council staff determines the circuit can safely accommodate the electrical load: <ul style="list-style-type: none"> • Cell phones and tablets; and • Task lighting that is UL-approved and does not use incandescent or halogen bulbs. 	All	Plug Loads	✓	✓	1-5%
9.	Turn off all lights and equipment in work spaces, including copiers and printers, at the end of the workday or when not needed, except for equipment designated as 24/7 or for which there is a specific need for after-hours operations (e.g., email servers, fax machines, or other essential equipment). Install reminder labels as needed.	All	General	✓	✓	2–4%
10.	Maintain building temperatures within an acceptable range to avoid wasteful over-control patterns. Although this range may vary with each building's control system, the target range should be 72°F–75°F, unless such a temperature in a particular job or occupation may expose employees to a health and safety risk. Simultaneous or alternate heating and cooling should be avoided.	Facility Managers	Building Heating and Cooling	✓	✓	1–3%
11.	Adjust (if installed) window blinds or coverings, including closing them fully to the extent possible throughout the day, to prevent solar heat gain during summer months and heat loss during winter months.	All	Building Heating and Cooling	✓	✓	2%

Energy Conservation Guidelines		Staff Member Type	Guideline Type	Short-term Effort	Long-term Effort	Estimated Energy Saved ¹
Judicial Council staff should perform the following guidelines:²						
1.	Replace any incandescent, halogen, or fluorescent lighting with higher-efficiency, light-emitting diode (LED) lighting, in coordination with the Judicial Council's Sustainability Unit.	Facility Managers	Lighting	✓	✓	30%-60%
2.	Ensure facilities with a Building Management System, which controls HVAC and possibly lighting, is scheduled correctly and in accordance with normal building operational hours. Define a procedure, if needed, to temporarily override the set schedule for the use of the building in unscheduled timeframes for occurrences such as staff overtime, an after-hours meeting, or a Saturday workshop or training event.	Facility Managers	Building Heating and Cooling		✓	10-20%
3.	Install some form of daylight controls in day-lit zones (near windows and under skylights) in coordination with the Judicial Council's Sustainability Unit. When such day-lit areas exceed 10,000 square feet, consider including these day lighting controls (e.g., sensors that adjust artificial lighting in response to the available natural light) in Building Automation Systems.	Facility Managers	Lighting		✓	5-10%
4.	Operate and adjust controls to get optimum advantage from outside temperatures for meeting cooling demand (e.g., using outside air economizers and night flush cycles). Avoid operating chillers and compressors when possible. All "pre-cooling" options for buildings should be employed.	Facility Managers	Building Heating and Cooling		✓	3-10%
5.	Inspect and maintain ducts, air filters, and related hardware to maximize effectiveness at the lowest acceptable power use.	Facility Managers	Year-round Maintenance		✓	2-5%
6.	Minimize hot water usage. Ensure domestic hot water temperatures are not set above 105° F, unless this conflicts with a code requirement for the facility.	Facility Managers	Building Heating and Cooling		✓	2-5%
7.	Tune up all forced and induced draft gas and oil-fired boilers at least twice annually. If there are automated combustion controls, verification of combustion efficiency should be conducted at least twice annually.	Facility Managers	Year-round Maintenance		✓	2-5%
8.	Install motion detectors that turn off lights in unoccupied rooms. In facilities where occupancy controls are not accessible in common areas, turn off all non-essential equipment and non-emergency lighting at the end of the workday or when not needed.	Facility Managers	Lighting		✓	2-4%

Footnotes: _____

1. The estimated energy saved is the percentage saved of the affected system, such as heating and cooling or lighting, and not of entire building usage. Typically, heating and cooling, lighting, and plug loads comprise the largest end-use types and therefore have the greatest impact on energy consumption.

2. Costs paid by the Judicial Council.

**JUDICIAL COUNCIL OF CALIFORNIA
ADMINISTRATIVE OFFICE OF THE COURTS
455 Golden Gate Avenue
San Francisco, California 94102-3660**

Report

TO: Members of the Judicial Council

FROM: Robert D. Lloyd, Manager, Facilities Unit
415-865-7971

DATE: July 3, 2001

SUBJECT: Judicial Council Policy on Energy Conservation in the Courts
(Action Required)

Issue Statement

As extensively reported in the media, California is experiencing a persistent power emergency, resulting in increased costs for energy, energy shortages, and occasional rolling blackouts. Governor Davis has called on all Californians to reduce energy usage. The executive branch, local governments, businesses, and residential consumers have implemented, to varying degrees, measures to reduce energy consumption.

Recommendation

AOC staff recommends that the Judicial Council, effective July 13, 2001:

1. Adopt "Guidelines for Energy Conservation in California Court Facilities" as branchwide policy to encourage individual courts to reduce energy consumption;
2. Urge trial courts to work with their counties, and appellate courts with the state Department of General Services or their landlords, to implement the guidelines; and
3. Request that the courts report to the council, within 60 days of the issuance of the request, on the steps they are taking to reduce energy consumption.

Rationale for Recommendation

The recommendation will raise the courts' awareness of energy usage and encourage them to reduce power usage where practicable. It is expected that this step will reduce energy costs for the courts as well as contribute to overall reduction in power consumption within the state. The courts' reports to the council will provide a means by which to assess the courts' contributions to the overall conservation effort.

Alternative Actions Considered

None.

Comments From Interested Parties

None were requested.

Implementation Requirements and Costs

The trial and appellate courts would make efforts to implement the guidelines and report on the energy conservation measures they adopt. Implementation costs were not quantified. Most of the guidelines require little or no cost to implement. Any expenditures are expected to result in long-term savings.

Attachment

Attachment

Guidelines for Energy Conservation in California Court Facilities

California faces a statewide energy crisis that requires the cooperation of all citizens, businesses, and government and private entities. The judicial branch is committed to taking all reasonable steps necessary to conserve energy. Therefore, the Judicial Council directs all trial and appellate courts and other judicial branch offices to work cooperatively with lead executive branch agencies (for example, California Department of General Services for appellate courts and host counties' administrative office for trial courts) to establish and implement a plan to reduce energy consumption. The plan shall include, but not be limited to, the actions below:

- Reducing lighting levels throughout the facility. This may be accomplished by removing some of the bulbs or tubes from general work-area lighting and reducing lighting in hallways, lobbies, and other public areas. Encourage the use of task lighting in lieu of overhead lighting wherever possible. Eliminate decorative lighting.
- Increasing the setting of cooling system thermostats. Thermostats are often set in the range of 68 to 72 degrees and should be increased generally to 74 to 78 degrees. The implementation of increased thermostat settings should take temperature zoning into consideration wherever possible. Courtrooms may be set at 70 to 74 degrees because the occupants are normally in formal business attire or robes.
- Establishing reasonable hours of operation for lights and HVAC (e.g., in warmer regions turn HVAC on at 6:00 a.m. rather than earlier and turn it off at 6:00 or 7:00 p.m. rather than later; on weekends turn on HVAC only when actual use of the facility is scheduled and for the limited time of building occupancy.)
- Encouraging informal dress, as appropriate, to help compensate for higher temperatures.
- Encouraging employees to shut off lights and computers when not in use. Install motion detectors that turn off lights in unoccupied rooms. Turn off copiers and printers at night if not used.
- Evaluating and incorporating, where possible, detailed recommendations on energy conservation measures available from www.energy.dgs.ca.gov (refer to Memorandum 01-05 and Message from the DGS Director) and from local utility Web sites and information offices.

Action Item 5 - Attachment C



JUDICIAL COUNCIL OF CALIFORNIA

455 Golden Gate Avenue · San Francisco, California 94102-3688

www.courts.ca.gov

REPORT TO THE JUDICIAL COUNCIL

For business meeting on June 26, 2015

Title	Effective Date
Court Facilities: Water Conservation Policy	June 26, 2015
Rules, Forms, Standards, or Statutes Affected	Date of Report
None	June 15, 2015
Recommended by	Contact
Facilities Policies Working Group	Curt Soderlund, 916-263-5512
Hon. Douglas P. Miller, Chair	curt.soderlund@jud.ca.gov
Hon. Marla O. Anderson, Vice-Chair	William J. Guerin, 415-865-7510
	william.guerin@jud.ca.gov
Agenda Item Type	Burt Hirschfeld, 415-865-4040
Action Required	burt.hirschfeld@jud.ca.gov

Executive Summary

The Facilities Policies Working Group recommends that the Judicial Council adopt a water conservation policy that provides water conservation best practices for both capital projects and existing courthouse facilities. For capital projects, the policy identifies immediate and ongoing practices, as well as enhanced practices that require further analysis on a project-by-project basis. For existing courthouse facilities, the policy identifies immediate best practices and long-term goals. The intent of the document is to initiate a branch-wide, collaborative effort to identify best practices that will reduce water usage at California courthouses.

Recommendation

The Facilities Policies Working Group recommends that the Judicial Council, effective June 26, 2015, adopt the attached *Water Conservation Policy*.

Previous Council Action

The council has taken no previous action on a water policy for the courts. The recommended *Water Conservation Policy* is a new document.

Rationale for Recommendation

Historically, water usage at California courthouses has not been managed under a global water conservation policy. However, water is becoming an increasingly scarce resource in California resulting from population growth and drought. California is now entering a fourth year of drought conditions. Recent research suggests that the last century was one of the wettest on record and the new normal will likely be continued dry and potentially drought-like conditions. In response, the Governor's Office has taken a leadership role in measuring water usage and establishing conservation policies applicable to state facilities.

In 2012, Governor Edmund G. Brown, Jr., issued Executive Order B-18-12, which addresses water usage at state facilities. The Executive Order requires state agencies to reduce water usage by 10 percent by 2015 and 20 percent by 2020, as measured against a 2010 baseline. State agencies have been reporting water (and electricity) usage to the Governor's Office in an effort to measure compliance with the Executive Order.

On April 1, 2015, the snow and water content in the Sierra Nevada mountains was measured at five percent of normal capacity. In response, Governor Brown issued Executive Order B-29-15, which further restricts water usage. Executive Order B-29-15 includes the following four major provisions:

1. State agencies must reduce water usage by 25 percent by 2016 compared to a 2013 baseline year.
2. The California Department of Water Resources is leading an effort at state facilities to replace 50 million square feet of turf with drought-tolerant landscape.
3. Potable water is not allowed for irrigation outside new state buildings, unless by drip or microsprayer.
4. Potable water is not allowed for irrigation on ornamental turf on public street medians.

The attached *Water Conservation Policy* was developed as a means to begin a collaborative process of managing water usage at state courthouse facilities and to complement the efforts of the executive branch.

Comments, Alternatives Considered, and Policy Implications

The section of the attached *Water Conservation Policy* that applies to capital projects was reviewed and approved by the Judicial Council's Court Facilities Advisory Committee at its meeting on May 15, 2015. On May 19, 2015, the council's Facilities Policies Working Group reviewed and approved the full policy. On May 22, 2015, the Trial Court Facility Modification Advisory Committee reviewed and approved the full policy. On June 3, 2015, the Trial Court Presiding Judges Advisory Committee reviewed and approved the full policy, whose comments have been incorporated into the policy's language. On June 11, 2015, the Court Executives Advisory Committee reviewed and approved the full policy, whose comment concerning a

sunset date has been addressed with the incorporation of language that it be reviewed annually and updated as necessary based upon climate conditions.

Not implementing the *Water Conservation Policy* may result in additional costs and penalties on the judicial branch because of increases in water rates and penalties imposed by local water agencies.

Implementation Requirements, Costs, and Operational Impacts

The *Water Conservation Policy* identifies best practices that may be funded either through the judicial branch courthouse capital program or through the review and approval process for Trial Court Facility Modification projects. Courthouse capital project water conservation practices will be implemented on funded projects; and staff will be guided on implementing enhanced practices on a project-by-project basis by presenting cost-benefit analyses to the council's Court Facilities Advisory Committee. Implementing this policy for existing buildings will likely affect facility modification funding.

Council staff suggests that the policy be reviewed annually and updated as necessary based on climate conditions.

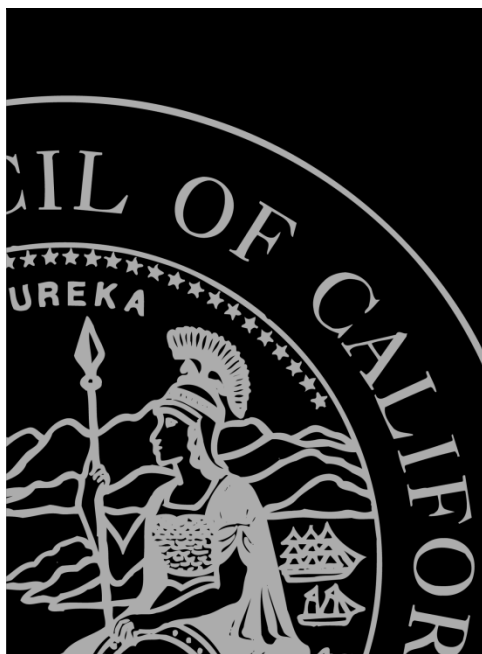
Costs related to leak detection and repairs, proactive meter reading, and review of utility bills can be absorbed in current facility maintenance and administrative practices.

Relevant Strategic Plan Goals and Operational Plan Objectives

The recommended council action supports Goal III, Modernization of Management and Administration, and Goal VI, Branchwide Infrastructure for Service Excellence.

Attachment

1. *Water Conservation Policy, June 2015*



Water Conservation Policy

JUNE 2015



JUDICIAL COUNCIL
OF CALIFORNIA

I. PURPOSE OF THE POLICY

The purpose of this policy is to initiate a branch-wide, collaborative effort of water conservation at California's courthouses. Ideally, the best practices identified in this policy will encourage judicial branch entities to implement water saving practices.

The policy identifies water conservation practices that may be applied to both capital projects and existing courthouse facilities. For capital projects, the policy identifies immediate and ongoing practices, as well as enhanced practices that require further analysis on a project-by-project basis. For existing courthouse facilities, the policy identifies immediate best practices and long-term goals.

This policy is consistent with the design principles and other requirements of the *California Trial Court Facilities Standards*. Specific water conservation measures of this policy will be incorporated into a future edition of those standards.

II. APPLICATION OF THE WATER CONSERVATION POLICY

This policy is applicable to the following courthouses:

- All capital outlay projects
- All courthouses managed by the Judicial Council of California

This policy does not apply to county-managed court facilities or leased court facilities. However, Judicial Council staff will share this policy with county-managed facilities and advocate for the implementation of the policy in an effort to promote consistent water conservation practices at all California courthouses. In addition, Judicial Council staff will share this policy with landlords of courthouse facilities in an effort to encourage water conservation practices at those facilities as well. The policy will be reviewed annually and updated as necessary based on climate conditions.

III. DEFINITIONS

- ***Capital project*** refers to new construction, major renovations, and expansion capital outlay projects.
- ***Existing facility*** refers to any existing building, managed by the Judicial Council, that the local court occupies to provide its main services, its branch services, or other services and operations. In this policy, the word ***courthouse*** is considered interchangeable with this term.
- ***Gray water*** refers to any wastewater, generated at a courthouse facility, that can be recycled onsite and used for toilet and urinal flushing, landscape irrigation, and constructed wetlands.
- ***Nonessential landscaping project*** refers to a funded but not initiated landscaping project that increases water usage at a courthouse and is not necessary for safety purposes.

- ***Non-potable water*** refers to water that comes from a variety of sources, including recycled water, rainwater, and gray water. It can be used for flushing toilets and irrigation.
- ***Smart controller*** refers to a controller that reduces outdoor water usage by monitoring and using information about site conditions—such as soil moisture, rain, wind, slope, soil type, and plant type—and applying the right amount of water based on those factors.

IV. WATER CONSERVATION FOR CAPITAL PROJECTS

Capital projects may include practices that conserve water during the construction process and on an ongoing operational basis. These practices fall into two categories:

- Practices for capital projects
- Enhanced practices requiring further analysis

A. Practices for Capital Projects

The water conservation practices listed below may be implemented immediately on all capital projects in the preliminary plans phase or earlier. For projects in later stages, project teams will review these practices and implement them where feasible.

1. Water Conservation During Construction.
 - a. Capital projects required to remove groundwater (dewater) during construction excavation should make best efforts to recycle or reuse the groundwater collected, if feasible.
 - b. Non-potable water should be used for dust control activities, if feasible.
2. Plumbing Fixtures.
 - a. Capital projects should install plumbing fixtures that meet or, if possible, exceed the April 2014 California Energy Commission (CEC) or California Green Code standards, whichever are most stringent, if feasible.
3. Landscaping.
 - a. Landscaping design that does not include turf/grass should be considered, if feasible.
 - b. Landscaped areas should include indigenous and climate-appropriate, drought-tolerant plants and trees, if feasible.

- c. Site design should encourage permeability on the portions of the site not covered by buildings or vehicle-bearing pavement, if feasible.
- 4. Irrigation Systems.
 - a. Irrigation systems should target systems using drip and microsprayers only if feasible.
 - b. Irrigation systems should include an automated “smart” controller, if feasible.
 - c. Irrigation systems should include a water meter, or submeter, separate from building supply, if feasible.
- 5. Onsite Water Management.
 - a. Onsite storm water management practices, where feasible given site limitations, should include water retention basins or other practices to recharge groundwater through natural percolation.

B. Enhanced Practices Requiring Further Analysis

These practices could apply to all capital projects but will be studied individually by project to determine cost and feasibility on a life-cycle basis.¹

- 1. Onsite Water Management.
 - a. Capital projects should evaluate onsite systems that reuse 100 percent of all gray water generated by a courthouse facility, if feasible.
 - b. Capital projects should evaluate the use of nonpotable water for irrigation, toilet and urinal flushing, and heating, ventilation, and air-conditioning (HVAC) systems (if applicable to selected HVAC systems), if feasible. Sources may include onsite sources—such as gray water, rain water retention, and displacement from mechanical cooling systems—or off-site sources, such as recycled water provided by the local water agency.
- 2. Paving and Hardscape.
 - a. Permeable paving and permeable hardscape materials should be considered for pedestrian and vehicle areas, if feasible.

¹ Refer to *California Trial Court Facilities Standards: 2011*, section 1.C, for life cycle cost analysis methodology.

3. HVAC.
 - a. Design teams should consider mechanical cooling systems that are air chilled versus water chilled, if feasible.
 - b. Design teams should consider system features that reduce or collect evaporation, if feasible.

V. **WATER CONSERVATION FOR EXISTING FACILITIES**

These best practices are identified as a means to work collaboratively on water conservation efforts at existing facilities. The practices for consideration fall into two categories:

- Immediate best practices for consideration
- Long-term goals

A. **Immediate Best Practices for Consideration**

1. Immediate best practices refer to practices that could be applied immediately to all existing facilities.
 - a. Consider limiting the watering of all turf. Turf watered once a week may turn brown, but it will not die completely. Alternatively, all courthouses should be following local water guidelines, which will ensure that they avoid financial penalties issued by local water agencies.
 - b. Consider decommissioning all water features, i.e., fountains, pools, and misters.
 - c. Consider putting all nonessential landscaping projects on hold.
 - d. Consider limiting sidewalk and hardscape water wash-off, except for biohazard removal.
 - e. Consider placing informational signage reminding facility users of drought conditions at the entrances to all existing courthouse facilities.
2. The Judicial Council, in its role as facility manager, will complete as many of the practices listed below as financially feasible. Implementation will be evaluated based on practices that ensure the highest water savings for the investment required.
 - a. Equip all onsite hoses with shut-off nozzles, if feasible.
 - b. Equip all irrigation systems with “smart” controllers, if feasible.

- c. Address all identified water leaks within two business days, if feasible.
- d. Post informational signage and include a toll-free telephone number for the public to call should a water leak or water waste be observed, if feasible.
- e. Have onsite service providers include proactive monthly leak-detection investigations during standard rounds and readings activities, if feasible.
- f. Annually observe water meters at facilities that have installed water meters for leak-detection purposes, if feasible.
- g. Ensure that plumbing fixture replacements use new fixtures that meet CEC or California Green Code standards, whichever are most stringent, if feasible.
- h. Ensure that any funded landscaping- or plumbing-related renovation projects comply with water conservation standards herein, if feasible.
- i. Identify the top 25 water-using Judicial Council–managed facilities annually by July 1. Schedule a water audit of those identified facilities by the end of the fiscal year, if feasible.
- j. Develop guidelines by December 31, 2015, as to when and how to consider onsite water recycling at existing facilities, particularly for irrigation and toilet and urinal flushing, if feasible.

B. Long-Term Goals

- 1. Big water users in Judicial Council–managed facilities should be evaluated for potential plumbing fixture replacement to low-flow fixtures, if feasible.
- 2. Big water users in Judicial Council–managed facilities should be evaluated for potential turf replacement, if feasible.
- 3. Water features— i.e., fountains, pools, and misters—should be evaluated for permanent conversion to planters or other non-water-using landscape features, if feasible.
- 4. Cooling towers or other evaporative systems scheduled for replacement should be evaluated to determine if a higher priority status is justified by potential water savings, if feasible.²

² Refer to the *Trial Court Facility Modifications Policy* (rev. Dec. 12, 2014), section III, Priority Categories, for definitions of the priority levels.

5. Ten percent of all Judicial Council–managed facilities should use recycled water for all landscaping needs, if feasible.

VI. TRACKING WATER CONSERVATION PRACTICES

- A. Judicial Council staff should track water usage by analyzing the water bills it receives, if feasible. Any facility indicating unusual fluctuations in usage from the previous reporting period should be reviewed by Facilities Management staff in collaboration with appropriate court staff, if feasible.
- B. Judicial Council staff should work with county staff to collect utility usage data for facilities for which the Judicial Council is not the customer of record and may not have access to the data, if feasible. When these data are collected, the Judicial Council should review the information and work with county/court staff as appropriate, if feasible.
- C. Judicial Council staff should send letters annually to each presiding judge and court executive officer informing the court leadership of electricity and water cost and/or usage at each of the court’s facilities, if feasible. The letter should include baseline information for both electricity and water consumption to allow for the comparison of usage against a baseline standard as well as other court facilities, if feasible.



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 12/07/2020

Discussion Item 1 – Report on Courthouse Closures and Dispositions

Summary:

Update on the status of courthouse closures and dispositions.

Supporting Documentation:

- See presentation

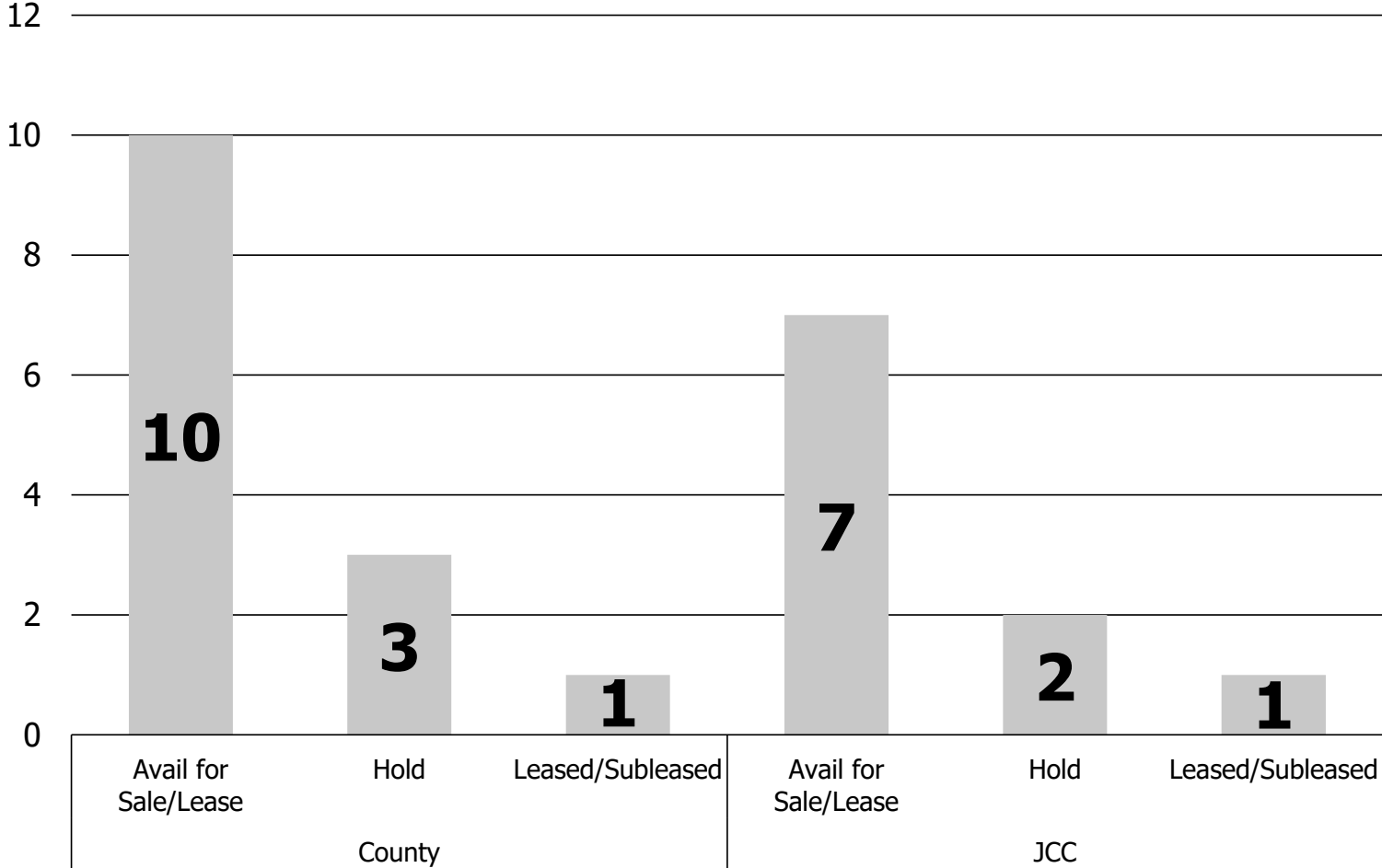
Summary

Discussion Item 1- Courthouse Closures & Disposition Status

County	Bldg Name	Title Holder	Documented JCC %	Number of Courtrooms	Square Footage	Seismic Rating	Construction Date
Butte	Paradise Courthouse	County	49%	1	7,867	Level V	1961
Contra Costa	Concord Courthouse	JCC	100%	2	7,938	Acceptable	1982
Fresno	Reedley Court	JCC	78%	1	6,208	Acceptable	1965
Fresno	Clovis Court	JCC	100%	1	5,025	Not Evaluated	1980
Kings	Avenal Court	JCC	58%	1	7,183	Acceptable	1965
Los Angeles	Los Padrinos Juvenile Court	County	29%	3	34,167	Acceptable	1976
Los Angeles	Malibu Courthouse	County	38%	3	51,661	Unacceptable	1970
Los Angeles	Mental Health Court	JCC	71%	3	27,617	Level V	1969
Madera	Sierra Division - Bass Lake Courthouse	County	68%	1	7,566	Acceptable	1975
Mendocino	Superior Court (Willits)	County	29%	1	16,211	Level V	1988
Plumas	Portola Court Facility	County	45%	1	2,334	Not Evaluated	1950
Plumas	Plumas/Sierra Regional Courthouse	JCC	100%	1	7,312	Capital Project	2009
Plumas	Chester Civic Complex	County	43%	1	4,421	Not Evaluated	1986
Plumas	Greenville Justice Court	County	62%	1	1,778	Not Evaluated	1906
San Joaquin	Tracy Branch Courthouse	JCC	100%	2	11,380	Acceptable	1968
San Mateo	Central Branch	County	100%	3	17,507	Level V	1961
Santa Clara	Sunnyvale Courthouse	JCC	100%	4	19,994	Acceptable	1967
Siskiyou	Dorris	JCC	68%	1	2,585	Acceptable	1974
Stanislaus	Ceres Superior Court	JCC	100%	1	2,985	Level V	1969
Sutter	Courthouse West	County	83%	4	26,253	Level V	1899
Tulare	Tulare Division	County	70%	3	20,083	Acceptable	1959
Tulare	Porterville Courthouse	County	54%	3	17,502	Level V	1959
Yolo	Old Jail (Department 9)	County	21%	1	31,544	Acceptable	1969
Yolo	Family Support	County	17%	1	20,569	Not Evaluated	1968

Discussion Item 1-Courthouse Closures & Disposition Status

Total Available Properties



Expenses

Discussion Item 1- Courthouse Closures & Disposition Status

County	Bldg Name	Title Holder	Documented	
			JCC %	Expenses FY 19/20
Butte	Paradise Courthouse	County	49%	\$12,622
Contra Costa	Concord Courthouse	JCC	100%	\$52,582
Fresno	Reedley Court	JCC	78%	\$20,529
Fresno	Clovis Court	JCC	100%	\$74,593
Kings	Avenal Court	JCC	58%	\$19,369
Los Angeles	Los Padrinos Juvenile Court	County	29%	\$64,526
Los Angeles	Malibu Courthouse	County	38%	\$128,122
Los Angeles	Mental Health Court	JCC	71%	\$18,762
Madera	Sierra Division - Bass Lake Courthouse	County	68%	\$478
Mendocino	Superior Court (Willits)	County	29%	\$0
Plumas	Portola Court Facility	County	45%	\$2,662
Plumas	Plumas/Sierra Regional Courthouse	JCC	100%	\$10,017
Plumas	Chester Civic Complex	County	43%	\$6,157
Plumas	Greenville Justice Court	County	62%	\$4,048
San Joaquin	Tracy Branch Courthouse	JCC	100%	\$40,220
San Mateo	Central Branch	County	100%	\$151,522
Santa Clara	Sunnyvale Courthouse	JCC	100%	\$55,361
Siskiyou	Dorris	JCC	68%	\$6,527
Stanislaus	Ceres Superior Court	JCC	100%	\$8,048
Sutter	Courthouse West	County	83%	\$32,871
Tulare	Tulare Division	County	70%	\$64,250
Tulare	Porterville Courthouse	County	54%	\$66,342
Yolo	Old Jail (Department 9)	County	21%	\$1,676
Yolo	Family Support	County	17%	\$116
			Totals	\$ 841,399.57

Status

Discussion Item 1- Courthouse Closures & Disposition Status

Bldg Name	Legislative Approval	Available for Sale	Available for License	Equity Sale	Status
Paradise Courthouse			Y	Y	County not interested in equity buyout
Concord Courthouse					Court uses space for storage
Reedley Court	Y		Y	Y	Available for license. County in facility
Clovis Court	Y	Y	Y		Available for sale or license
Avenal Court	Y	Y	Y		County wants to sell equity
Los Padrinos Juvenile Court				Y	Court uses space for storage
Malibu Courthouse				Y	Court uses space for storage
Mental Health Court	Y	Y	Y		Building deficiencies. City of LA interested
Sierra Division - Bass Lake Courthouse			Y	Y	County wants to acquire JCC equity
Superior Court (Willits)			Y	Y	Available for license. County in facility
Portola Court Facility				Y	County wants to acquire JCC equity and sell
Plumas/Sierra Regional Courthouse			Y		Space partially licensed. Remainder available
Chester Civic Complex			Y	Y	Available for license. County in facility
Greenville Justice Court			Y	Y	Available for license. County in facility
Tracy Branch Courthouse			Y		Facility to be redeveloped
Central Branch					Court uses space for storage
Sunnyvale Courthouse					Court uses space for storage
Dorris			Y	Y	Available for license. County in facility
Ceres Superior Court					Court uses space for storage
Courthouse West			Y	Y	Building deficiencies. County in facility
Tulare Division			Y	Y	County wants to acquire JCC equity and sell
Porterville Courthouse			Y	Y	County wants to acquire JCC equity and sell
Old Jail (Department 9)				Y	Yolo County licenses space
Family Support				Y	County wants to demo building

Discussion Item 1-Courthouse Closures & Disposition Status

Planned

County	Bldg Name	Title Holder	Documented JCC %	Number of Courtrooms	Square Footage	Seismic Rating	Construction Date
Imperial	Brawley Courthouse	County	28.2%	2	20,903	Not Evaluated	\$1,978
Shasta	Main Courthouse	County	69.7%	5	44,528	Level V	1956
Shasta	Justice Center	County	3.3%	2	126,289	Not Evaluated	1985
Shasta	Courthouse Annex	County	69.7%	4	35,445	Level V	1965
Shasta	Justice Center Court Modular	Landlord	100%	1	4,320	Not Evaluated	2008
Shasta	Juvenile Hall	County	5.5%	1	21,755	Not Evaluated	1950
Stanislaus	Modesto Main Courthouse	JCC	99.8%	15	64,092	Acceptable	1960
Stanislaus	Hall of Records	JCC	46.8%	2	45,343	Level V (Confirm)	1939
Stanislaus	Turlock Superior Court	County	100%	1	4,735	Acceptable	1975
Stanislaus	Modesto Traffic Court	Landlord	100%	1	13,157	Not Evaluated	1985
Stanislaus	Modesto Civil Court	Landlord	100%	2	25,282	Not Evaluated	1995





JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 12/07/2020

Information Item 1 – List D – Priority 2 Facility Modifications Over \$100K and Priority 3 Facility Modifications

Summary:

There are currently 24 Priority 2 FMs over \$100K with a Facility Modification Program project cost of \$19,800,974. Due to budget constraints, staff is not recommending any projects for approval.

Supporting Documentation:

- List D – Facility Modifications Over \$100K Report

Priority 2—Necessary, but Not Yet Critical. Condition requires correction to preclude deterioration, potential loss of function or service, or associated damage or higher costs if correction is further deferred.

Priority 3—Needed. Condition to be addressed will reduce long-term maintenance or repair costs or will improve the functionality, usability, and accessibility of a court. The condition is not hindering the most basic functions of a facility, but its correction will support improved court operations.



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
FMs \$100K and greater (List D)
6/1/2005 to 11/25/2020
Meeting Date 12/07/2020

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	CUMULATIVE TOTAL OF FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	TOTAL SCORE RANK	FACILITY MODIFICATION PROGRAM % OF COST
1	FM-0144340	San Bernardino	Victorville Courthouse	36-L1	2	COUNTY MANAGED - Fire Protection - Replace Fire Alarm System that has failed, is outdated and is lacking notification devices in some areas therefore occupants cannot hear the alarm to evacuate the building. Install new panel, wiring, new annunciating and notification devices throughout the court. Includes afterhours and fire watch cost.	\$ 192,236	\$ 192,236	\$ 192,236	40	100
2	FM-0144747	Sacramento	Carol Miller Justice Center Court Facility	34-D1	2	Fire Protection - GCI - Replace the fire alarm control panel and approximately 120 associated devices throughout Courthouse and add a notification system to current code. The fire alarm system is obsolete, cannot be repaired, and has several devices in constant trouble-alarm. Office of State Fire Marshal required additional upgrade to meet current code requirements.	\$ 626,072	\$ 626,072	\$ 818,308	40	100
3	FM-0144910	Los Angeles	Santa Monica Courthouse	19-AP1	2	HVAC - Repair and replacement of critical HVAC components due to repeated failure. This includes the Refrigerant Monitoring System, dampers/controllers for AHUs, VFD transducers, AHU coils and miscellaneous filters and piping repairs.	\$ 500,000	\$ 392,450	\$ 1,210,758	65	78.49
4	FM-0144278	Alameda	Juvenile Justice Center	01-C3	2	HVAC - County Managed - Replace (1) 8.5MBTU/hr. Boiler w/2 new, 5 MBTU/hr. Boilers, replace (4) domestic hot water heaters (DHW) w/1 new 1.5 MBTU/hr. and 1 new 2.0 MBTU/hr. On-demand DHWH. BAAQMD issued notice of violation for existing boilers, they cannot be retrofitted to comply w/requirements.	\$ 194,370	\$ 21,633	\$ 1,232,391	70	11.13
5	FM-0144194	Los Angeles	Torrance Courthouse	19-C1	2	Exterior Shell - GCI - Remove and reseal north exterior shell with new sealant and caulking due to failure of weather north protection system. There have been multiple rain events resulting in damaged interior space due to failure of sealants and caulking.	\$ 250,000	\$ 212,850	\$ 1,445,241	70	85.14



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
FMs \$100K and greater (List D)
6/1/2005 to 11/25/2020
Meeting Date 12/07/2020

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	CUMULATIVE TOTAL OF FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	TOTAL SCORE RANK	FACILITY MODIFICATION PROGRAM % OF COST
6	FM-0144530	Riverside	Southwest Justice Center	33-M1	2	Exterior Shell - Repair exterior stucco finish on East facing facade of jury assembly patio and South facing 2nd floor employee patio that leak during rains. Work includes removal and replacement of failed wet seals, repair of vertical and horizontal reglets, repair of cracks in stucco and replacement of parapet joints. Use of boom lift and swing stage will be required.	\$ 157,155	\$ 120,066	\$ 1,565,308	70	76.40
7	FM-0142179	Los Angeles	Compton Courthouse	19-AG1	2	Grounds & Parking Lot - Phase 2 construction - Install new waterproofing around 2 plaza stair structure. Replace drywall and metal framing as necessary within stair structure. Interior damage is due to leak.	\$ 840,581	\$ 555,876	\$ 2,121,184	70	66.13
8	FM-0144699	Los Angeles	Pasadena Courthouse	19-J1	2	Electrical - Contractor will provide services associated with the removal and replacement of the existing underground storage tank with an above-ground storage tank and associated piping.	\$ 387,375	\$ 268,645	\$ 2,389,829	71	69.35
9	FM-0144700	Los Angeles	Whittier Courthouse	19-AO1	2	Electrical - Contractor will provide services associated with the removal and replacement of the existing underground storage tank with an above-ground storage tank and associated piping.	\$ 296,258	\$ 256,056	\$ 2,645,884	71	86.43
10	FM-0142909	Los Angeles	Alhambra Courthouse	19-11	2	Exterior Shell - GCI - Replace 34 horizontal beams and paint/patch 16 vertical beams on the south elevation of the courthouse, including labor, materials and equipment. The horizontal beams are beginning to fail, spall, and crack, causing a safety hazard.	\$ 394,660	\$ 339,408	\$ 2,985,292	75	86.00
11	FM-0144287	Alameda	Wiley W. Manuel Courthouse	01-B3	2	COUNTY MANAGED - HVAC - Replace (3) existing 6,500 MBH Boilers w/new, install new infrastructure including multiple isolation valves and ties to allow for phased staging removal/replacement, all work to be completed after-hours and weekends. Current 40+ yr. old boilers are failing and require replacement.	\$2,172,683	\$ 2,172,683	\$ 5,157,975	75	100



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ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
FMs \$100K and greater (List D)
6/1/2005 to 11/25/2020
Meeting Date 12/07/2020

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	CUMULATIVE TOTAL OF FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	TOTAL SCORE RANK	FACILITY MODIFICATION PROGRAM % OF COST
12	FM-0144915	Los Angeles	Torrance Annex	19-C2	2	Roof - RCI - Remove roofing to structural decking and replace with Class-A Fire-rated 80 mil. single ply PVC membrane. The preliminary roof condition assessment report dated Oct. 2, 2020, indicates that multiple roofs are in fair to marginal condition with some roofs showing evidence of leaking and some roof areas showing signs of delamination where there has been water ponding.	\$ 515,478	\$ 438,878	\$ 5,596,853	75	85.14
13	FM-0143633	Napa	Historic Courthouse	28-B1	2	Roof - RCI - Replace existing roof, gutters and skylights. Scope of services include Asbestos Contained Material (ACM) survey and preparation of abatement reports with recommendations if ACM is detected.	\$1,677,693	\$ 1,576,864	\$ 7,173,716	77	93.99
14	FM-0145082	Los Angeles	Inglewood Courthouse	19-F1	2	Roof - Removal and replacement of roughly 23,300 sf of roofing which includes the Main Roof, the Penthouse Roof, and roofs over the Stairways and the building Entries with 80 mil PVC system and correct slope deficiency. Scope includes design, permit, demolition, abatement, abatement oversight, installation and inspection.	\$1,676,030	\$ 1,249,648	\$ 8,423,364	77	74.56
15	FM-0144417	San Diego	North County Regional Center - South	37-F1	2	COUNTY MANAGED - Roof - Install approx. 55k sq. ft. of 60-mil RPVC membrane over existing roof (same type) of the North County Regional Centers South building. The roof is original to the building (22 years), has deteriorated, is beyond repair, and has reached its end of life.	\$ 201,720	\$ 201,720	\$ 8,625,084	77	100
16	FM-0142908	Riverside	Hall of Justice	33-A3	2	Elevators, Escalators, & Hoists - GCI - Phase 2 Construction - Renovate eight (8) elevators including: (4) passenger, (2) custodial, and (2) judges elevators, while retaining the cars themselves. Scope to include material, labor and services, plan review, permit, inspection, and ACM abatement with overtime work.	\$5,931,792	\$ 5,931,792	\$ 14,556,876	80	100



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17	FM-0144225	Kern	Bakersfield Superior Court	15-A1	2	Roof - Tear off and re-roof two entrance canopies with Class-A fire-rated 80 mil PVC single ply system. These locations were omitted from DMF re-roof project.	\$ 199,205	\$ 124,503	\$ 14,681,379	80	62.50
18	FM-0143087	Nevada	Nevada City Courthouse	29-A1	2	County Managed - Roof - The coating on the entire roof has passed its serviceable life. It is currently in a degraded state with water leaks during rains. It is in need of a complete restoration process. The restoration process proposed is a less expensive option and gains the same expected serviceable life as a complete new roof system.	\$ 122,071	\$ 122,071	\$ 14,803,450	80	100
19	FM-0143201	Nevada	Nevada City Courthouse Annex	29-A2	2	County Managed - Roof - The coating on the entire roof has passed its serviceable life. It is currently in a degraded state with water leaks during rains. It is in need of a complete restoration process. The restoration process proposed is a less expensive option and gains the same expected serviceable life as a complete new roof system.	\$ 104,989	\$ 104,989	\$ 14,908,439	80	100
20	FM-0142147	Placer	Historic Courthouse	31-A1	2	COUNTY MANAGED - HVAC - Replace nineteen (19) heating unit ventilators that serve the four floors - Based on VFA assessments and useful life of building system assets.	\$ 141,711	\$ 141,711	\$ 15,050,150	90	100
21	FM-0142947	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Interior Finishes - GCI - Remove and Replace failing ceiling tiles in public areas, courtrooms, judges offices, jury rooms, and corridors. This includes phased per floor with containment and negative air machines during abatement and replacement.	\$1,280,730	\$ 881,014	\$ 15,931,164	100	68.79



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22	FM-0142953	Los Angeles	Compton Courthouse	19-AG1	2	Interior Finishes - GCI - Remove and Replace failing ceiling tiles in public areas, courtrooms, judges offices, jury rooms, and corridors. This includes phased per floor with containment and negative air machines during abatement and replacement.	\$ 970,000	\$ 641,461	\$ 16,572,625	100	66.13
23	FM-0142971	Los Angeles	Norwalk Courthouse	19-AK1	2	Interior Finishes - Remove and Replace failing ceiling tiles in public areas, courtrooms, judges offices, jury rooms, and corridors. This includes phased per floor with containment and negative air machines during abatement and replacement.	\$ 898,000	\$ 763,569	\$ 17,336,195	100	85.03
24	FM-0143454	San Diego	South County Regional Center	37-H1	2	COUNTY MANAGED - EVCI - Escalators - Elevators - Replace four (4) escalators and two (2) public elevators which serve 2nd & 3rd floors, due to multiple failures. Systems are 40+ years old and have reached the end of their useful life. Work will not start until FY 20/21.	\$2,464,779	\$ 2,464,779	\$ 19,800,974	110	100