



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Documents

Meeting Date

May 14, 2021



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

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

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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: May 14, 2021
Time: 10:00 – 3:00
Public Call-In Number: jcc.granicus.com/player/event/1273

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 April 12, 2021 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 May 13, 2021 will be provided to advisory body members prior to the start of the meeting.

III. ACTION ITEMS (ITEMS 1 – 8)

Item 1

Facility Modification Program Budget Actions (Action Required)

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

- 1) Move \$1 million from the *Priority 2 FMs Under \$100K* budget to the *Priority 1 Emergency FMs* budget;
- 2) Move \$1.5 million from the *Priority 2 FMs Under \$100K* budget to the *Priority 2 FMs Over \$100K* budget; and
- 3) Move \$1 million from the *FMs Less than \$2K* budget to the *Priority 2 FMs Over \$100K* budget

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

Item 2

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

Approve 171 projects for a total of \$2,757,733 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)

Approve nine (9) projects for a total of \$189,523 to be paid from Facility Modification program funds to be encumbered for Priority 2 Under \$100K.

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

Item 4

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

Approve cost increases of over \$50K for three (3) facility modification projects, for a total cost increase to the Facility Modification program budget of \$224,306.

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

Item 5

List D – Facility Modifications Over \$100K (Priority 2) and Priority 3 Facility Modifications (Action Required)

Review Priority 2 FMs over \$100K and approve nine (9) of the projects using \$4.05 million in administrative savings, and subject to final Department of Finance approval of \$2.5 million in additional FY 2020–21 funding, for a Judicial Council share of \$9,951,185.

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

Item 6

**Pre-Approval of List G Planned Facility Modification Projects Over \$100K for FY 2021–22
(Action Required)**

Approve List G Planned Facility Modification projects over \$100K recommended for Fiscal Year 2021–22, subject to enactment of the FY 21–22 State Budget.

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

Item 7

October Meeting Travel Plans (Action Required)

Approve proposed travel plans for October, including tours of Fresno, Madera and Merced county courthouses on Day 1 and the committee meeting on Day 2 at the Judicial Council offices in Sacramento.

Presenter: Ms. Pella McCormick, Director, Facilities Services
Mr. Jagan Singh, Principal Manager, Facilities Services

Item 8

**Judicial Council Membership in Tuolumne Public Power Agency for New Sonora Courthouse
(Action Required)**

Approve the *Court Facilities: Membership in Tuolumne Public Power Agency for the New Sonora Courthouse* report dated May 3, 2021, for submittal to the Judicial Council as a consent item.

Presenter: Ms. Mimi Morris, Principal Manager, Facilities Services

IV. DISCUSSION ITEMS (NO ACTION REQUIRED)

Discussion Item 1

List E – Court-Funded Requests (CFRs)

CFR projects approved by the Facilities Services Deputy Director since the last meeting and CFR projects cancelled.

Presenter: Ms. Pella McCormick, Director, Facilities Services

Discussion Item 2

List F – Funded Facility Modifications on Hold

Standard list of previously funded facility modification projects on hold.

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

Discussion Item 3

Facility Modification Project Reports

Overview of Facility Modification reports now available for tracking larger projects.

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

Discussion Item 4

Director's Report

Updates on the Governor's budget and the air scrubber analysis.

Presenter: Ms. Pella McCormick, Director, Facilities Services

V. INFORMATION ONLY ITEMS (NO ACTION REQUIRED)

Information Item 1

Judicial Branch Energy Use Intensity (EUI) Data

Overview of Judicial Branch EUI data.

Presenter: Ms. Mimi Morris, Principal Manager, Facilities Services

Information Item 2

DMF-2 Projects Update

Update on the status of DMF-2 projects.

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

Information Item 3

DMF-3 Projects Update

Update on the status of DMF-3 projects.

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

Information Item 4

Architectural Revolving Fund Projects Update

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

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 April 12, 2021 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 four (4) security-related projects for a total of \$18,670 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

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 one (1) security-related project for a total of \$2,285 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



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TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

MINUTES OF OPEN SESSION OF MEETING

April 12, 2021

10:00 AM - 1:51 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
Ms. Pella McCormick, Acting Director, Facilities Services
Mr. Jagan Singh, Principal Manager, Facilities Services
Mr. Jim Peterson, Principal Manager, Facilities Services
Ms. Mimi Morris, Principal Manager, Facilities Services
Ms. Maria Atayde-Scholz, Manager, Facilities Services
Mr. Andre Navarro, Manager, Facilities Services
Ms. Peggy Symons, Manager, Facilities Services
Mr. Jack Collins, Manager, Facilities Services
Ms. Jennifer Chappelle, 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. Randy Swan, Supervisor, Facilities Services
Mr. Paul Terry, Supervisor, Facilities Services
Mr. Patrick Treanor, Supervisor, Facilities Services
Mr. Yassen Roussev, Supervisor, Facilities Services
Mr. Ed Ellestad, Supervisor, Facilities Services
Mr. Zlatko Theodorovic, Deputy Director, Budget Services
Mr. Charley Martel, Supervising Attorney, Legal Services
Mr. Jeremy Ehrlich, Attorney, Legal Services
Ms. Kristin Kerr, Attorney, Legal Services
Ms. Rose Livingston, Senior Analyst, Judicial Council
Ms. Kate Albertus, Facilities Analyst, Facilities Services
Ms. Akilah Robinson, Associate Analyst, Facilities Services

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 March 8, 2021. (*Motion: Rockwell; Second: Haehnle*)

PUBLIC WRITTEN COMMENTS

No public comments were received.

OPEN SESSION - ACTION ITEMS (ITEMS 1-7)

Action Item 1 – Facility Modification Program Budget Actions

The committee received an update on the status of the Facility Modification (FM) Program Budget and removed the temporary hold on funding Priority 2 FMs based on administrative savings plus the state Department of Finance’s support for the branch to request \$2.5 million in FY 2020-21 from the Immediate and Critical Needs Account (ICNA) of the State Court Facilities Construction Fund (SCFCF). (*Motion: Rockwell; Second: Vallarta*)

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

The committee approved 58 projects for a total of \$2,733,085 to be paid from FM program funds previously encumbered for Priority 1 projects. (*Motion: Highberger; Second: Rockwell*)

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

The committee approved 21 projects for a total of \$221,347 to be paid from FM program funds to be encumbered for Priority 2 projects under \$100K. (*Motion: Vallarta; Second: Haehnle*)

Action Item 4 – List C – Facility Modification Cost Increases Over \$50K

The committee approved five projects for a total cost increase of \$655,041 to the FM program budget. (*Motion: Highberger; Second: Orr*)

Action Item 5 – List D – Facility Modifications Over \$100K (Priority 2) and Priority 3 Facility Modifications

The committee approved 10 projects for a total of \$6,955,717 to be paid from FM program funds to be encumbered for Priority 2 projects over \$100K. (*Motion: Rockwell; Second: Landry*)

Action Item 6 – Five-Year Analysis of Air Scrubber Costs and Development of a Judicial Council Air Scrubber Policy

The committee deferred taking action on the five-year analysis of air scrubber costs and development of a Judicial Council air scrubber policy, pending further analysis and follow-up recommendations by staff. (*Motion: Parker; Second: Orr*)

Action Item 7 – Trial Court Facility Modifications Report for Quarter 3 of Fiscal Year 2020-21

The committee approved the draft *Trial Court Facility Modifications Report for Quarter 3 of Fiscal Year 2020–21*, to be submitted to the Judicial Council as an Information-Only item. (*Motion: Highberger; Second: Orr*)

**OPEN SESSION - DISCUSSION ITEMS (ITEMS 1–5)
(NO ACTION REQUIRED)**

Discussion Item 1 – Sustainability Update

The committee received an update on sustainability initiatives.

Discussion Item 2 – 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 trial courts for social distancing measures.

Discussion Item 3 – List E – Court-Funded Requests (CFRs)

The committee reviewed CFR projects approved by the Facilities Services Acting Director since the last meeting: 10 CFRs were approved (7 FMs, 2 leases extensions, and 1 small project). No CFRs were cancelled during the reporting period.

Discussion Item 4 – List F – Funded Facility Modifications on Hold

The committee reviewed the list of previously funded FM projects on hold.

Discussion Item 5 – Director’s Report

The committee received updates on: 1) Budget hearings; 2) Supplemental lease analysis and planning; 3) San Diego East County Regional Center Shared Cost Letter signed by the county and unpermitted improvements installed by tenant; 4) operations and maintenance (O&M) service provider contracts; and 5) Administrative savings to be used for plumbing fixture assessment and replacement.

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

Information Item 1 – DMF-2 Projects Update

The committee received an update on the status of DMF-2 projects.

Information Item 2 – DMF-3 Projects Update

The committee received an update on the status of DMF-3 projects.

Information Item 3 – Architectural Revolving Fund Projects Update

The committee received an update on 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 1:51 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 2:03 PM, and the committee moved to the closed education session. The closed education session adjourned at 3:06 pm.

Approved by the advisory body on _____.



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

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

Action Requested:

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

- 1) Move \$1 million from the *Priority 2 FMs Under \$100K* budget to the *Priority 1 Emergency FMs* budget;
- 2) Move \$1.5 million from the *Priority 2 FMs Under \$100K* budget to the *Priority 2 FMs Over \$100K* budget; and
- 3) Move \$1 million from the *FMs Less than \$2K* budget to the *Priority 2 FMs Over \$100K* budget

Supporting Documentation:

- See presentation

Action Item 1

Facility Modification Program Budget Overview & Actions

Update on the Status of the Facility Modification Program Budget

FY 2020 - 2021 (\$1,000s)					
Description	Original Budget Amount	Revision to Budget	Revised Budget Amount	Reconciled Expenditure	Funds Available
FM BUDGET					
Statewide FM Planning	\$3,000	(\$2,500)	\$500	\$350	\$150
Priority 1 FMs	\$18,000	\$7,500	\$25,500	\$25,500	\$0
FMs Less Than \$100K	\$8,000	(\$2,500)	\$5,500	\$5,500	\$0
Planned FMs	\$3,172	\$0	\$3,172	\$3,172	\$0
FM Portion of the O&M Firm Fixed Price Buildings	\$4,375	\$783	\$5,158	\$5,158	\$0
FMs Less than \$2K	\$4,375	(\$4,283)	\$92	\$92	\$0
FMs Over \$100K & Cost Increases Over \$50K	\$24,078	\$1,000	\$25,078	\$25,078	\$0
FM BUDGET SUBTOTAL	\$65,000	\$0	\$65,000	\$64,850	\$150
OTHER FUNDING					
DOF Supplementation	\$2,500	\$0	\$2,500	\$2,500	\$0
Administrative Funds for Planning	\$2,500	\$0	\$2,500	\$2,500	\$0
Administrative Funds for FMs Over \$100K	\$4,050	\$0	\$4,050	\$3,943	\$107
OTHER FUNDING SUBTOTAL	\$9,050	\$0	\$9,050	\$8,943	\$107
TOTAL FUNDING	\$74,050	\$0	\$74,050	\$73,793	\$257

Action Item 1

Facility Modification Program Budget Overview & Actions

- Staff requests committee approve the following budget reallocations:
 1. Move **\$1 million** from Priority 2 FMs Under \$100K to Priority 1 Emergency FMs;
 2. Move **\$1.5 million** from Priority 2 FMs Under \$100K to Priority 2 FMs Over \$100K; and
 3. Move **\$1 million** from FMs Less than \$2K to Priority 2 FMs Over \$100K



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TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

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

Action Requested:

Approve 171 projects for a total of \$2,757,733 to be paid from Facility Modification program funds previously encumbered for Priority 1.

Supporting Documentation:

- 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.



JUDICIAL COUNCIL
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TRIAL COURT FACILITY MODIFICATION
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Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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-0144403	Los Angeles	Parking Structure Lot 94 Airport Courthouse	19-AU2	1	Electrical - Replace (6) ballast, (6) bulbs, and rewire shorts on (6) exterior light poles around parking structure. Replace (6) ballast, (6) bulbs, and rewire shorts on (3) two fixture light poles at the top of parking structure. Replace (1) ballast, (1) bulb, and rewire short in single fixture. Replace 40 ballasts, 40 bulbs and rewire shorts in 40 metal halide light fixtures. Replace (4) emergency exit signs and (6) LED light fixtures. A boom lift will be utilized for light pole repairs and scissor lift for fixture repairs. Lights are burned out throughout the parking structure creating a safety issue.	\$ 38,712	\$ 29,874	Complete	77.17
2	FM-0144754	Los Angeles	Stanley Mosk Courthouse	19-K1	1	HVAC - Replace 10-ton AC package unit with (2) 5 ton split system units, install return HVAC ducting, replace supply ducting, and conducted environmental testing/oversight. 6th floor, server room and IDF room HVAC unit failed causing room to get extremely hot posing an issue with all.	\$ 62,893	\$ 61,170	Complete	97.26
3	FM-0145310	Los Angeles	Inglewood Courthouse	19-F1	1	Electrical – Replace fuel supply line with new wiring and fittings. Connect new supply to fuel line after fuel transfer pump. Synchronize fuel transfer pumps to run at the same time to regulate the amount of fuel delivered to the pistons for maximum efficiency. Day tank fuel transfer pump not pumping fuel efficiently. Discovered during scheduled preventative maintenance.	\$ 5,891	\$ 4,392	In Work	74.56
4	FM-0145357	Los Angeles	Whittier Courthouse	19-AO1	1	Plumbing - Sewer Line - Snaked out 25 linear feet of sewage drain line. The snack shop on the 1st floor main line was backed up with approximately 50 gallons of water on the floor. Remediation and environmental oversight for category 3 water intrusion included. Replacement of sewage drain line is recommended due to crack identified via video photo footage. A separate P2 will be created for replacement of the drain line.	\$ 10,990	\$ 9,499	Complete	86.43



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Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
5	FM-0145358	Orange	North Justice Center	30-C1	1	Exterior Shell/Interior Stairwell - SEI – Design – Prepare emergency construction design plans and documents to repair structural deficiency found after structural engineer exploratory discovered the construction welded nelson studs between the slab-to-wall connection had failed resulting in significant visible horizontal cracks and vertical wall separation found in stairwell. Work includes construction design plans and up to date all structural engineer exploratory work within Asbestos environment that included environmental testing, containment, and video surveying within confined space. All correction work to be performed under separate supplemental SWO.	\$ 59,000	\$ 53,283	In Work	90.31
6	FM-0145359	San Bernardino	San Bernardino Justice Center	36-R1	1	Grounds and Parking Lot - Replace 1-sally port door, including slats and springs, 1-electric sensing edge, and 1-photo eye for south side sally port door of parking lot. Door was stuck part way open. Heavy winds caused the tension springs to break, causing the slats to be bent and making the door inoperable.	\$ 20,877	\$ 20,877	Complete	100
7	FM-0145361	Los Angeles	Santa Monica Courthouse	19-AP1	1	Plumbing - Condensation - Replace insulation on section of supply duct in plenum above ceiling in hallway near department S. Replace 10-1' x 1' ceiling tiles in hallway outside department S. Remediation and environmental oversight for category 2 water intrusion included. Insulation missing from duct caused condensation to form and drip onto ceiling.	\$ 11,100	\$ 8,712	Complete	78.49
8	FM-0145363	Los Angeles	Airport Courthouse	19-AU1	1	HVAC - Replace (1) heat exchanger, (1) tube bundle, (1) temperature pressure valve, (1) air separator, associated copper and fittings. Boiler #2 hot water loop is losing chemicals due to the tube bundle leaking at the relief valve assembly. Expansion tank was leaking from pressure control assembly at gate valve sight glass, pin hole leak found on exterior of tank causing 60psi pressure relief valve to open draining loop chemicals.	\$ 44,908	\$ 34,656	Complete	77.17



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Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
9	FM-0145364	San Bernardino	San Bernardino Justice Center	36-R1	1	Plumbing - Sewer Line - - Run plumbing snake 50 LF to eliminate blockage. Replace 390 SF of carpet and 60 LF of cove base in chambers. Environmental oversight and remediation for category 3 water intrusion included. Toilet overflowed into 3rd floor chambers.	\$ 32,539	\$ 32,539	Complete	100
10	FM-0145365	Los Angeles	Downey Courthouse	19-AM1	1	Elevators, Escalators, & Hoists – Replace pulse cards on public elevator #1 and phones on public elevators 1, 2, and 3. Elevator #1 stopped functioning on the first floor which caused an entrapment. Adjust the acceleration in the up direction and troubleshoot the loop selector connections and pulse cards. After the passenger was released, upon inspection the emergency phone in elevator #1 was not working. After further inspection, it was determined public elevators #2 and #3 were not working as well. All 3 elevator phones were replaced for safety.	\$ 4,489	\$ 3,757	Complete	83.7
11	FM-0145368	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Sewer - Replace 3 feet of 2-inch cast iron pipe, replace (2) 2-inch husky bands, erected (1) containment, sanitize 450 square feet of hard surface, and conduct environmental testing and performed all work in a known ACM area. Cast iron pipe from the drinking fountain cracked and leaked water down to the 2nd floor public hallway.	\$ 11,153	\$ 10,847	Complete	97.26
12	FM-0145370	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	Electrical - Replace ballast for elevator direction sign, rewire failed lighting circuit in parking garage. Found a wiring connection that was crossed.	\$ 2,704	\$ 2,150	Complete	79.52
13	FM-0145371	Los Angeles	Parking Structure Lot 94 Airport Courthouse	19-AU2	1	Electrical - ECI - Replace (20) damaged 12V-75AH batteries and (1) Uninterruptible Supply System. System is original to the building and needs to be replaced.	\$ 64,650	\$ 49,890	In Work	77.17



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Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
14	FM-0145375	Los Angeles	Glendale Courthouse	19-H1	1	Roof - Seal open cracks around AC on roof, replace (2) 12 inch x 12 inch ceiling tiles, erect (1) containment, sanitize 210 square feet of hard surface, and conduct environmental testing. Rain water leaked through the cracks around the AC located on the roof into the 2nd floor, Dept F.	\$ 17,024	\$ 15,414	Complete	90.54
15	FM-0145376	Ventura	East County Courthouse	56-B1	1	Electrical - Replace 2 batteries for emergency generator. Batteries were past their expiration and were not functioning. In event of power outage, the generator would not have functioned for emergency backup power, causing a safety hazard.	\$ 1,421	\$ 877	Complete	61.75
16	FM-0145378	Los Angeles	Metropolitan Courthouse	19-T1	1	Plumbing - Sewer Line - Replace (2) 5 HP storm drain sump pumps, (2) motor control center panels, (2) check valves, and (1) float assembly. The sump pumps are not functioning which caused the northside c-level parking to flood during the last rain.	\$ 31,202	\$ 29,498	Complete	94.54
17	FM-0145379	Los Angeles	Mental Health Court	19-P1	1	Vandalism - Remove approximately 1500 sq. ft. of graffiti throughout the exterior of the building.	\$ 2,743	\$ 1,956	Complete	71.31
18	FM-0145380	Los Angeles	Compton Courthouse	19-AG1	1	HVAC – Replace (4) VAV boxes above the ceiling in known ACM environment. Environmental containment required. VAV seized and putting out 67-degree temperatures only, unresponsive to thermostat adjustment.	\$ 56,620	\$ 37,443	In Work	66.13
19	FM-0145381	Fresno	B.F. Sisk Courthouse	10-O1	1	HVAC - Replace failed safety shut off gas valve assembly and ignition stepper board in boiler #1 - The boiler is shut down, causing the building to struggle to maintain appropriate temperatures.	\$ 6,899	\$ 6,899	In Work	100
20	FM-0145382	El Dorado	Johnson Bldg.	09-E1	1	Elevator – Replace the CAT 5 cable and program the controller boards on Elevator #2. Elevator #2 (staff/inmate) is not responding to call from the door call buttons. Elevator Tech found the CAT 5 Cable was shorted out and the control circuit boards have failed and need replacement.	\$ 9,972	\$ 9,972	In Work	100



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Trial Court Facility Modification
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03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
21	FM-0145386	Los Angeles	Metropolitan Courthouse	19-T1	1	Elevators, Escalators, & Hoists - Replace hydraulic controller board for Elevator #13. Elevator was experiencing voltage loss to the starter causing the elevator to stop functioning on the 1st floor.	\$ 8,480	\$ 8,017	Complete	94.54
22	FM-0145388	Tulare	South County Justice Center	54-I1	1	HVAC - Replace approximately 3 feet of leaking copper oil line in chiller circuit #1, test oil, replace lost oil and lost refrigerant. Oil line is cracked and circuit is shut down. The chiller is running at 50% and cannot maintain appropriate building temperatures.	\$ 8,567	\$ 8,567	In Work	100
23	FM-0145396	Los Angeles	Airport Courthouse	19-AU1	1	Electrical - Replace (4) LED lighting strips and (4) light fixtures. One fixture fell and (3) mounting brackets on fixtures failed.	\$ 5,270	\$ 5,270	Complete	100
24	FM-0145400	Tulare	Porterville Courthouse	54-C1	1	County Managed - Roof - Demo existing 1260 sf section of gravel/built up roof system down to plywood decking. Install 1260 sf of roofing board, 1260 sf of 60 Mil TPO single-ply membrane, 144 lf of 24-gauge coping, and 227 lf of flashing. Modify (1) HVAC unit with new curb and ducting. Includes hazardous materials testing, walk pads at HVAC units, and a 20-year roof system warranty. Existing roof section is leaking significantly, causing interior damage and threatening asset value.	\$ 37,328	\$ 37,328	In Work	100
25	FM-0145402	San Bernardino	San Bernardino Justice Center	36-R1	1	HVAC - Replace draft motor assembly for boiler #2. Boiler was inoperable, due to failed draft motor. Failed due to age.	\$ 1,944	\$ 1,944	Complete	100
26	FM-0145403	San Bernardino	Barstow Courthouse	36-J1	1	HVAC - Replace external wiring and wiring connectors for air handler unit 1 motor. Motor was grounded, due to melted wire connectors, preventing air handler unit from functioning and resulting in lack of air flow on lower level. Wire connectors were replaced with high grade connectors.	\$ 350	\$ 350	Complete	100
27	FM-0145405	Los Angeles	West Covina Courthouse	19-X1	1	County Managed - Plumbing - Replaced 10 feet of exterior landscape sewer main line which backed up, affecting 3 jury rooms. Main line pipe was cracked due to age and is affecting courthouse operations.	\$ 8,481	\$ 8,481	Complete	100



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
28	FM-0145406	San Diego	North County Regional Center - North	37-F2	1	Interior Finishes - Replace one 1 hour fire rated door, lock set, hinges, and closer for Department 9. Work includes staining of the door and environmental testing. Door became delaminated and fire proofing was released from the door core negating it's fire rating.	\$ 4,497	\$ 4,497	Complete	100
29	FM-0145407	San Bernardino	Barstow Courthouse	36-J1	1	HVAC - Replace 1-gas valve, 1-ignition module, and 2 ignitors for HVAC boiler. Boiler was not functioning due to failed components that need to be replaced.	\$ 1,402	\$ 1,402	Complete	100
30	FM-0145408	San Bernardino	Fontana Courthouse	36-C1	1	HVAC - Replace 1-high pressure switch and replace 8 LBs of refrigerant for package unit #1. High pressure switch leaked refrigerant, causing high temperatures in courtroom F7.	\$ 2,315	\$ 1,924	Complete	83.13
31	FM-0145409	San Bernardino	Fontana Jury Assembly Building	36-C3	1	Exterior Shell - Replace 2-2' x 2' ceiling tiles in 1st floor jury assembly room. Prepare and waterproof 1,800 SF of west entrance wall. Environmental oversight and remediation included. Rain water penetrated west entrance wall into 1st floor jury assembly room.	\$ 23,807	\$ 23,807	Complete	100
32	FM-0145410	Los Angeles	San Fernando Courthouse	19-AC1	1	Elevators, Escalators, & Hoists - Replace 400 linear feet of selector cable for public elevator #5. Existing cable was worn causing leveling issues and entrapments. Cable worn due to wear/tear and age.	\$ 7,046	\$ 5,877	Complete	83.41
33	FM-0145411	Los Angeles	Norwalk Courthouse	19-AK1	1	Plumbing - Fixture Leak - Replace (1) sink valve in 1st floor main lock up cell #1. Valve failed causing cell faucet to run non-stop and overflowed onto cell concrete floor and pipe chase. Containment, environmental and remediation required due category 3 contamination.	\$ 8,694	\$ 8,694	Complete	100
34	FM-0145412	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Electrical - Replace (6) fuel hoses & associated hardware for the emergency generator. During preventive maintenance, hoses were found to be leaking causing fuel to leak internally & mix with oil causing the generator to shut down & fail.	\$ 4,241	\$ 3,806	In Work	89.74



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
35	FM-0145413	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Plumbing - Storm Drain Leak - Replace 20LF of cracked 4in cast iron roof drain pipe & associated connection fittings. Replace 47 sq ft ceiling tiles above 10th floor DA's offices. Water overflowed from cooling tower #1 into the cracked roof drainpipe. Overflow was caused by a faulty water basin float & pump motor sensor which were adjusted & reset. Environmental oversight, containment along with drying equipment setup & remediation for category 2 greywater intrusion.	\$ 20,060	\$ 16,144	Complete	80.48
36	FM-0145414	Los Angeles	Burbank Courthouse	19-G1	1	HVAC - Replace (2) butterfly valves, 3/4 inch union, 20 feet of 3/4 inch pipe, (3) flanges, (1) control valve, 25 feet of insulation, erect water diverter, sanitize 420 square feet, and environmental testing. The basement hot water pump was leaking from the rusted mechanical threads on the control valve and flanges and failed butterfly valves.	\$ 16,126	\$ 14,636	Complete	90.76
37	FM-0145415	Los Angeles	Compton Courthouse	19-AG1	1	Interior Finishes – Remove and restore 32 square feet of damaged vinyl wallpaper from the 4th floor. Apply two coats of drywall compound, sand, and paint area to match the original wall cover. Environmental testing and flooring protection included. This was the resulting corrective action from a previous P1 water leak.	\$ 1,517	\$ 1,003	Complete	66.13
38	FM-0145416	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Storm Drain - Replace 50 LF of cracked 6-inch cast iron pipe with associated fittings. Multiple cracks found along storm water drain line causing water build up in the underground parking during the rain.	\$ 6,620	\$ 4,378	Complete	66.13
39	FM-0145417	Los Angeles	Santa Monica Courthouse	19-AP1	1	Roof - Install 1-18" x 18" access panel in ceiling of room 214. Replace 4-1' x 1' ceiling tiles. Remediation and environmental oversight for category 2 water intrusion. Roof leaks were sealed under warranty by JCC roof vendor. Roof leaked into 2nd floor.	\$ 13,317	\$ 10,453	Complete	78.49



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
40	FM-0145419	Los Angeles	East Los Angeles Courthouse	19-V1	1	Plumbing - Fixture Leak - Replace (1) valve for lock-up drinking water fountain/sink combo. Valve on the 3rd floor cell#3 failed due to age (original to building 1989), causing water to continuously run and flood penetrating to the 2nd floor holding cell #3. Remediation and environmental included due to category 2 (grey water).	\$ 8,851	\$ 8,851	Complete	100
41	FM-0145420	Los Angeles	Norwalk Courthouse	19-AK1	1	HVAC - Replace (1) spark ignitor, (1) flame sensor and (1) pressure relief valve on Boiler #2. Replace (1) combustion motor and housing, (1) spark ignitor, (1) flame sensor and (1) pressure relief valve on Boiler #3. Boiler #2 deficiencies were found during the preventative maintenance, boiler #3's combustion motor, spark ignitor, flame sensor and pressure relief valve failed due to age. Affecting heating throughout the entire building.	\$ 2,272	\$ 1,932	Complete	85.03
42	FM-0145421	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Plumbing - Sewer Line - Snake main sewer line approx. 50 feet, replace approx. 620 sq ft of drywall in the fire pump room and secured hallway. Main sewer line back up in fire pump room and public restrooms caused all floor drains on 1st floor to overflow. Water penetrated from fire pump room to secured hallway, back up was caused by accumulated debris. Remediation and environmental oversight included due to category 3 (black water) contamination and mold.	\$ 61,713	\$ 43,193	Complete	69.99
43	FM-0145422	Santa Clara	Family Justice Center Courthouse	43-B5	1	Vandalism Exterior Shell - Replace glass in main entrance glass door which was broken out by vandal after hours. Vandal could not be identified from the security video.	\$ 26,725	\$ 26,725	In Work	100
44	FM-0145424	Los Angeles	East Los Angeles Courthouse	19-V1	1	Plumbing - Sewer Line - Replace (2) 6" No Hub coupling, (2) 2' x 2' ceiling tiles, and (1) 1' x 1' carpet tile. The coupling to sewer main cracked causing water to leak into the 2nd floor District Attorneys office . Environmental and remediation oversight included due to category 3 (black water).	\$ 13,296	\$ 10,334	In Work	77.72



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
45	FM-0145425	Los Angeles	Pasadena Courthouse	19-J1	1	HVAC - Replaced pneumatic actuator diaphragm above ceiling which failed due to age. Actuator mixing box serves 2nd floor Dept. R chambers. Remediation and environmental oversight included a 20x100 containment for 2 days. Mixing box was nonoperational, causing consistent high temperatures above 80 degrees in Department R chambers.	\$ 12,575	\$ 8,721	Complete	69.35
46	FM-0145426	Los Angeles	Pomona Courthouse South	19-W1	1	Elevators, Escalators, & Hoists - Replaced 1-door operator for public elevator #5. Door operator components failed due to use/age, parts are worn beyond repairs making elevator non-operational and affecting courthouse operations.	\$ 10,797	\$ 9,840	Complete	91.14
47	FM-0145428	Placer	Howard G. Gibson Courthouse	31-H1	1	Electrical - Repair and replace damaged circuit boards and relays for ADA door. Automatic exit door is not working.	\$ 4,102	\$ 4,102	In Work	100
48	FM-0145430	Los Angeles	Eastlake Juvenile Court	19-R1	1	County Managed - Pest Control - Repair (1) drywall hole and (3) exterior concrete holes. Replace (2) missing louver blades and mesh screening in mechanical room. Rat droppings were found on desks, office supplies, and behind printers.	\$ 3,381	\$ 3,381	In Work	100
49	FM-0145432	San Diego	East County Regional Center	37-I1	1	Plumbing - Sewer Line - Replace 8-feet of black pipe, (1) p-trap and couplings, (1) 2ft. x 4ft ceiling tile, set up (1) containment, disinfect and sanitize 40 sq. ft. of hard surface. Environmental testing required. 2nd floor judge's men's restroom floor drain cracked causing leak down to the 1st floor business office.	\$ 11,732	\$ 7,944	Complete	67.71
50	FM-0145433	Riverside	Larson Justice Center	33-C1	1	Fire Protection - Main Fire Panel - Remove and replace failed MAPNET transceiver card of the Main Fire Panel. The card is experiencing communication issues between fire panel and fire protection devices. Work includes motherboard replacement and programming and the installation of a surge protector due to power surge.	\$ 5,757	\$ 5,607	In Work	97.39



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
51	FM-0145434	Los Angeles	Norwalk Courthouse	19-AK1	1	Plumbing - Fixture Leak - Replace (5) 2ft x 2ft wet ceiling tiles, replace 86 sq. ft. of carpet. 4th floor men's Jury Room Restroom urinal overflowed due to flush handle becoming stuck. The water overflowed and penetrated down to the 3rd floor Dept. F Courtroom damaging & contaminating ceiling tiles and carpet. Environmental and remediation oversight included due to known ACM area and category 3 (black) water contamination.	\$ 30,743	\$ 30,743	Complete	100
52	FM-0145435	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior Finishes - Replace approx. 25 liner feet of roofing membrane, repair 10 ft of flashing at the lower roof and erect Scaffolding due to 36 foot high ceiling. Roof membrane failed due to age (original to build, 1965) causing rain water to leak into the 1st floor lobby. Remediation and environmental oversight included due to known ACM area and category 2 (grey) water.	\$ 22,182	\$ 18,861	Complete	85.03
53	FM-0145436	Los Angeles	Whittier Courthouse	19-AO1	1	Plumbing - Sewer Line - Replaced 40 LF of cracked 4" cast iron pipe, 20 LF of cracked 2" cast iron pipe, and associated fittings above the 1st floor clerk's office. Removed 90 1' x 1' ceiling tiles and set up scaffold to enable plumbing repairs. Replaced 45 SF of carpet in 1st floor clerk's office. Pipes cracked, due to age, above the 1st floor clerk's office, leaking into the office below. Remediation and environmental oversight included for category 3 water intrusion with a 40 x 60 containment.	\$ 39,004	\$ 33,711	Complete	86.43
54	FM-0145437	Los Angeles	Whittier Courthouse	19-AO1	1	Plumbing - Sewer Line - Run approximately 40 feet of cable through drain line to clear stoppage caused by paper products and vegetation roots. Remediation and environmental oversight included for category 3 water intrusion. 1st floor snack shop floor drains overflowed an estimated 10 gallons of water on the floor.	\$ 7,505	\$ 6,487	Complete	86.43
55	FM-0145438	San Francisco	Civic Center Courthouse	38-A1	1	HVAC - Replace (1) failed 10hp exhaust fan motor at basement parking area. Failed motor is preventing the exhaust in Secure Parking area from venting.	\$ 2,545	\$ 2,545	In Work	100



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
56	FM-0145443	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace hot water coil, (2) ball valves, and 1 1/4 inch copper lines to header for Air Handler #2. Replace 15 linear feet of insulation, erect (1) containment, sanitize 350 square feet of hard surface, and conduct environmental testing. The hot water coil failed for Air Handler #2 leaking water into the 1st floor mechanical room floor affecting the comfort cooling to the building.	\$ 34,014	\$ 23,398	Complete	68.79
57	FM-0145444	Los Angeles	Stanley Mosk Courthouse	19-K1	1	HVAC - Rebuild heating hot water pumps #19 & 320 including replacing the bearings, gaskets, O-rings, mechanical seals, fasteners, clean, inspect, balance impeller, hydrop-test and paint. Replace (1) 2 1/2 inch flanged 3 way mixing hot water valve with miscellaneous parts and fiberglass insulation. The valve and pumps were leaking, causing the water treatment chemicals to be lost which prevented the equipment from working as intended.	\$ 62,625	\$ 60,909	Complete	97.26
58	FM-0145445	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevators, Escalators, & Hoists - Replace (1) 15 HP motor, (2) bearings, (1) Pinion, and idler gear for Escalator #9 (5-6 on the Grand Street side). The escalator movement is irregular and jolts due to idler gear failure. No longer under warranty.	\$ 57,386	\$ 55,814	In Work	97.26
59	FM-0145446	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Fixture - Replace flush valve, (2) relays in controller and (2) contactors in Escalator #24, lubricate access points (step chains, handrail drives, machine bearings, and gears) to moisture exposed escalators, provide temporary power to (4) escalator pits, erect (5) containments, extract 185 gallons of water, sanitize 1360 square feet of hard surface, and conduct environmental testing due to work being completed in known ACM areas. A urinal in the 5th floor, Men's public restroom on the Hill Street side of the courthouse was consistently flushing after hours causing water to overflow affecting multiple floors and escalator pits on floors, 5, 4, 3, and 2.	\$ 78,245	\$ 76,101	Complete	97.26



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
60	FM-0145447	Los Angeles	Pasadena Courthouse	19-J1	1	Interior Finishes - Replaced 20 SF of carpet and 4-2' x 2' ceiling tiles in 1st floor Family Law Room 100. County Probation department de-frosted refrigerator on the 2nd floor which leaked down to the 1st floor. Environmental oversight and remediation included. Courthouse operations were affected in busy 1st floor secured hallway. Currently working with Risk Management to recover the cost from the County.	\$ 13,807	\$ 9,575	Complete	69.35
61	FM-2000001	San Diego	East County Regional Center	37-I1	1	Plumbing - Sewer Line - MCI - Replace (2) ejector pumps, (2) control panels, floats, audible alarm notification, railings for main sewer ejectors. (1) of the two pumps is inoperable and the second pump must be reset multiple times throughout the day due to intermittently shutting off without notifications. Pumps and railings, which are approximately 40 years old, were found to be rusted through. Emergency repair required to avoid catastrophic failure and sewage back-up.	\$ 56,545	\$ 38,287	In Work	67.71
62	FM-2000002	Orange	West Justice Center	30-D1	1	HVAC – Cooling Tower 1 - Remove and replace failed 20HP cooling tower motor with new motor and pulley. The casing and bearings of the motor have failed. Continued operation will lead to damage to the VFD and no HVAC services to half of the building resulting in disruption to court proceedings	\$ 3,945	\$ 3,577	In Work	90.68
63	FM-2000003	Los Angeles	Van Nuys Courthouse West	19-AX2	1	HVAC - MCI - Replace (1) gear box/drive assembly along with synthetic oil for cooling tower #2 (CT-2). Crane & rigging operations necessary to set & remove equipment on & off the roof, replace belts, pulleys, sheaves & bearings as needed for approximately (62) Air Handler Units. This work is in conjunction with the Building Automation System project. Repairs are required that were not included on the initial project scope.	\$ 72,000	\$ 57,946	In Work	80.48



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
64	FM-2000004	Los Angeles	Pomona Courthouse South	19-W1	1	Vandalism - Removed vandalized broken glass from the front door entrance and replaced with 31 3/8" x 90 tempered glass and tint. Risk management is aware and is in contact with the arresting agency to seek restitution.	\$ 1,836	\$ 1,673	Complete	91.14
65	FM-2000005	San Diego	Kearny Mesa Court	37-C1	1	Interior finishes - Remove 1,250 SF of carpet from main lobby. Remove all porous materials for disposal from lobby. Install HEPA equipment and erect containments. Perform remediation and environmental oversight for ACM protocol. County/Sheriff vendors cut 8 holes through ceiling in main lobby in area known to contain ACM. Reimbursement claim filed with County of San Diego.	\$ 94,408	\$ 94,408	In Work	100
66	FM-2000006	San Diego	Juvenile Court	37-E1	1	Roof - GCI - Remove and replace approximately (6) 2x2 wet ceiling tiles, 16 sq ft gypsum board, 80 sq ft of Therma & Moisture protection, and decontaminate 3 LF of T-bar. Environmental and remediation required. Roof leaked during rain in early March. Prior service provider set up containment, water catch and testing, but, due to contract expiration, left the project unfinished. The roof leaked again during a subsequent rain, causing additional damage to the administration area. No costs were charged by previous service provider.	\$ 49,170	\$ 36,691	In Work	74.62
67	FM-2000010	Los Angeles	Pomona Courthouse South	19-W1	1	Electrical - Replace fuel lines for emergency generator. Refurbish fuel injection pump. Emergency generator fuel injection pump is leaking diesel fuel and is unable to start.	\$ 2,727	\$ 2,485	Complete	91.14
68	FM-2000011	Kern	Delano/North Kern Court	15-D1	1	HVAC - GCI - Replace (1) 8 ton gas package unit on the roof. Package unit has failed due to age and is unable to be restored. Building temperatures are being affected and impacting court operations. Crane will be utilized to remove and install new package unit.	\$ 49,500	\$ 39,917	In Work	80.64



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
69	FM-2000012	Los Angeles	Pasadena Courthouse	19-J1	1	Fire Protection - Replace failed diesel tank spill bucket for underground storage tank. Spill bucket failed annual inspection due to hole found on accordion bellow not providing liquid tight seal. Notice of violation received from the Pasadena Fire Department.	\$ 3,252	\$ 2,255	Complete	69.35
70	FM-2000013	Los Angeles	Alhambra Courthouse	19-I1	1	HVAC- Replaced (4) new pressure switches, igniter, control relays, first stage gas valve, and (1) original equipment manufacturer factor control board for Boiler #2. Multiple failed parts due to age, made the boiler non-operational. Boiler #2 was not functioning, affecting the comfort cooling for the building.	\$ 10,483	\$ 9,015	Complete	86
71	FM-2000014	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Exterior Shell - Replace cracked 47-inch x 99-inch x 1/4 inch window glass with tint for the 9th floor Court conference center. No visible sign of vandalism.	\$ 3,088	\$ 3,003	Complete	97.26
72	FM-2000015	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Vandalism - Replace (1) damaged 43 inch x 59 inch x 1/4 inch bronze tempered window glass for the 1st floor facing First stet creating a security issue. Glass had a 4-inch hole from a rock. Damage was done after hours by an unknown person.	\$ 1,915	\$ 1,863	Complete	97.26
73	FM-2000017	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Elevators, Escalators, & Hoists - Replace failed (1) pit switch (micro switch) on public elevator #1 causing the elevator to be non-operational and limiting social distancing.	\$ 3,393	\$ 2,334	Complete	68.79
74	FM-2000018	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Elevators, Escalators, & Hoists - Replace (2) drive boards and 6 feet of cable in control panel on Judge's elevator #16. Control boards failed. Thorough testing performed after replacement.	\$ 6,531	\$ 6,531	Complete	100



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
75	FM-2000019	Los Angeles	Metropolitan Courthouse	19-T1	1	Elevators, Escalators, & Hoists - Replace (1) failed encoder and (2) fuses for public Elevator #8 causing the elevator to malfunction.	\$ 3,828	\$ 3,619	Complete	94.54
76	FM-2000020	San Diego	Kearny Mesa Court	37-C1	1	Roof - Seal 1,000 SF of roof. Replace 4-2' x 4' ceiling tiles and 75 SF of carpet. Remediation and environmental oversight included for category 2 water intrusion and ACM. Roof leaked into Courtroom A.	\$ 63,694	\$ 63,694	Complete	100
77	FM-2000022	Los Angeles	Hollywood Courthouse	19-S1	1	HVAC - Replace (2) failed discharge air temperature sensors for AHU-1, fix the leak in the refrigerant system and recharge the system. The leak in the refrigerant system caused the air sensors to fail.	\$ 17,925	\$ 16,328	Complete	91.09
78	FM-2000023	San Diego	South County Regional Center	37-H1	1	Elevators, Escalators, & Hoists - Replace (2) batteries in seismic monitor, rewire seismic box configuring feed direct 120V from an external line to the unit. Elevator #9 is not working due to failed batteries and a trouble message from the seismic box being fed 24V line coming from the drive itself.	\$ 940	\$ 345	Complete	36.69
79	FM-2000025	Los Angeles	Compton Courthouse	19-AG1	1	Interior Finishes - Remove loose metal cladding from 24 custody interview rooms. Weld existing metal to frame to permanently secure. Grind and smooth all edges. Metal edge pieces have been removed and found in possession of persons in custody.	\$ 8,380	\$ 5,542	In Work	66.13
80	FM-2000026	Riverside	Hemet	33-F1	1	Vandalism - Remove graffiti painted on the ground at the main front entrance and exit of the courthouse.	\$ 1,009	\$ 1,009	In Work	100
81	FM-2000030	San Diego	East County Regional Center	37-I1	1	HVAC - Replace 1-variable frequency drive and 1-100 amp breaker for air handling unit #5. Variable frequency drive failed, affecting temperatures in courtrooms 1 and 2 on 1st floor.	\$ 4,640	\$ 3,142	Complete	67.71
82	FM-2000033	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	1	HVAC – Replace existing 3 ton Mini-Split Unit serving the court's server room. Replace existing, undersized, 20 amp disconnect with a new 30 amp disconnect. Reconnect unit to existing BAS. This unit serves a critical space, is at end of life, and is malfunctioning.	\$ 48,920	\$ 48,920	In Work	100



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
83	FM-2000035	Placer	Howard G. Gibson Courthouse	31-H1	1	Plumbing – Mechanical System - Repair the leaking hot water piping above the hard lid drywall ceiling - Existing ceiling isn't load bearing to provide access above, will cut in a ceiling access door to perform repair.	\$ 2,234	\$ 2,234	In Work	100
84	FM-2000037	Stanislaus	Modesto Main Courthouse	50-A1	1	Plumbing - Domestic Water Pipe - Repair broken water supply line for ice-maker and remediate flooding in Sherriff's ready room and adjacent offices (carpet and baseboards). Source of water was broken supply line to ice-maker.	\$ 13,985	\$ 10,883	In Work	77.82
85	FM-2000038	Tulare	South County Justice Center	54-I1	1	Plumbing - Domestic Water Pipe - Replace several leaking 2" copper elbows in the domestic water line in the basement detention area ceiling and install one isolation valve and access panel. Water is leaking in several places near the south inmate elevator and dripping through the ceiling.	\$ 9,713	\$ 9,713	In Work	100
86	FM-2000039	San Diego	Kearny Mesa Court	37-C1	1	Plumbing - Sewer Line - Remove clog by snaking 100 feet of main line that backed up and overflowed several cleanouts and toilets at basement level. Paper towels from staff use were found in clog, which were found during the line flush last year. Remove and replaced 500 sq. feet of impacted drywall, fixtures, affixed wood cabinetry in restrooms, janitorial closet and staff area that was damaged by black water. The damaged porous drywall was replaced with FRP plastic water-resistant material in water closets, and cost includes replacement of 2 of the 4 sink basins due to cracks/leaks. Included in cost was set-up containment for remediation and follow environmental protocols.	\$ 104,688	\$ 104,688	Complete	100



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
87	FM-2000040	Tulare	South County Justice Center	54-I1	1	HVAC - Recover all refrigerant out of building chiller circuit #2, remove and replace leaking needle valves, pull system down into vacuum overnight, recharge system with both new refrigerant and recovered refrigerant for a total factory charge of 180 pounds. Compressor #2 is leaking refrigerant and faulted due to low refrigerant pressure. With the chiller at 50% capacity, appropriate building temperature cannot be maintained.	\$ 6,310	\$ 6,310	In Work	100
88	FM-2000041	Los Angeles	Chatsworth Courthouse	19-AY1	1	HVAC - Replace 180-gal expansion tank, empty & refill comfort heating loop for the HVAC. The heating loop expansion tank internal bladder had a pinhole leak causing water to overflow into the drain as well as continuously triggering the refill switch to keep the system filled. The internal fixed bladder could not be replaced as the tank is a sealed unit.	\$ 1,189	\$ 996	Complete	83.8
89	FM-2000042	Los Angeles	Chatsworth Courthouse	19-AY1	1	Elevators, Escalators, & Hoists - Replace (1) controller board. Freight Elevator #11 stuck on the 1st floor, not responding, doors closed due to a failed controller board, no entrapment.	\$ 2,204	\$ 1,847	Complete	83.8
90	FM-2000044	Los Angeles	Inglewood Courthouse	19-F1	1	HVAC - Replace (1) 20 HP return motor, (1) pulley, (1) bushing, and (3) belts for Air Handler Unit #1. The motor front and back blower bearing were worn creating a grinding noise that would have affect the comfort cooling of the building if the motor had failed.	\$ 6,955	\$ 5,186	In Work	74.56
91	FM-2000045	Contra Costa	Richard E. Arnason Justice Center	07-E3	1	HVAC - Replace one (1) Compressor Discharge Temperature Sensor on Chiller #1. Sensor has failed and equipment is non-operational at this time (locked out on a compressor fault). Needed to restore full cooling capacity to building.	\$ 7,412	\$ 7,412	In Work	100



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
92	FM-2000046	Los Angeles	Airport Courthouse	19-AU1	1	Plumbing - Domestic Water Pipe - Replace 1 foot of 3/4 inch copper pipe, (1) 3/4 inch 90 degree, (2) 3/4 inch couplings, and replace 48 square feet of drywall in the ceiling. A pin hole leak in the copper piping above the Basement, Men's locker room shower caused water to leak through the ceiling affecting the shower area. Remediation and environmental oversight included.	\$ 7,973	\$ 6,153	In Work	77.17
93	FM-2000047	San Joaquin	Stockton Courthouse	39-F1	1	Electrical - Replace failed lighting control module for the 5th floor lighting system and program the new unit. Lights flicker and are non-responsive to dimming and scene changes. This is disruptive to court proceedings and makes presentations impossible via projector.	\$ 3,479	\$ 3,479	In Work	100
94	FM-2000049	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Fixture - Replace 6th floor holding cell flush valve and 4 SF of plaster in 5th floor holding cell interview booth. 6th floor flush valve leaked into 5th floor holding cell interview room, causing plaster to come loose. Erected 4'x 6'x 10'containment in 5th floor holding cell and a 3'x 7' x 7' 6th floor plumbing chase containment. Remediation and environmental oversight included under ACM protocol.	\$ 28,422	\$ 28,422	Complete	100
95	FM-2000050	San Joaquin	Stockton Courthouse	39-F1	1	Electrical - Replace failed lighting control module for the 7th floor lighting system and program the new unit. Lights flicker and are non-responsive to dimming and scene changes. This is disruptive to court proceedings and makes presentations impossible via projector.	\$ 3,827	\$ 3,827	In Work	100
96	FM-2000051	Los Angeles	Pomona Courthouse South	19-W1	1	Fire Protection - Replace 4-sprinkler heads in lock-up that were damaged. Replace damaged or missing fire block penetrations in mechanical, and electrical rooms all floors which consisted of existing BAS lines, pneumatic lines, and domestic copper water lines. All deficiencies were noted by the State Fire Marshal building inspection.	\$ 8,472	\$ 7,721	Complete	91.14



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
97	FM-2000052	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Replace 4 actuators and pneumatic air lines above 4th floor department 3 jury room. Remove 2' x 2' section of drywall and install access panel in ceiling. Containment, remediation, and environmental oversight included for area known to contain ACM. Actuators and pneumatic lines failed, causing uncontrolled temperatures.	\$ 29,850	\$ 19,740	Complete	66.13
98	FM-2000054	Orange	West Justice Center	30-D1	1	Fire Protection - Address deficiencies identified during 5 yr Fire Life Safety preventive maintenance. Replace 170, 50 + yr old fire sprinklers in the detention spaces, 2 missing control valves signs for backflow, (2) 4in flange kits on fire department connection and back flush.	\$ 12,301	\$ 11,155	In Work	90.68
99	FM-2000055	Orange	Central Justice Center	30-A1	1	HVAC - Rebuild main chilled water pump. The pump has failed and is no longer working. This is one of 3 pumps providing chilled water distribution to the building. Failure to replace pump could yield interruption in cooling to the building and additional cost for emergency work. Work includes replacement of insulation of pump with new.	\$ 15,899	\$ 14,495	In Work	91.17
100	FM-2000056	Santa Clara	Santa Clara Courthouse	43-G1	1	Grounds and Parking Lot - 8 inch drain clogged with tree roots. Pump out area. Hydrojet 200 feet of main storm drain east side parking lot, to remove tree roots.	\$ 9,505	\$ 9,505	Complete	100
101	FM-2000057	Los Angeles	Bellflower Courthouse	19-AL1	1	Elevators, Escalators, & Hoists - Replace (1) Elevator controller board for Judge's Elevator #4. The controller board controls the motion to the elevator cab. Controller board failed and caused elevator to stop operating. Failure due to wear/tear and age (built 1989).	\$ 956	\$ 956	Complete	100



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
102	FM-2000058	Los Angeles	Glendale Courthouse	19-H1	1	HVAC - Replace 260 HP compressor, (1) liquid line drier, (1) reversing valve, compressor contactor, (1) defrost board, rewire entire unit, and recharge with 10 pounds of refrigerant. The compressor for Package Unit #1 failed affecting the comfort cooling in Department #5 courtroom. The 30 year old compressor on the package unit failed due to age.	\$ 5,326	\$ 4,822	Complete	90.54
103	FM-2000059	Los Angeles	Torrance Annex	19-C2	1	Plumbing - Domestic Water Pipe - Women's employee restroom leak above the ceiling. Exploratory work required to assess leak source, Installation of 24x24 access panel required. Environmental remediation, testing, installation of catchall and critical barriers with decontamination chamber.	\$ 12,612	\$ 12,612	Complete	100
104	FM-2000060	Los Angeles	Parking Structure Lot 48 Van Nuys Court Complex	19-AX6	1	Grounds and parking lot - Replace (1) safety edge and (1) air flow switch for the northside employee exit rollup gate to the parking structure. The rollup gate was not functional due to the failed safety edge and switch causing the gate to stay in the open position creating a security issue.	\$ 428	\$ 384	Complete	89.74
105	FM-2000061	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Storm Drain Leak - Replace (2) ejector pumps 2hp 3ph 460v and (1) control panel with floats, replace failed 10-inch x 6-inch wye along with 10 feet of 10-inch pipe. Pump out and remove debris from pit. Basement storm water pit 75 percent full and increasing due to failed ejector pumps. While testing replacement pump, water leakage from 10 inch pipe was discovered and addressed.	\$ 44,735	\$ 29,583	Complete	66.13
106	FM-2000062	Los Angeles	Sylmar Juvenile Court	19-AF1	1	County Managed - Roof - Replace 700 sq. ft. of roofing material and sheet metal flashing that surrounds the sky light. Apply asphalt primer to pipe flashings, scuppers, pitch pockets, metal edgings and metal components as needed. Seal all protrusions, corners, drains with white elastomeric roof sealant mechanically. Roof material/flashing have failed and are leaking rain water into the courthouse public lobby affecting court operations.	\$ 3,431	\$ 3,431	In Work	100



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
107	FM-2000063	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Grounds and parking lot - Replace (1) 3HP operator motor for the sheriff's bus bay sally-port entrance door. The operator motor failed due to the age of the internal components, preventing the door from functioning, and creating a disruption with inmate transportation.	\$ 3,285	\$ 3,285	Complete	100
108	FM-2000064	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevators, Escalators, & Hoists - Escalator #9 -Removed chain links on Escalator #9, adjusted tension, adjusted motor controller. Escalator #9 from floors 5 to 6 on the Grand Ave. side is down and not functioning correctly.	\$ 7,718	\$ 7,507	Complete	97.26
109	FM-2000066	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Plumbing - Domestic Water Line - Replaced 10LF of 2in copper pipe & associated fittings and replaced (23) 1ft x 1ft ceiling tiles in 3rd floor Judges Law Library. The 2in domestic hot water pipe in the attic-space of the law library had a small crack along the pipe causing water to leak down to the law library. Remediation, containment with drying equipment setup along with environmental oversight included for category-2 graywater cleanup.	\$ 17,368	\$ 15,586	Complete	89.74
110	FM-2000067	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Elevators, Escalators, & Hoists - Replace 60 controller relays and 4 controller relay timers. The relays govern the switching of voltages supplied to the electrical elevator components. Public Elevator #3 stuck on the 10th floor, brief entrapment of 3 persons.	\$ 12,224	\$ 9,838	Complete	80.48
111	FM-2000068	Los Angeles	Airport Courthouse	19-AU1	1	HVAC - Replace failed 1/2 inch 3-way valve and (1) valve motor, recalibration and testing required for proper operation. Includes environmental oversight. The failed water control valve and motor were impacting the operation of the BAS system affecting cooling to the 7th floor judge's chambers.	\$ 10,172	\$ 7,850	Complete	77.17



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
112	FM-2000069	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Sewer Line - Run snake 75 linear feet to clear main line clog, replace (9) 12 inch x 12 inch ceiling tiles, replace 40 square feet of carpet, erect (4) containments, sanitize 930 square feet of hard surface, and conduct environmental testing due to work being completed in known ACM area. The main line was clogged causing water to come up through the floor drain of the 13th floor snack shop affecting areas on the 12th and 13th floors.	\$ 36,491	\$ 25,102	In Work	68.79
113	FM-2000070	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace approximately 25 linear feet of 1 1/4 inch copper piping for supply and return from ball valves to the coil, (1) circuit setter, (2) 1 1/4 inch valves, (1) strainer, and (1) thermostat for Air Handler Unit 12-4. Replace 15 linear feet of insulation, (4) 12 inch x 12 inch ceiling tiles, replace 10 square feet of carpet, replace 20 linear feet of cove base, erect (2) containments, sanitize 590 square feet of hard surface, and conduct environmental testing. The hot water line from the air handler leaked affecting areas on the 11th and 12 floors.	\$ 30,905	\$ 21,260	In Work	68.79
114	FM-2000071	Los Angeles	Hollywood Courthouse	19-S1	1	HVAC - Replace (3) 20amp fuses and (3) 15amp fuses for package unit #1, replace 2ft of cracked return duct from grill to main return and 2ft of supply duct from supply branch to existing grill. Failed fuses and damage to the duct was causing the package unit to freeze up as well as preventing proper airflow into the HVAC zones for the entire 1st floor, affecting the comfort cooling to all the court, common & sheriff's spaces.	\$ 7,536	\$ 6,865	In Work	91.09
115	FM-2000073	Merced	New Merced Courthouse/N Street Building	24-A8	1	Vandalism - Replace broken 2nd floor staircase window on public stairwell (safety). Window was broken by a rock found at the base of the window. The vandalism was committed by an unknown person and we are unable to seek restitution.	\$ 5,222	\$ 5,222	In Work	100



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
116	FM-2000074	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Domestic Water Pipe - Replace (1) 3 inch isolation valve for mop sink on service level. Original valve failed preventing water supply from being isolated to address separate plumbing repairs in exhibits room in the basement. Partial draining of the building from parking level to 6th floor required to replace the isolation valve.	\$ 3,282	\$ 2,258	In Work	68.79
117	FM-2000075	Los Angeles	Airport Courthouse	19-AU1	1	HVAC - Replace (1) 480V AC transformer and motor control center electrical circuit due to a short. Replace 200 linear feet of conduit, wire, on Cooling Tower #2. Replace (2) vibration sensors (one on each cooling tower). Vibration switch cover bolts seized due to loss of weather sealing. The cooling towers and chillers did not restore after a planned power outage. Environmental testing conducted to prior to holes drilled for replacement conduit.	\$ 29,995	\$ 23,147	In Work	77.17
118	FM-2000076	Los Angeles	Inglewood Courthouse	19-F1	1	Elevators, Escalators, & Hoists - Replace brakes on elevator #3. Public elevator is non-operational and impacting court operations.	\$ 5,732	\$ 4,274	Complete	74.56
119	FM-2000077	Los Angeles	El Monte Courthouse	19-O1	1	Plumbing - Sewer Line - Replace 50 LF of 4" cracked cast iron pipe and associated hardware above basement that leaked sewage water. Environmental oversight and remediation for category 3 water intrusion included. A 4" cast iron pipe cracked above basement due to age.	\$ 18,787	\$ 10,919	Complete	58.12
120	FM-2000078	Los Angeles	East Los Angeles Courthouse	19-V1	1	Security - Replace sallyport rollup gate guides, 26.5-foot X 13.5-foot curtain, safety edge, photo eye sensor, and door operator motor. Gate was struck by sheriff transport bus. JCC seeking reimbursement from County.	\$ 36,779	\$ 36,779	In Work	100
121	FM-2000079	Los Angeles	Van Nuys Courthouse West	19-AX2	1	HVAC - Replace (1) thermostat/time clock, temperature sensor, relay and wiring for the air conditioning split system. Temperature switch that governs the start up process has failed, causing the temperature to rise in I.T. master control room (MCR) to 120 degrees and climbing. MCR room occupied by Court and County.	\$ 12,307	\$ 9,905	Complete	80.48



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
122	FM-2000081	Los Angeles	Parking Structure Lot 48 Van Nuys Court Complex	19-AX6	1	Grounds and Parking Lot - Replace door curtain and pull cord for the safety edge. The employee & staff West exit gate was struck by an unknown person/vehicle causing damage to the safety edge, rails, and rods. Incident occurred over the weekend with no witnesses. There are no cameras in the area.	\$ 10,300	\$ 9,243	In Work	89.74
123	FM-2000082	San Bernardino	San Bernardino Justice Center	36-R1	1	Plumbing - Mechanical Systems Leak - Replace bladder for domestic hot water expansion tank. Defective bladder was causing erratic water pressure.	\$ 4,614	\$ 4,614	In Work	100
124	FM-2000083	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Remove and replace 2 ft of piping insulation. Replace strainer for 8th floor hot water loop. Replace leaking 1/2 inch valve at end of strainer. Strainer was clogged inhibiting heating for the 8th floor. Environmental testing performed for insulation removal.	\$ 5,604	\$ 3,706	Complete	66.13
125	FM-2000084	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Replace 1-10 HP motor, magnetic starter, bearings, pulleys, and belt for exhaust fan in basement. Install 335 feet of 1-inch conduit. Motor failed due to electrical short leaving exhaust fan inoperable. Existing electrical found grounded in old conduit. New conduit installed due to the inability to pull new wiring through old faulty conduit. Environmental testing performed to complete the install.	\$ 22,539	\$ 14,905	Complete	66.13
126	FM-2000085	Los Angeles	Compton Courthouse	19-AG1	1	Fire Protection - Refurbish 2" valve for fire water storage tank, including valve rebuild kit, 1/2" ball valve, solenoid, and associated fittings. Valve failed, causing tank to overfill and setting off high limit alarm.	\$ 6,172	\$ 4,082	Complete	66.13
127	FM-2000086	San Bernardino	Fontana Courthouse	36-C1	1	Electrical - Replace 69 batteries and 16 lamps for emergency exit lights throughout building. Cut and remove fallen limbs from pine tree. Limbs from pine trees fell on power lines, causing a power outage throughout building and blowing out batteries and lamps for emergency exit lights.	\$ 16,426	\$ 13,655	Complete	83.13



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
128	FM-2000087	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Domestic Water Pipe - Replace 20 LF of 4" copper pipe, 10 LF of 1" copper pipe, 1-2" copper valve, 1-1" copper valve, and associated fittings in pressure regulator valve station in 6th floor mechanical room. Pipes for pressure regulator valves were leaking in various places.	\$ 16,016	\$ 10,591	Complete	66.13
129	FM-2000088	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Sewer Line - Ran cable through 3 separate lines to clear blockage of heavy paper and dirt sediment. Remediation of 5,200 SF of hard floors, 1,200 SF of other hard surfaces, 85 SF of carpet and mastic removed, and 40 SF of VCT and mastic removed. Environmental oversight for category 3 water intrusion included, under ACM, bacteria, and mold protocols. Blockage caused 1,500 gallons of sewage water to be leaked into west wing basement, including mechanical room, 2 workout rooms, a storage room, and 2 restrooms/vestibules. A separate FM is being developed to remedy a reported broken sewage line.	\$ 76,889	\$ 53,323	Complete	69.35
130	FM-2000089	Contra Costa	George D. Carroll Courthouse	07-F1	1	Exterior Shell – Remove and replace (6) 2nd floor windows and 72 sq ft of wall board that were damaged by water infiltration. Deteriorating window sealant and window frame were the source of the leak and required abatement and containment. Replacement of the windows was done after hours and required a lift.	\$ 38,174	\$ 29,470	In Work	77.2
131	FM-2000090	Los Angeles	Parking Structure Lot 48 Van Nuys Court Complex	19-AX6	1	Electrical - Replace (6) existing burned-out non-operational fixtures with (6) LED fixtures, (2) per pole light and retrofit pole fixture. The existing light pole ballast/starter kits are obsolete and no longer available. Lighting will have to be updated to LED fixtures. A 30ft boom lift is required to replace lighting. Upper level parking garage pole lights are not working; this is a security issue.	\$ 10,087	\$ 9,052	Complete	89.74



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
132	FM-2000092	San Bernardino	San Bernardino Courthouse - Annex	36-A2	1	Plumbing- Sewer Line - Replace 5 LF of 3" cast iron pipe in courtroom ceiling, remove 640 SF of carpet and replace (38) 1' x 1' ceiling tiles. Included remediation and environmental oversight for a category 2 water intrusion under ACM protocol. A three inch cast iron pipe cracked due to age, causing water intrusion in department 17 on 3rd floor. Work completed after hours.	\$ 50,595	\$ 48,389	Complete	95.64
133	FM-2000093	Los Angeles	Hollywood Courthouse	19-S1	1	Exterior Shell - Erect (1) containment and sanitize 2000 square feet of bacterial category 2 water. Rain water was seeping through the building envelope and impacting the 1st floor and basement northeast stairwell. Remediation and environmental oversight included. Repairs to the building envelope wall be done under a P2 FM.	\$ 16,190	\$ 14,747	Complete	91.09
134	FM-2000094	Los Angeles	Hollywood Courthouse	19-S1	1	HVAC - Replace (1) velocity controller, (1) reversing relay, (1) damper actuator and (1) pneumatic thermostat controller, adjust HVAC mixing box damper assembly to operate on a direct action thermostat, and set damper to open/close according to designed HVAC Cubic Feet per Minute (CFM). The damper and mixing box to the supply zone for HVAC on the 2nd floor Southwest & West side offices was not actuating, causing extremely cold temperatures to the offices.	\$ 3,314	\$ 3,019	Complete	91.09
135	FM-2000095	Los Angeles	Airport Courthouse	19-AU1	1	Elevators, Escalators, & Hoists - Replace (1) Door operator package, spirator, and door closure real for public elevator #7 causing entrapments to passengers on the 3rd floor.	\$ 13,127	\$ 10,130	Complete	77.17
136	FM-2000097	Yolo	Yolo Superior Court	57-A10	1	Fire Protection - Troubleshoot trouble message on fire panel notification loop, repair strobe and panel, provide fire watch logs to State Fire Marshal. Issue was identified by State Fire Marshal during testing for a TI project.	\$ 2,705	\$ 2,705	In Work	100



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
137	FM-2000101	Napa	Historic Courthouse	28-B1	1	Elevator - Replace one (1) hydraulic tank pump unit. Pump unit has failed and is leaking. Pump unit is needed to ensure continued operation of the single elevator in this building.	\$ 36,129	\$ 33,958	In Work	93.99
138	FM-2000102	Los Angeles	Compton Courthouse	19-AG1	1	Interior Finishes - Remove (4) loose metal cladding from 2 custody interview rooms and install 1 new metal angle bar. Weld existing metal to frame to permanently secure. Grind and smooth all edges. Metal edge pieces have been removed and found in possession of persons in custody.	\$ 4,610	\$ 3,049	In Work	66.13
139	FM-2000115	Ventura	Juvenile Courthouse	56-F1	1	Plumbing - Sewer Line - Replace 3 1/2 inch clean out plug in 1st floor public restroom. Replace (1) water shut off valve and (1) flush assembly kit for the toilet. Toilet was continuously flushing and water valve didn't hold so the flush assembly could not be replaced. The main line was snaked, hydro-jetted and checked with a camera multiple times due to paper towels being flushed by the janitorial staff, causing the plumbing to be clogged.	\$ 3,446	\$ 3,446	Complete	100
140	FM-2000116	Ventura	Juvenile Courthouse	56-F1	1	Plumbing - Mechanical System - Replace (1) recirculation pump, (1) pump flange, and (1) O-ring gasket for the domestic water heater. The pump and pump seals were worn and leaking affecting, the hot water heater to the building.	\$ 362	\$ 362	Complete	100
141	FM-2000117	Los Angeles	Downey Courthouse	19-AM1	1	Elevators, Escalators, & Hoists - Replace (5) key switches for custody elevator on each floor. The spring action in the switches were failing, preventing doors from opening at each floor.	\$ 10,789	\$ 10,789	Complete	100



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
142	FM-2000118	Los Angeles	Torrance Courthouse	19-C1	1	Plumbing - Sewer Line - Run snake 40 feet through main sewer line to clear blockage, replace 32 24 inch x 24 inch ceiling tiles, apply 2 linear feet of concrete seal, erect (4) containments, extract 46 gallons of grey water, sanitize 240 linear feet of T-bar system, sanitize 6512 square feet of hard surface, and sanitize office furniture / file cabinets. Remediation and environmental oversight included. The 2nd floor, Men's public urinal overflowed leaking water down to several areas of the 2nd floor, 1st floor, and basement.	\$ 35,702	\$ 30,397	Complete	85.14
143	FM-2000124	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	1	Elevator - Adjust clearances/setpoints and replace (1) broken contactor on Elevator #1. Adjust programming parameters and verify smooth operation of car. Elevator shutters and misses floor level.	\$ 5,099	\$ 5,099	In Work	100
144	FM-2000125	Kings	Kings Superior Court	16-A5	1	HVAC - Replace the condensate float trap assemblies on boiler #2 and boiler #3 – The assembly housings are leaking and require complete replacement. The condensate float trap assemblies are essential to the proper operation of the boilers.	\$ 1,981	\$ 1,981	In Work	100
145	FM-2000126	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	1	Elevator - Replace defective door sensor strip on elevator #4. Door sensor is failing and needs to be replaced.	\$ 2,783	\$ 2,783	In Work	100
146	FM-2000127	Yuba	Yuba County Courthouse	58-A1	1	County Managed - HVAC - Replace primary 5-ton AC unit. Condenser unit failed due to age and parts are no longer available. This is affecting cooling for the court's IT room.	\$ 15,623	\$ 15,623	In Work	100



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
147	FM-2000129	Riverside	Hemet	33-F1	1	HVAC – Package Unit #3 – Remove and replace failed 35+ year old HVAC package unit #3 located on the roof of the courthouse with new unit that supports the H3 courtroom. The compressors have failed and the coils are leaking. Work includes new condensate drain and gas piping.	\$ 27,983	\$ 27,983	In Work	100
148	FM-2000130	Riverside	Blythe Courthouse - Superior Court	33-D1	1	Fire Protection - Replace (2) check valves and (2) packings for shut-off valves on main Fire protection backflow valve that have failed. Work required for backflow to pass inspection.	\$ 4,209	\$ 4,209	In Work	100
149	FM-2000131	San Diego	North County Regional Center - South	37-F1	1	COUNTY MANAGED - Fire Protection - Remove and replace failing fire alarm panel monitor modules and power supply. Current panel setup is overloaded and drawing too much power, resulting in system false alarms.	\$ 26,120	\$ 26,120	In Work	100
150	FM-2000132	Los Angeles	Chatsworth Courthouse	19-AY1	1	Fire Protection - GCI - Replace fire alarm smoke panel, rewire and reprogram unit. Fire, life, safety system deficiencies were identified by Los Angeles Fire Department.	\$ 123,100	\$ 103,158	In Work	83.8
151	FM-2000133	Riverside	Hemet	33-F1	1	Fire Protection - Main Fire Panel - Remove and replace failed power supply of the main fire panel that supports West half of the building's horns and strobes. This section (hallways, chambers, courtrooms, and offices) failed testing, resulting in no audible or visual notification. Work includes retest and syncing of horns and strobes.	\$ 1,883	\$ 1,883	In Work	100
152	FM-2000141	Los Angeles	Burbank Courthouse	19-G1	1	Security - Replace (2) failing limit switches and adjust the open/close limits for the sally port exit gate that was stuck in the open position, causing a security issue for the building.	\$ 1,493	\$ 1,493	Complete	100



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
153	FM-2000142	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Vandalism - Replace (1) 1/2 inch 38 3/4 inch x 145 1/2 inch bronze laminated glass in aluminum storefront window with anti-graffiti film, (2) 1/2 inch 58 inch x 145 1/2 inch bronze laminated glass, and (1) back painted glass with address decal applied. Scaffolding was used during installation. Windows were broken due to unknown person throwing rocks at the building.	\$ 12,267	\$ 8,438	Complete	68.79
154	FM-2000143	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Domestic Water Pipe - Replace 5 feet of 3 inch copper pipe, 5 feet of 2 inch copper pipe, 5 feet of 2 1/2 inch copper pipe, 5 feet of 1 1/4 inch copper pipe, (1) 2 1/2 inch gate valve, (1) 3x2 1/2 inch Tee, (1) 3 inch coupling, (1) 2 1/2 inch coupling, (1) 2 1/2 inch flange, (2) 1 1/4 inch ball valves, (1) 2 inch tee, (4) 1 1/4 inch 90s, (1) 1 1/4x1 1/4 inch adapter, (4) 1 1/4 inch couplings, 6 feet of 3 inch insulation, and associated fittings. Cracked hot water supply line above 5th floor snack bar leaking into the 5th floor, snack bar floor and adjacent area.	\$ 10,653	\$ 7,328	Complete	68.79
155	FM-2000149	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Condensate - Replace (8) condensate pumps, 3/8 inch copper condensate drain lines, and associated fittings for units, 4, 5, 6, 7, 8, 9, 10, 11. All drain lines have been cleaned. The coil lines above the 4th floor Family law were clogged dripping water down to the workstations.	\$ 8,399	\$ 8,399	Complete	100
156	FM-2000150	Los Angeles	Van Nuys Courthouse East	19-AX1	1	HVAC - Replace (1) seized Pneumatic actuator, (1) failed Pneumatic thermostat, (12) 12 inch x 12 inch ceiling tiles, and erect (3) containments. Remediation and environmental oversight included. The actuator has failed due to age resulting in too hot temperature affecting IT equipment.	\$ 13,070	\$ 11,729	Complete	89.74



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
157	FM-2000152	Fresno	B.F. Sisk Courthouse	10-O1	1	Elevators, Escalators, & Hoists - For elevators #1, #2, and #3, disassemble parts at gear box and replace work shaft seals, machine shaft seals, shims, and add replacement oil. All three elevators are leaking oil at the gearbox in the penthouse hoist room. Needed to prevent oil from getting onto the hoist ropes and causing further damage to the equipment.	\$ 40,008	\$ 40,008	In Work	100
158	FM-2000155	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	1	Plumbing - Mechanical Hydronic Pipe - Isolate leak in chilled water supply line. Replace (2) 10 ft sections of 2 1/2 inch pipe. ACM testing required. Work to be done after hours. Pipe is leaking into Court space.	\$ 20,000	\$ 20,000	In Work	100
159	FM-2000159	Los Angeles	Compton Courthouse	19-AG1	1	Fire Protection - Rebuild shut off solenoid and fuel pump for the diesel fire pump #2 on the 14th floor. Replace batteries for diesel fire pumps 1 and 2 due to age. Shut off solenoid failed, causing the pump to continuously run. Fuel pump was not able to hold the pressure after fuel line and fuel tank leak.	\$ 8,518	\$ 5,633	Complete	66.13
160	FM-2000160	Riverside	Southwest Justice Center	33-M1	1	Fire Protection – Remove and replace failed 75hp jockey pump. The jockey pump motor experienced a winding failure resulting in the need for replacement.	\$ 6,195	\$ 4,733	In Work	76.4
161	FM-2000161	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Mechanical System Leak - Replace (2) bearings, (2) mechanical seals, balance impeller, sandblast, clean, replace gaskets, paint, and reassemble for (2) leaking hot water pumps (19 & 20). The main hot water pumps are leaking water onto the 8th floor Mechanical room floor.	\$ 8,067	\$ 7,846	Complete	97.26
162	FM-2000168	Los Angeles	Santa Monica Courthouse	19-AP1	1	HVAC - Replace failed low / high fire switch, thermostat, rate control switch, high fire motor, and spark ignitor. Clean all burners and fire box. Adjust gas flow for boiler #2. Boiler #2 was found shut down and in alarm.	\$ 9,384	\$ 7,366	Complete	78.49



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
163	FM-2000169	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Sewer Line - Replace 3 feet of 4 inch cast iron pipe, (2) 4 inch no hub couplings, replace (3) 24 inch x 24 inch ceiling tiles, replace 8 linear feet of T-bar system, erect (1) containment, sanitize 580 squeeze feet, and conduct environmental testing due to work being completed in known ACM area. The 4 inch cast iron pipe above the ceiling cracked, leaking water onto the 5th floor.	\$ 11,565	\$ 11,248	Complete	97.26
164	FM-2000170	Los Angeles	Stanley Mosk Courthouse	19-K1	1	HVAC - System Leak - Replace (2) 24 inch x 24 inch ceiling tiles, erect (1) containment, install (1) water diverter, sanitize affected office furniture, sanitize 561 square feet of hard surface, and conduct environmental testing due to work being completed in known ACM area. Water leaked from the failed condensate drain pumps, affecting the 4th floor. Scaffolding and environmental required to access and inspect the 8 adjacent condensate drain pumps.	\$ 22,807	\$ 22,182	Complete	97.26
165	FM-2000175	Fresno	B.F. Sisk Courthouse	10-O1	1	Electrical - Shut down building power and replace lug kit for 400A breaker on main switchboard for elevator #6, properly terminate feeder wiring, and re-mount breaker - Service provider witnessed spontaneous arc flash coming from the panel, and found feeder to be improperly terminated on breaker, and line side bolts to be loosened and backed out.	\$ 6,458	\$ 6,458	In Work	100
166	FM-2000180	Riverside	Larson Justice Center	33-C1	1	Fire Protection - Replace fire riser control valve. Valve failed during annual Fire Sprinkler System preventive maintenance and was leaking.	\$ 2,394	\$ 2,332	In Work	97.39
167	FM-2000181	Los Angeles	Stanley Mosk Courthouse	19-K1	1	HVAC - System Leak - Replace (1) 3 inch isolation valve with (1) 4 inch isolation valve on the supply side of coil for Air Handler Unit S11. Replace 15 feet of 10 inch insulation on chilled water supply line. Replace (2) flanges and (1) control valve on chilled water return line. Replace (1) gate valve and (1) 2-way valve for chilled water line. All work tested and ACM remediation performed environmental oversite. Chilled water line leaking at multiple valves.	\$ 36,858	\$ 35,848	Complete	97.26



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
03/05/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
168	FM-2000183	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Plumbing - Replace (1) seized 5 HP submersible pump, (1) 2.5 inch flanged check valve, (1) 2.5 inch flanged gate valve, 2.5 inch galvanized piping, fuses, and marantic motor starter. Remove 2500 gallons of water and debris from sump tank. Submersible pump #1 of the duplex condensate system was found seized. The motor assembly and bearing failed due to age, causing the sewage to rise. The existing pump is obsolete and original to the building.	\$ 14,062	\$ 11,317	Complete	80.48
169	FM-2000184	Los Angeles	Santa Monica Courthouse	19-AP1	1	Fire Protection - Replace 5 feet of 6" cracked fire sprinkler pipping, (2) 6 inch couplings, excavate and backfill 160 square feet of dirt, and remove/replace 96 square feet of concrete. The main fire sprinkler pipe in the exterior, Southwest side of building grass area cracked, creating a safety issue if there were a fire in the building, due to loss of water pressure to system.	\$ 42,955	\$ 33,715	Complete	78.49
170	FM-2000185	Los Angeles	Glendale Courthouse	19-H1	1	HVAC – Repair refrigerant leak on Stage B in filter drier and solenoid valve, adjust all associated belts in order to perform full diagnostic of HVAC system to balanced and provide consistent heating/cooling throughout the building. Perform equal-area traversal of the ductwork; create physical plans with the various duct flow rates. System is failing to support cooling/heating decks to the entire courthouse, affecting court operations. Due to multiple HVAC projects.	\$ 10,000	\$ 9,054	In Work	90.54
171	FM-2000186	Los Angeles	Compton Courthouse	19-AG1	1	Fire Protection - Install and program (6) modules to monitor a total of (6) zones that are currently connected to the fire alarm panel. These zones will require a replacement due to end of life and programming to the main fire alarm panel. Replace (1) failed smoke detector (30 ft. high) in 13th floor fire pump room equipment. The fire alarm system is not in proper working condition and showing multiple alarms repeatedly.	\$ 35,000	\$ 23,146	In Work	66.13
							\$3,185,668	\$ 2,757,733		



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

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

Action Requested:

Approve nine (9) projects for a total of \$189,523 to be paid from Facility Modification program funds to be encumbered for Priority 2 Under \$100,000.

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.



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
FMs Under \$100K (List B)
03/10/2021 to 05/05/2021
Meeting Date 05/14/2021

	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-0115801	Placer	Historic Courthouse	31-A1	2	COUNTY MANAGED - HVAC - Replace central plant cooling tower that serves the four floors. The cooling tower is 34 years old and past its useful life.	\$ 75,145	\$ 75,145	In Work	100
2	FM-0142150	Placer	Historic Courthouse	31-A1	2	COUNTY MANAGED - Electrical - Replace the back-up emergency generator that serves the four floors. The generator is passed its useful life.	\$ 57,993	\$ 57,993	In Work	100
3	FM-0144278	Alameda	Juvenile Justice Center	01-C3	2	COUNTY MANAGED - HVAC - 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 DHW. BAAQMD issued notice of violation for existing boilers, they cannot be retrofitted to comply w/requirements.	\$ 21,633	\$ 21,633	In Work	100
4	FM-0145323	Tulare	South County Justice Center	54-I1	2	Grounds and Parking Lot - Remove and replace both roller assemblies on the exit gate. Remove the gate from the opening, heat track and straighten it as much as possible. Re-hang the gate. Inspect the operator and all wiring. Lube all points of friction and test for normal operation. Exit Gate was hit and the rollers' rail has been bent and rollers damaged. Gate to public lot is located on far end of property and person at fault was not identified.	\$ 5,155	\$ 5,155	In Work	100
5	FM-0145327	Riverside	Larson Justice Center	33-C1	2	Electrical - Remove and replace failed courtroom lighting controller. The controller in courtroom 1B has failed causing intermittent loss of lighting daily. Replacement will require programming from a certified technician for proper operation.	\$ 7,020	\$ 7,020	In Work	100
6	FM-2000034	Butte	North Butte County Courthouse	04-F1	2	HVAC - Replace AHU 3 supply fan shaft end bearing and return fan rear bearing. The bearings are failing due to lack of preventative maintenance. Replaced with ceramic bearings to reduce repeat failure.	\$ 4,378	\$ 4,378	In Work	100



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
FMs Under \$100K (List B)
03/10/2021 to 05/05/2021
Meeting Date 05/14/2021

	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
7	FM-2000072	Orange	Civil Complex Center ("CXC")	30-A3	2	Roof - Repair roof leaks at multiple locations. Repairs required at multiple roof splits and drains discovered after recent rains. Failure to complete will result in additional damage to the building.	\$ 5,891	\$ 5,891	In Work	100
8	FM-2000154	San Francisco	Civic Center Courthouse	38-A1	2	Vandalism - Safety issue - Remove and replace temporary front door glass with new etched glass to match existing. Glass broken by unidentified suspect.	\$ 4,308	\$ 4,308	In Work	100
9	FM-2000162	Imperial	Imperial County Courthouse	13-A1	2	Interior Finishes - AEI - Provide professional design services to establish occupancy load calculations for all (9) courtrooms as a result of a recent State Fire Marshal inspection.	\$ 8,000	\$ 8,000	In Work	100
							\$ 189,523	\$ 189,523		



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

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

Action Requested:

Approve cost increases of over \$50K for three (3) facility modification projects, for a total cost increase to the Facility Modification program budget of \$224,306.

Supporting Documentation:

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



**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 04/19/2021
Meeting Date: 05/14/2021

	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	Orange	North Justice Center	30-C1	FM-0143544	1	HVAC – Perform Procedure 5 asbestos abatement cleanup on all associated interior HVAC supply and return air ducts serviced by Air Handler Unit #13 due to asbestos release in ventilation system on the third floor, Phase II, of the building; approx. 15k sq. ft. Work includes containment of the spaces, remediation (wet wiping, HEPA vacuum), air quality testing, and disposal of contaminated materials and items. As a result of the release, 3rd floor is locked down while Procedure 5 remediation occurs. Insurance Policy will not cover this cost per JCC Risk Management.	\$ 139,000	\$ 125,531	\$199,383	\$ 180,063	Cost increase is due to the additional environmental remediation.	\$ 60,383	\$ 54,532	In Work	90.31
2	San Diego	North County Regional Center - North	37-F2	FM-0145024	1	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	\$ 61,491	\$ 61,491	The cost increase is due to the expanded scope which was revealed once the project was started.	\$ 52,390	\$ 52,390	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 04/19/2021
Meeting Date: 05/14/2021

	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	Los Angeles	Van Nuys Courthouse West	19-AX2	FM-0142815	2	Fire Protection - GCI - Replace failed Fire Pump No 2. with new due to failure of pump operations. Fire Pump replace includes all piping, controller, centrifugal fire pump, batteries, and fuel supply engine. Fire Pump is specified at Density of 180 GPM with a designed area of discharge of 108 PSI minimum. System demand discharge is 187.2 GPM.	\$ 351,500	\$ 282,887	\$497,355	\$ 400,271	The cost increase is due to failure of fire pump #1 resulting in both a fire watch and a 24/7 fire truck required at the site required by State Fire Marshal while the repairs were being made.	\$ 145,855	\$ 117,384	In Work	80.48
							\$ 499,601	\$ 417,519	\$758,229	\$ 641,825		\$ 258,628	\$ 224,306		



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

Action Item 5 – (Action Required) - List D – Facility Modifications Over \$100K (Priority 2) and Priority 3 Facility Modifications

Action Requested:

Review Priority 2 FMs over \$100K and approve nine (9) of the projects using \$4.05 million in administrative savings, and subject to final Department of Finance approval of \$2.5 million in additional FY 2020–21 funding, for a Judicial Council share of \$9,951,185.

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

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Trial Court Facility Modification
FMs \$100K and greater (List D)
6/1/2005 to 04/19/2021
Meeting Date 05/14/2021

	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-2000138	Los Angeles	Inglewood Courthouse	19-F1	2	HVAC - MCI - Replace Cooling Tower #1 & #2. Scope to include design, drawings, permit, abatement testing and oversight, material and construction of new unit and misc. component, and inspection.	\$ 493,815	\$ 368,188	\$ 368,188	70	74.56
2	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.	\$ 147,711	\$ 147,711	\$ 515,899	70	100
3	FM-0145431	Los Angeles	Parking Structure-El Monte Courthouse	19-02	2	Grounds and Parking Lot - Install structural and other required code improvements to the failing El Monte Court Parking Structure.	\$ 3,440,999	\$ 1,999,909	\$ 2,515,808	75	58.12
4	FM-0145006	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Plumbing - GC I- All required construction activities to install new isolation valves for the Cogen system including trenching, temporary power, line stops to CW, and two butterfly valves so that maintenance can be performed on building Mechanical and Plumbing Systems. Currently unable to isolate building from Cogen.	\$ 690,000	\$ 671,094	\$ 3,186,902	76	97.26
5	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.	\$ 404,127	\$ 404,127	\$ 3,591,029	77	100
6	FM-0144763	San Bernardino	Rancho Cucamonga Courthouse	36-F1	2	COUNTY MANAGED- Plumbing- Replace (7) 2.5 inch isolation valves that are difficult to close and in some cases don't close to complete repairs. Replacing the valves on each floor will enhance flow logic and reduce water damage that may occur during a repair.	\$ 190,125	\$ 190,125	\$ 3,781,154	80	100



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 04/19/2021
Meeting Date 05/14/2021

	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
7	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	\$ 3,905,657	80	62.50
8	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.	\$ 5,936,762	\$ 5,936,762	\$ 9,842,419	80	100
9	FM-0145184	Los Angeles	Pasadena Courthouse	19-J1	2	Exterior Shell - Install an ADA ramp to the existing stairwell in the Judges secured parking lot. One of the Judicial officers have accessibility needs and cannot enter the building from the secured parking lot.	\$ 156,836	\$ 108,766	\$ 9,951,185	80	69.35
10	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.	\$ 1,379,767	\$ 949,142	\$ 10,900,327	100	68.79
11	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.	\$ 1,053,500	\$ 696,680	\$ 11,597,006	100	66.13



JUDICIAL COUNCIL
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TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
FM's \$100K and greater (List D)
6/1/2005 to 04/19/2021
Meeting Date 05/14/2021

	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-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.	\$ 977,900	\$ 831,508	\$ 12,428,515	100	85.03
13	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	\$ 14,893,294	110	100
14	FM-0057737	Kern	Bakersfield Superior Court	15-A1	2	Exterior plaza - GCI - Phase 2 Construction - Waterproofing between plaza and concrete garage below has deteriorated over time such that water is penetrating to the parking garage resulting in damage to vehicles. Scope of work includes removal of planters and waterproofing membrane.	\$ 1,848,265	\$ 1,155,166	\$ 16,048,459	115	62.50



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

**Action Item 6 – (Action Required) – Pre-Approval of List G
Planned Facility Modification Projects Over \$100K for FY
2021–22**

Action Requested:

Approve List G Planned Facility Modification projects over \$100K recommended for Fiscal Year 2021–22, subject to enactment of the FY 21–22 State Budget.

Supporting Documentation:

- List G – Planned Facility Modifications Over \$100K



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Planned Facility Modifications (List G)
FY 2021-2022
Meeting Date: 05/14/2021

	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-2000173	Solano	Solano Justice Building	48-B1	2	COUNTY MANAGED PROJECT - HVAC - Construction Phase - Full Air Handler and Controls Replacement, including 58 VAV boxes, energy management system upgrade, and roofing haz-mat abatement. Equipment is beyond end of life and replacement will eliminate downtime, increase court occupant comfort, and be more energy efficient. Design phase was completed under FM-0142543.	\$ 2,876,580	\$ 2,876,580	\$ 2,876,580	70	100
3	FM-0145007	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Plumbing - GCI - Provide demo, removal, and replacement of mechanical piping system as it relates to chilled and hot water air separators, hot water expansion tank, and flush clean loop system to prevent future failures and leaks.	\$ 795,000	\$ 546,881	\$ 3,423,461	76	68.79
2	FM-0144577	Imperial	Winterhaven Court	13-D1	2	Grounds and Parking Lot - Replace concrete, block walls, and asphalt areas due to them failing and creating a trip and safety hazard. Decorative block walls are loose & will fall over under stress, concrete planters are crumbling & falling apart, concrete sidewalks & asphalt are all crumbling with several pot holes. Areas are failing due to years of extreme weather exposure.	\$ 183,557	\$ 183,557	\$ 3,607,018	95	100



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

Action Item 7 – (Action Required) – October Meeting Travel Plans

Action Requested:

Approve proposed travel plans for October, including tours of Fresno, Madera and Merced county courthouses on Day 1 and the committee meeting on Day 2 at the Judicial Council offices in Sacramento.

Supporting Documentation:

- See presentation

Action Item 7

October Meeting – Travel Plans

- Fresno, Madera, and Merced County Courts
 - Day 1 Thu. 10/28: Courthouse tours in Fresno, Madera, and Merced counties
 - Day 2 Fri. 10/29: Committee meeting in Sacramento Judicial Council offices

Action Item 7

October Meeting – Travel Plans

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



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

**Action Item 8 – (Action Required) – Judicial Council
Membership in Tuolumne Public Power Agency for New
Sonora Courthouse**

Action Requested:

Approve the *Court Facilities: Membership in Tuolumne Public Power Agency for the New Sonora Courthouse* report dated May 3, 2021, for submittal to the Judicial Council as a consent item.

Supporting Documentation:

- Report to the Judicial Council, dated May 3, 2021: *Court Facilities: Membership in Tuolumne Public Power Agency for the New Sonora Courthouse*



JUDICIAL COUNCIL OF CALIFORNIA

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

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REPORT TO THE JUDICIAL COUNCIL

Item No.:

For business meeting on July 8–9, 2021

Title	Agenda Item Type
Court Facilities: Membership in Tuolumne Public Power Agency for New Sonora Courthouse	Action Required
Rules, Forms, Standards, or Statutes Affected	Effective Date
None	July 9, 2021
Recommended by	Date of Report
Trial Court Facility Modification Advisory Committee Hon. Donald Cole Byrd	May 3, 2021
	Contact
	Pella McCormick, 916-643-7024 pella.mccormick@jud.ca.gov
	Jagan Singh, 415-865-7755 jagandeep.singh@jud.ca.gov

Executive Summary

The Trial Court Facility Modification Committee recommends the Judicial Council of California (Judicial Council) join the Tuolumne Public Power Agency (TPPA), a joint powers authority that provides electricity to public facilities in the County of Tuolumne. The TPPA provides lower-cost electricity to various local facilities in Tuolumne County, including the City of Sonora, all K–12 public schools, the County of Tuolumne, and special districts such as utilities and fire and community service districts. If the Judicial Council joins the TPPA, the new Sonora Courthouse in Tuolumne County would be able to enjoy the benefit of lower electricity rates than those offered by PG&E. Annual energy costs of the new Sonora Courthouse project would be reduced by approximately \$102,500, related to the transition to a lower, flat-rate electricity rate structure.

Recommendation

The Trial Court Facility Modification Committee recommends that the Judicial Council, effective July 9, 2021:

1. Adopt the resolution approving the Judicial Council’s membership in the Tuolumne Public Power Agency (Attachment A_1); and
2. Authorize the Administrative Director to execute the Amended and Restated Tuolumne Public Power Agency Joint Powers Agreement (Attachment A_2).
3. Delegate to the Administrative Director or the Administrative Director’s designee the authority to appoint, and if necessary, reappoint, the Judicial Council’s representative to the Tuolumne Public Power Agency.

Relevant Previous Council Action

The Judicial Council has taken previous action on a similar project for the new San Andreas Courthouse, in which the Judicial Council joined the Calaveras Public Power Agency (CPPA), a joint powers agency that provides electricity to public facilities in the County of Calaveras.¹ To take advantage of the lower electricity rates of the CPPA, the Judicial Council became a member agency of the CPPA, enabling the new San Andreas Courthouse to reap the benefits of electricity rates that were lower than PG&E rates.

Analysis/Rationale

Joint powers authorities

Statutory authority of joint powers authorities (JPAs). The TPPA was formed under the Joint Exercise of Powers Act,² which allows for the establishment of joint powers agencies and joint powers authorities, also sometimes referred to as JPAs. A JPA is a separate government organization created by its member agencies but legally independent from them. JPAs are often used as financing mechanisms, as multijurisdictional transportation agencies, and as a means for public agencies to take advantage of insurance pooling and purchasing discounts. They can include all levels of government and some nongovernmental agencies.

A copy of a guide to joint powers authorities, *Governments Working Together: A Citizen’s Guide to Joint Powers Agreements* (Aug. 2007), produced by the California State Legislature Senate Local Government Committee, is included as Attachment C. According to the guide, there were between 718 and 1,800 JPAs in the state of California as of 2005 (see page 27).

TPPA establishment. The TPPA was established in 1983. There are currently 33 member agencies of the TPPA, including the County of Tuolumne, City of Sonora, Tuolumne Utilities District, Columbia Community College, Sonora School District, Jamestown Sanitary District, and Amador-Tuolumne Community Action Agency (collectively, Member Agencies). The TPPA

¹ Judicial Council of Cal., *Court Facilities: Membership in Calaveras Public Power Agency for Low-Cost Utility Rates for New San Andreas Courthouse* (Feb. 4, 2013), www.courts.ca.gov/documents/jc-20130226-itemK.pdf; Judicial Council of Cal., mins. (Feb. 26, 2013), p. 12, www.courts.ca.gov/documents/jc-20130226-agenda.pdf.

² Gov. Code, § 6500 et seq.

currently provides electricity to various local public facilities, including all K–12 public schools, utilities, and fire and community service districts. The new Sonora Courthouse will be located at the county’s future Law and Justice Center.

Judicial Council eligibility. The Joint Exercise of Powers Act permits two or more public agencies to create a JPA and to exercise jointly any powers common to them. Under the act, Government Code section 6500 contains a list of public agencies that may enter into joint powers agreements.³ Although no judicial branch entities are listed specifically by name in this list of public agencies, the language of that section makes clear that the list is not exhaustive. The Judicial Council is eligible for membership because:

- For purposes of the act, the Judicial Council falls within the act’s definition of a “public agency.” The California Attorney General has issued an opinion interpreting the definition of “public agency” for purposes of Government Code section 6500 to include “governmental entities.”⁴ The Judicial Council is a governmental entity that is the staff agency to the council established by article VI, section 6 of the California Constitution. Although an opinion of the Attorney General is not binding legal authority, it represents persuasive authority that the Judicial Council falls within the act’s definition of a “public agency.”
- With respect to whether the Judicial Council has powers in common with the Member Agencies regarding the activities of the TPPA, the Member Agencies formed the TPPA for the “purposes of acquiring electrical capacity and energy (hereinafter collectively called ‘power’) for its member agencies’ use.” The Judicial Council is situated similarly to Member Agencies such as the Sonora School District and the Tuolumne Utilities District in that while both of those entities may not be authorized to buy and sell electricity to third parties as a public utility, those entities may contract for the transmission and distribution of power to their own respective places of use. Similarly, the Judicial Council is responsible for providing power to trial court facilities.⁵

The Judicial Council can legally become a member of the TPPA because (1) the agency is responsible for the day-to-day operations of the trial court facilities and (2) the purpose of joining the TPPA is to provide electrical service to a trial court facility. As a prerequisite to the Judicial Council’s becoming a member of the TPPA, the council must adopt a resolution authorizing the agency to become a member of the TPPA and accepting the terms and conditions of the joint powers agreement. As part of the membership process, the Judicial Council will

³ Government Code section 6500 states that “ ‘public agency’ includes, but is not limited to, the federal government or any federal department or agency, this state, another state or any state department or agency, a county, county board of education, county superintendent of schools, city, public corporation, public district, regional transportation commission of this state or another state, a federally recognized Indian tribe, or any joint powers authority formed ... by any of these agencies.”

⁴ See 81 Ops.Cal.Atty.Gen. 213, 215 (1998).

⁵ See Gov. Code, § 70392.

submit a membership application to the TPPA. A copy of the TPPA Resolution for New Members, Amended and Restated Tuolumne Public Power Agency Joint Powers Agreement, TPPA Rules and Regulations, and New Member Application are included with this report (see Attachments A_1–A_5, respectively).

Risks associated with joining the TPPA

Debts, liabilities, and obligations. Government Code section 6508.1 provides that “the debts, liabilities, and obligations of [a joint powers] agency shall be debts, liabilities, and obligations of the parties to the agreement, unless the agreement specifies otherwise. However, the parties to the agreement may not agree otherwise with respect to the retirement liabilities of the agency if the agency contracts with a public retirement system.” In this situation, the Amended and Restated Tuolumne Public Power Agency Joint Powers Agreement provides in section X(A) that “none of the debts, liabilities or obligations of [TPPA] shall be the debts, liabilities or obligations of any of the members of TPPA unless assumed in a particular case by resolution of the governing body of the member to be charged.” Accordingly, the Judicial Council will not be responsible for the general debts, liabilities, or obligations of the TPPA unless the council later were to adopt a resolution assuming such debt, liability, or obligation of the JPA with respect to a particular case. However, in the event the TPPA dissolves, the Judicial Council could become responsible for some portion of any outstanding public pension liabilities to the extent any exist. Staff views this risk as very low, given that the TPPA does not have any employees or pension liability.

Service availability. The joint powers agreement provides that in the event the amount of power available from the New Melones entitlement to the TPPA is not sufficient to meet the consumption needs of all its member agencies and customers, the priority for such power is given first to Tier 1 accounts, then Tier 2 accounts. Under this membership structure, the Judicial Council would be enrolled as a Tier 1 member.

The federal Flood Control Act of 1962 authorized the construction of the New Melones Project. A provision of that law requires that Tuolumne and Calaveras Counties be given up to 25 percent of the power generated from these hydroelectric projects, as “first preference” of certain customers in the counties where these projects are located. This first-preference allocation was given in recognition that these two “Counties of Origin” would lose a considerable amount of resources because of the inundation of thousands of acres of land. The power allocation is a way of offsetting the loss in revenues from the flooded lands. This allows for low-cost electrical power for public agencies located in Tuolumne County. Thus, the TPPA obtains its electricity through the federal government, and the TPPA’s power comes from the Central Valley Project, which is a multipurpose federal reclamation project consisting of dams and several hydroelectric power plants and transmission lines in northern and central California. Public entities such as the TPPA are beneficiaries of this stated purpose.

Several contracts are in place so that power can be received by the TPPA. One such contract is with Western Area Power Administration (WAPA). Power is purchased from this federal

agency, which operates the hydroelectric projects and markets the power. The TPPA's original agreement with WAPA, a division of the Department of Energy, was executed in 1982 and, in 2005, was renewed through 2024. WAPA sets the amount of power allocated and the rates it charges for the power, and all other necessary regulations for the delivery of power to a central distribution point.

However, the power purchase contract with WAPA cannot deliver electrical power to each point of use (meter). For that level of power distribution, another agreement is necessary. The TPPA entered into an agreement with PG&E for distribution of power from central substations to each meter served. This agreement also began in 1982 and was recently renewed through 2024. WAPA schedules power through the California Independent System Operator (California ISO) on behalf of the TPPA, which ensures the TPPA and its members receive a consistent supply of energy when they need it.

Rates. The TPPA rate is determined by taking its main energy procurement costs through WAPA, PG&E, and California ISO, as well as additional administrative costs, and dividing that by the expected annual consumption for all its membership. The rate fluctuates slightly each year, and rarely exceeds \$0.10 per kilowatt-hour (kWh). Under its rate structure, the TPPA is composed of Tier 1 accounts, which are any qualifying accounts that meet the minimum required criteria for wholesale distribution service, direct-access service, community choice aggregation service, or other applicable distribution service; and Tier 2 accounts, which are any qualifying accounts that serve a load or facility that operates for profit. The Judicial Council would qualify as a Tier 1 member under this rate policy.

Special assessments. The TPPA has informed Judicial Council staff that it does not expect to make any special assessments in the near future. The annual consumption rate is developed based on the estimated consumption of the TPPA members for the upcoming year; TPPA costs from WAPA, PG&E, and California ISO; and some minor costs to administer the program. If operational costs increase, the consumption rate for the year is expected to go up as well; however, the TPPA is not permitted to generate revenue.

Withdrawal from the JPA. Any member agency wishing to withdraw from TPPA membership prior to receiving power may do so by delivering a 90-day advance notice of the intention to withdraw to the TPPA board of directors and paying all charges due the agency. Additionally, any member agency that withdraws from membership will be obligated to pay its pro rata share of all encumbrances and indebtedness to the TPPA as of the effective date of withdrawal. Staff review has confirmed that the Judicial Council will not be exposed to additional encumbrances or indebtedness beyond that for monthly electricity usage.

Benefits of joining the TPPA

Obtaining electricity from the TPPA reduces costs in two ways:

- The TPPA's electric rates yield an estimated \$100,686 in yearly cost savings based on projected electricity consumption and current PG&E electricity rates, including benefits

from having a non-time-of-use rate. The combined savings over a 10-year period is approximately \$1,142,388.

- Given that the Judicial Council will be responsible for any increases in electricity costs over those of the baseline year, the Judicial Council will still realize annual cost savings because the TPPA's annual electricity rate increases have historically been less than those of PG&E. A utility rate comparison worksheet is included as Attachment D.

Policy implications

The potential cost savings that can be realized through this project orient under the judicial branch's strategic plan goals. Specifically, the project facilitates:

- *Goal VI, Branchwide Infrastructure for Service Excellence.* Membership with a public power agency beneficially impacts facility operations through rate stability, efficient electricity distribution, and policies that are in line with community priorities. This helps to provide and maintain safe, dignified, and fully functional facilities for conducting court business. As a member of the TPPA, the Judicial Council would be afforded various distinct benefits, including opportunities for efficiency through integrated utility operations, quick response from crews located in the community, sustainability and environmental goals that match those of the local community, and access to tax-exempt financing for capital projects.
- *Goal VII, Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.* The potential cost savings through Judicial Council membership with the TPPA would be passed on to the Court Facilities Trust Fund, which is utilized for payment of utilities and operations and maintenance across the trial courts portfolio. As the judicial branch must continuously pursue a comprehensive approach to financially adapting to shifting state budgets, TPPA membership would serve to provide reliable, affordable, not-for-profit electricity at a reduced rate for the new Sonora Courthouse, in addition to providing a direct benefit to the local community of the TPPA in the form of payments and contributions to state and local government.

Comments

The Trial Court Facility Modification Committee recommendation that the Judicial Council join the Tuolumne Public Power Agency (TPPA), a joint powers authority that provides electricity to public facilities in the County of Tuolumne was discussed at its meeting on May 14th, 2021. No public comments were received.

Alternatives considered

The Trial Court Facility Modification Committee considered the alternative of having PG&E provide electricity to the new Sonora Courthouse. However, the cost implications are significant, and therefore this alternative is not recommended. PG&E could contest Judicial Council membership in the TPPA because the TPPA uses PG&E's distribution systems; however, this likelihood is low because many other public buildings in Tuolumne County use TPPA electricity.

Fiscal and Operational Impacts

To become a member of the TPPA, the council must complete three steps:

1. *Adopt a resolution and submit a membership application.* The council must adopt a resolution authorizing the Judicial Council to become a member of the TPPA and agree to be subject to the Amended and Restated Tuolumne Public Power Agency Joint Powers Agreement. In addition, the Judicial Council must submit a membership application to the TPPA (see Attachment A_4).
2. *Pay fees.* The Judicial Council will be required to pay a one-time membership fee of \$0.009 per kWh for the projected annual electricity use for the new Sonora Courthouse. Based on an estimate from energy consultants Arup Group, the new Sonora Courthouse will likely use 821,000 kWh per year, which equates to a one-time membership fee of \$7,400.
3. *Appoint a representative to the TPPA.* Each TPPA member agency shall appoint a representative to TPPA. The representative will receive correspondence from TPPA such as meeting agendas, budget memos, rate information, newsletters, and other information. It is the responsibility of the representative to report this information to its member agency staff and/or Board of Directors, as applicable.

Each member agency shall provide TPPA the name, mailing address, telephone, fax, and email address of its representative. The member agency shall advise TPPA of any changes made to its representative and contact information.

Attachments and Links

1. Attachment A_1: TPPA Resolution for New Members
2. Attachment A_2: Amended and Restated Tuolumne Public Power Agency Joint Powers Agreement
3. Attachment A_3: TPPA Rules and Regulations
4. Attachment A_4: TPPA New Member Application
5. Attachment A_5: TPPA JPA Agreement Signatory Page
6. Attachment B: 2021 Tuolumne County Executed Amended Agreement
7. Attachment C: *Governments Working Together: A Citizen's Guide to Joint Powers Agreements*- <https://sgf.senate.ca.gov/sites/sgf.senate.ca.gov/files/GWTFinalversion2.pdf>
8. Attachment D: Electric Rate Comparison Sheet
9. Attachment E: Energy and Cost Savings Calculation

**RESOLUTION OF THE JUDICIAL COUNCIL OF CALIFORNIA
APPROVING MEMBERSHIP IN THE TUOLUMNE PUBLIC
POWER AGENCY AS A TIER 1 MEMBER**

WHEREAS, the Judicial Council of California (Judicial Council) is currently constructing, or has recently completed construction of, the New Sonora Courthouse located at 12855 Justice Center Drive in Sonora, California (Facility No. 55-D1); and

WHEREAS, the State of California, acting by and through the Judicial Council, owns the real property on which the New Sonora Courthouse is located, and the New Sonora Courthouse, pursuant to Government Code section 70374; and

WHEREAS, the Tuolumne Public Power Agency (TPPA) is a joint powers agency that was formed pursuant to Government Code section 6500 et seq. and that provides electrical energy to its member agencies at attractive rates; and

WHEREAS, the TPPA is willing to allow the Judicial Council to become a member agency of the TPPA and to provide electrical energy to the New Sonora Courthouse pursuant to the Amended and Restated Tuolumne Public Power Agency Joint Powers Agreement (TPPA JPA), attached hereto as Exhibit A, and the TPPA's Rules and Regulations, attached hereto as Exhibit B; and

WHEREAS, pursuant to the TPPA JPA, the TPPA divides its members into two groups: Tier 1 members, which generally consist of local public entities; and Tier 2 members, which generally consist of non-local governmental entities and private consumers. The TPPA provides certain benefits to the Tier 1 members as set forth in the TPPA JPA and the TPPA Rules and Regulations that are not available to Tier 2 members. The TPPA is willing to admit the Judicial Council as a Tier 1 member; and

WHEREAS, the Judicial Council desires to become a Tier 1 member of the TPPA and obtain electrical energy from the TPPA for the New Sonora Courthouse pursuant to the TPPA JPA and the TPPA Rules and Regulations.

NOW, THEREFORE, the Judicial Council hereby finds, determines, declares, and resolves as follows:

- A. Approval of TPPA JPA and Membership in TPPA. The Judicial Council approves the terms and conditions of the TPPA JPA and the Judicial Council's membership in the TPPA as a Tier 1 member, and authorizes the Administrative Director of the Judicial Council, or his designee, to execute the TPPA JPA.
- B. Payment of Membership Dues. The Judicial Council authorizes the payment of membership dues to the TPPA in an amount not to exceed \$7,500.
- C. No Payment of Reserve Funds. The Judicial Council's approval of the TPPA JPA is conditioned on the TPPA's previous representation that the Judicial Council will not be required to pay any reserve funds at the time of becoming a member of the TPPA. If the TPPA requests any reserve funds to be paid in conjunction with becoming a member of the TPPA, the Judicial Council's approval of the TPPA JPA will be considered rescinded effective as of the date of this resolution and any membership dues paid by the Judicial Council must be returned to the Judicial Council.
- D. Confirmation of Service. The Judicial Council's approval of the TPPA JPA is conditioned on the TPPA confirming in writing by December 1, 2021, that the TPPA has obtained all approvals from third parties (e.g., Department of Energy, Western Area Power Administration, California Independent System Operator, and Pacific Gas and Electric Co.) that are necessary in order for the TPPA to service the new Sonora Courthouse (Confirmation of Service). In the event the TPPA is unable to provide Confirmation of Service by December 1, 2021, unless the Administrative Director or his or her designee provides notice to the contrary by November 30, 2021, which notice may extend the date for receipt of the Confirmation of Service, the Judicial Council's approval of the TPPA JPA will be considered rescinded effective as of the date of this resolution and any membership dues paid by the Judicial Council must be returned to the Judicial Council.
- E. Appointment of Representative to TPPA. The Judicial Council delegates to the Administrative Director of the Judicial Council the authority to appoint, and if necessary,

reappoint, the Judicial Council's representative to the
TPPA.

IN WITNESS WHEREOF, this resolution was approved and adopted by
the Judicial Council of California this _____ day of
_____, 2021.

AYES:

NOES:

ABSENT:

Signature: _____

Chair, Judicial Council

Tani G. Cantil-Sakauye
Chief Justice of California

Signature: _____

Secretary, Judicial Council

Martin Hoshino
Administrative Director, Judicial Council of California

Amended and Restated
TUOLUMNE PUBLIC POWER AGENCY
JOINT POWERS AGREEMENT

This Amended and Restated Joint Powers Agreement (“**Agreement**”) is made and entered into this 1st day of January, 2021, by and between the public agencies listed in Section III(A) (collectively, “**Parties**” or “**Member Agencies**”) within Tuolumne County, California who become signatories hereto, witnesseth:

Preamble

Whereas, Member Agencies entered into the original Agreement, dated May 19, 1982, forming the Tuolumne County Public Power Agency (“**Original Agreement**”), with other Tuolumne County public agencies joining in the intervening years; and

Whereas, the Member Agencies desire to amend and restate the Original Agreement; and

Whereas, this Agreement was further amended on the 1st day of January, 2013; and

Whereas, the Member Agencies desire to further amend this Agreement; and

Whereas, each of the signatory agencies to this Agreement and Tuolumne Public Power Agency **is operating “for public benefit” as a “public agency” as defined by Section 6500 of the Government Code of the State of California, and further interpreted as a “preference agency”** under Section 9(c) of the Reclamation Act of 1939, 43 U.S.C. § 485h(c); and

Whereas, Public Law 87-784, enacted in 1962 by the U.S. Congress, provided that 25 percent of the power generation produced at New Melones Dam be offered for sale to preference customers located within Calaveras and Tuolumne Counties; and

Whereas, the Joint Exercise of Powers Act (Government Code §§ 6500 *et seq.*) under which the Tuolumne Public Power Agency is organized, permits two or more public agencies by agreement, to jointly exercise any power common to the contracting parties; and

Whereas, the Parties hereto possess in common the power, among other things, to purchase and provide electrical service for their own use and to serve as aggregators under **the State’s Direct Access** and Community Choice Aggregation laws to serve other electrical loads within the County of Tuolumne; and

Whereas, the Member Agencies find that it is to their mutual advantage and public benefit to coordinate their use of energy, within the extent permitted by laws and regulations governing their respective authorities; and

Whereas, this Agreement supersedes and repeals the Original and First Amended Agreements.

NOW, therefore, in consideration of the mutual terms, covenants and conditions herein agreed, the Parties hereto agree as follows:

I. Purpose of Agreement

It is the purpose of this Agreement to establish an agency to be recognized as the TUOLUMNE PUBLIC POWER AGENCY (“TPPA” or “Agency”), formerly known as the Tuolumne County Public Power Agency, for the purpose of:

- 1) Establishing its membership as a means of governance.
- 2) Acquiring electrical capacity and energy (herein collectively, “power”) for Member Agencies’ use and for the use of other customers.
- 3) Obtaining services for the delivery of such power to Member Agencies’ and customers’ places of use.
- 4) Contracting for short term “in county” retail electrical services to augment public benefit through enhanced economic development to fully utilize Tuolumne County’s New Melones power entitlement until such time that TPPA membership requires this power for its own public use.
- 5) Conducting studies relating to the acquisition, use and conservation of power supplies.
- 6) Exercising all other powers necessary and incidental to accomplish the purposes set forth herein.

II. Powers of Agency

TPPA shall have the power, in its own name to: make and enter into contracts; employ agents and employees; establish committees, as necessary, and provide general directives for the work of such committees; explore and act upon ways of securing additional sources of power and means of making it available to member agencies and other customers; acquire, hold and dispose of property; take appropriate measures to meet all financial obligations of the Agency through assessments and other contributions, as hereinafter provided for; to adopt rules and regulations and to incur only those debts, liabilities or obligations necessary for the accomplishment of the purposes of this Agreement. The Agency shall have all powers common to Member Agencies, including powers set forth elsewhere in this Agreement. Without limiting the generality of the foregoing and in furtherance of Section I, TPPA shall have the power (a) to establish and operate a program **for the acquisition and delivery of power under the terms of that certain “Agreement Relating to Service to Calaveras Public Power Agency and Tuolumne Public Power Agency Under Western Area Power Administration-PG&E Wholesale Distribution Tariff Service Agreement (Appendix B),” or any successor or replacement agreement and (b) establish and operate a program(s) for the acquisition and delivery of power (i) as a public agency under Public Utilities Code section 218.3(b) pursuant to the State’s Direct Access program and (ii) as or for a Community Choice Aggregator under Public Utilities Code section 331.1 pursuant to the State’s Community Choice Aggregation program. At the discretion of the TPPA Board of Directors, TPPA may jointly or separately operate the above-described programs, in whole or part.**

III. Membership

A) Current Members: As of the effective date of this Agreement, the Parties to this Agreement are as follows:

- 1) County of Tuolumne
- 2) City of Sonora
- 3) Tuolumne Utilities District
- 4) Groveland Community Services District
- 5) Twain Harte Community Services District
- 6) Columbia Community College - YCCD
- 7) Belleview School District
- 8) Big Oak Flat/Groveland School District
- 9) Chinese Camp School District
- 10) Columbia Union School District
- 11) Curtis Creek School District
- 12) Jamestown School District
- 13) Sonora School District
- 14) Sonora Union High School District
- 15) Soulsbyville School District
- 16) Summerville Elementary School District
- 17) Summerville High School District
- 18) Tuolumne County Superintendent of Schools
- 19) Twain Harte-Long Barn School District
- 20) Columbia Fire District
- 21) Jamestown Fire District
- 22) Mi-Wuk Fire District
- 23) Tuolumne Fire District
- 24) Jamestown Sanitary District
- 25) Tuolumne Sanitary District
- 26) Central Sierra Child Support Agency
- 27) Motherlode Fairgrounds
- 28) Jamestown Mine Trustee
- 29) Area 12 Agency on Aging
- 30) Amador-Tuolumne Community Action Agency
- 31) Motherlode Job Training
- 32) Chicken Ranch Rancheria of Me-Wuk Indians
- 33) Tuolumne Band of Me-Wuk Indians

B) Membership Qualifications

1) Any purchaser and user of electrical power which (i) is considered a public agency pursuant to Government Code section 6500 and that qualifies as a Preference Customer under Federal Reclamation law and (ii) has electrical load within the County of Tuolumne may become a Member Agency, as long as its electrical load meets the minimum required **criteria under TPPA's current** arrangements for wholesale distribution service, direct-access service, community choice aggregation service, or other applicable distribution service.

2) To become a Member Agency, the governing body of each new Member Agency shall adopt a resolution approving this Agreement and authorizing membership in TPPA.

- a) Prospective Member Agencies are to complete the Membership Application process which includes providing a completed membership form, a certified copy of the agency's **resolution** to the Agency administration.
- b) All new memberships require the approval of the TPPA Board of Directors, Western Area Power Administration and PG&E before they can accept power and any membership benefits through the Agency.
- c) New members of the Agency that are dissatisfied with the charges for power established by the TPPA Board of Directors, as described in Section VII, understand and agree that they have, as their sole remedy, the option to withdraw from TPPA membership, as described in Section III(D).

C) Tier 1 and Tier 2 Accounts (Meters)

- 1) Tier 1 accounts shall be any qualifying accounts that meet the minimum required criteria for wholesale distribution service, direct-access service, community choice aggregation service, or other applicable distribution service
- 2) Tier 2 accounts shall be any qualifying accounts as set forth in this section that serve a load or facility that operates for profit.

D) Consumption Rights: In the event that the amount of power from the New Melones entitlement available to the Agency is not sufficient to meet the consumption needs of all Member Agencies and customers, the priority for such power (or for rate preferences reflecting such power) is established in the following order:

- 1) Tier 1 Accounts
- 2) Tier 2 Accounts
- 3) Community choice aggregation or applicable distribution service customers
- 4) Direct access customers

The priority as described in this section may be modified by an amendment to this agreement.

E) Withdrawal from TPPA: Any Member Agency wishing to withdraw from TPPA membership prior to receiving power may do so by delivering a ninety (90) Day Notice of the intention to withdraw to the TPPA Board of Directors.

- 1) Any Member Agency wishing to withdraw from membership after receiving power may do so by delivering a ninety (90) Day Notice of their intention to withdraw to the TPPA Board of Directors.
- 2) Any Member Agency seeking withdrawal shall pay all charges due to the Agency.

- 3) A withdrawal by any party to this Agreement shall have no impact on the membership status of the remaining Member Agencies.
- F) Member Responsibility: All Member Agencies shall abide by all applicable laws, rules and regulations of the State of California and the Federal government with regard to power received through the Agency.

IV. Agency Organization

- A) The Governing Board of TPPA (“TPPA Board of Directors”) shall be the Tuolumne County Board of Supervisors. The TPPA Board of Directors shall receive no additional compensation for their Agency leadership other than the remuneration they receive as Board of Supervisors members.
- B) The Agency Director shall be appointed by the TPPA Board of Directors to oversee all aspects of the Agency administration and operations.
- C) Coordinator may be designated by the Agency Director **to manage the Agency’s** day-to-day affairs, including, but not limited to, the budget and long-range planning, but the Agency Director retains oversight responsibility.
- D) Agency Administrative Staff may be assigned by the Agency Director to ensure timely billing, payment collection, and other administrative duties as assigned
- E) The Agency Treasurer shall **be Tuolumne County’s** Tax Collector/Treasurer, who shall be the depository with custody of all Agency funds and shall serve on his/her official bond. The Treasurer shall be responsible for strict accounting responsibilities as outlined in the California Government Code, Sections 6505 and 6505.5.
- F) The Agency Controller **shall be Tuolumne County’s Auditor, who shall draw warrants to pay demands against the Agency to meet all of the Agency’s** obligations, as authorized by the TPPA Board of Directors. The Agency Controller shall serve on his/her official bond.
- G) The Agency Attorney **shall be Tuolumne County’s County Counsel, the legal** advisor to the Agency, its Board of Directors and its staff. The Agency Counsel will cooperate with the TPPA Board of Directors when special counsel for the Agency is required.
- H) Meetings for the TPPA Board of Directors shall be called at least once a year to review and adopt the annual budget.
- 1) Additional meetings of the TPPA Board of Directors may be called by:

- a. The Chair of the TPPA Board of Directors, who is also the Tuolumne County Board of Supervisors Chair for the calendar year.

- b. At least two members of the TPPA Board of Directors who request a meeting in writing to the Agency Board Chair.
 - c. Representatives from at least three Member Agencies who request a meeting in writing to the Agency Board Chair.
 - d. The administrative branch of the Agency (Director and/or Coordinator) for updates, advisements, fiscal issues and all matters requiring TPPA Board of Directors approval.
- 2) Member Agencies shall be given notice at least seventy-two (72) hours prior to any meeting date coming before the TPPA Board of Directors or for any meeting open to all JPA members not going before the TPPA Board of Directors.
 - 3) Meetings called by members of the TPPA Board of Directors or representative Member Agencies shall be conducted in a timely fashion, not to exceed thirty (30) days from the date of the written request.
 - 4) No business may be transacted without a quorum of the TPPA Board of Directors being present. A simple majority is required to approve all matters that come before the TPPA Board of Directors, except amendments to the JPA Agreement, as provided for in Section VI of this Agreement.

V. Full Utilization of New Melones Power Entitlement

Tuolumne County is entitled to power based upon a 20 year rolling average of generation at New Melones, which is shared with Sierra Conservation Center. Accounting for load growth of existing Member Agencies over the next two decades, there is unutilized New Melones power entitlement available for use by a broadened scope of members, and customers of the Agency. Subject to the consumption rights and preferences specified in Section III(C), the TPPA Board of Directors shall seek to maximize **the County's** utilization of its New Melones entitlement through any means consistent with applicable federal, state and local laws.

VI. Amendments to the Agreement

This Agreement may be amended upon the approval of two-thirds of all Member Agencies. Amendments to this Agreement shall be approved by resolution or equivalent authorizing document of the governing bodies of the Member Agencies.

VII. Charges and Assessments

The TPPA Board of Directors shall establish charges for power used by Member Agencies and any end-use customers served under Direct Access or Community Choice Aggregation programs operated by TPPA. Without limiting the generality of the foregoing and the

discretion accorded governing boards under California law to establish charges for power on such basis as the TPPA Board of Directors shall reasonably determine (i) said charges shall include the cost of power, transmission and distribution, overhead, administrative expenses, legal and professional fees, meter reading charges, application fees, and all other fees and charges including an amount calculated to establish and maintain reasonable reserve accounts and capital improvement project funding and (ii) the TPPA Board of Directors may establish different charges for Member Agencies with Tier 1 or Tier 2 Accounts, and for other customers served by TPPA. The TPPA Board of Directors shall establish uniform charges for power for all Member Agencies.

- A) Billing: The Agency shall bill each Member Agency and customer monthly for power based upon the charges established by the TPPA Board of Directors. Payment shall be made within twenty (20) business days from the billing invoice date. Any bill not paid within thirty (30) business days from the billing invoice date shall be subject to a late fee assessment of ten percent (10%) of the unpaid balance, for every month that the bill remains unpaid.

- B) Delinquent Accounts: Any account in arrears for more than three (3) consecutive months is subject to termination, after receipt of official notice from the Agency Director. An expelled Member Agency may be reinstated only after it has:
 - 1. Paid all amounts due plus the accrued 10% penalties;
 - 2. Deposited an amount equal to the sum of energy costs for six (6) months, averaged over the preceding twelve (12) months; and
 - 3. Fulfilled the requirements of a new member, pursuant to Section III(B).

- C) Withdrawal: Any Member Agency that withdraws from membership shall be obligated to pay its pro-rata share of all encumbrances and indebtedness to the Agency as of the effective date of withdrawal.

- D) Accountability of Funds: TPPA is strictly accountable for all TPPA funds and participates annually in the independent Single Audit process. This audit is conducted by an outside Certified Public Accountancy firm in accordance with auditing standards generally accepted in the United States. **Each year's** report is available for any member agency representative to review during normal business hours.

VIII. Benefits of Membership

TPPA membership entitles members to benefit in the following ways:

- A) Reduced power charges over standard investor-owned utility rates.

- B) A flat rate for consumption, which means no time of use schedules or accelerated rates for peak use times.

- C) **Eligibility to participate in TPPA's Energy Conservation Program.**

IX. Resolution of Disputes

If the parties to this Agreement are unable to reach agreement with respect to a matter herein specified to be approved, established, determined or resolved by agreement of the parties, a party may call for submission of such matter or dispute to arbitration in the matter herein set forth. This call of an impasse shall be binding upon the other parties to the dispute. The TPPA Board of Directors shall continue to do all things and make all expenditures necessary in carrying out the duties and responsibilities provided for in this Agreement pending the final decision of the arbitrator.

- A) Arbitration Notice Requirement: Any party aggrieved has the right to request arbitration upon thirty (30) days' notice after declaration of impasse, at which time all interested parties shall then proceed to arbitration selection. Arbitration briefs shall be prepared if requested by the arbitrator selected and in the manner so requested.
- B) Selection of Arbitrator: Within ten (10) days following the submission of request for arbitration, the parties shall meet for the purpose of selecting one arbitrator. In the event the parties shall fail to select such arbitrator as herein provided, then they shall request the American Arbitration Association (or a similar organization if the American Arbitration Association should not at that time exist) to provide a list of arbitrators, the number of which shall be one more than there are sides to the dispute. The arbitrator selected above, if any, and all arbitrators on such list shall be available to serve and shall be skilled and experienced in the field which gives rise to the dispute and no person shall be eligible for appointment as an arbitrator who is an officer, employee or shareholder of any of the parties to the dispute or is otherwise interested in the matter to be arbitrated. Within thirty (30) days after the date of receipt of such list, the parties shall take turns striking names from said list. The last name remaining on said list shall be the selected arbitrator. Within ten (10) days after such selection, the parties shall submit to such arbitrator the written notices prepared pursuant to Section A. hereof.
- C) Governed Arbitration: Except as otherwise provided in this Section IX, the arbitration shall be governed by the rules of the American Arbitration Association (or a similar organization if the American Arbitration Association should not at that time exist) from time to time in force, except that, if such rules and practices as herein modified shall conflict with the laws of the State of California then in force, such laws shall govern. Arbitration (and the Arbitrator) shall be governed under the laws of the State of California. This submission and agreement to arbitrate shall be specifically enforceable. The findings, decision and award of the arbitrator upon any question submitted to it hereunder shall be final and binding upon the parties to the extent and in the manner provided by the laws of the State of California.
- D) The Right to Arbitrate: Included in the issues which may be submitted to arbitration pursuant to this Section is the issue of whether the right to arbitrate a particular dispute is permitted under this Agreement.

- E) Arbitrator's Request for Additional Information: The arbitrator shall hear evidence submitted by the parties and may call for additional information. Such additional information shall be furnished by the party or parties having such information. The arbitrator shall have no authority to call for additional information or determine issues not included in the submittal statement.
- F) Arbitrator's Award: The award of the arbitrator shall contain findings with respect to the issues involved in the dispute, including the merits of the respective positions of the parties, the materiality of any default and the remedy or relief which shall be required to resolve the dispute. The arbitrator may not grant any remedy or relief which is inconsistent with this Agreement. The arbitrator shall also specify the time within which the party shall comply with the arbitrator's award. In no event shall the award of the arbitrator contain findings on issues not contained in, or grant a remedy beyond that sought.
- G) Arbitrator's Award Regarding Default: If the arbitrator determines that a default exists, the award of the arbitrator shall contain findings relative to the period within which the defaulting party must remedy the default (or commence remedial action), and the remedies which may be exercised by the non-defaulting parties in the event the default is not remedied within such period.
- H) Arbitration Fees and Expenses: The fees and expenses of the arbitrator shall be shared equally among the parties involved in the arbitration, unless the decision of the arbitrator shall specify some other apportionment of such fees and expenses. All other expenses and costs of the arbitration shall be borne by the party incurring the same.

X. General Provisions

- A) Assumption of Debts: Pursuant to Government Code section 6508.1, none of the debts, liabilities or obligations of the Agency shall be the debts, liabilities or obligations of any of the members of TPPA unless assumed in a particular case by resolution of the governing body of the member to be charged.
- B) Dissolution – Property: Any property acquired by the Agency shall remain the property of TPPA until dissolution of the Agency as a legal entity. Upon such dissolution, said property, whether real or personal, shall be divided among and distributed to all of the parties who at any time during the existence of the Agency were parties to this Agreement in proportion to the non-reimbursable contributions made by each such party to the Agency during its legal existence.
- C) Dissolution - Surplus Money: Any surplus money on hand upon dissolution of the Agency shall be returned to participating public agencies in proportion to the contributions made by each thereof.
- D) Insurance: The TPPA Board of Directors shall procure public liability and other insurance from a California admitted insurer in good standing (or through

another established public sector self insurance or excess program) to protect TPPA and each of the parties hereto, charging the cost thereof to the operating costs of the Agency. The TPPA Board of Directors shall take no other formal action until insurance has been procured.

- E) Immunities: All of the privileges and immunities from liabilities, exemptions from laws, ordinances and rules, all pension, relief, disability, worker's compensation, and other benefits which apply to the activity of officers' agents or employees of any such public agency when performing their respective functions within the territorial limits of their respective public agencies, shall apply to them in the same degree and extent while engaged in the performance of any of their functions or duties extraterritorially under the provisions of Article 1 of Chapter 5, Division 7 of Title 1 of the Government Code of the State of California and as provided by law.
- F) Severability: It is hereby declared to be the intention of the signatories to this Agreement that the paragraphs, sentences, clauses and phrases of this Agreement are severable, and if any phrase, clause, sentence, paragraph or article of this Agreement shall be declared unconstitutional or invalid for any reason by the valid judgment or decree of a Court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining paragraphs, clauses, phrases, sentences and articles of this Agreement.
- G) Notices: All notices required or given pursuant to this Agreement shall be deemed properly served when deposited, postage prepaid, certified or registered, in the United States mail, addressed to each signatory party at the address indicated on this Agreement, adjacent to the signature line of each party.
- H) Agency Designation: Pursuant to Government Code section 6509, **TPPA's** exercise of power is subject to the restrictions upon the manner of exercising the power of Tuolumne County.
- I) Repeal: This Agreement supersedes and repeals the Original Agreement dated May 19, 1982 and the first Amended Agreement dated January 1, 2013.
- J) Policy Discrepancy: If any conflict exists between the terms of this Agreement **and the "Rules and Regulations for Tuolumne Public Power Agency Members," the terms of this Agreement shall control.**

XI. Effective Date

This Agreement shall become effective upon the approval of two-thirds of all existing Member Agencies. This Agreement shall be signed by an authorized agent from each Member Agency that has adopted a resolution as noted above.

Signatories to this Agreement

Seal	X _____
	Type Full Name (here)/Title (here)

	Name of Agency (above)

	Mailing Address

City, State, Zip	

email	
Date	

Attest: _____
Type Name / Title Date

Attachment:
Member Agency Governing Body Resolution

*Tuolumne Public Power Agency
2 South Green Street
Sonora, CA 95370
Phone (209) 533-5511*



RULES & REGULATIONS
for
TUOLUMNE PUBLIC POWER AGENCY MEMBERS

January 2017

CONTENTS

Section	Page
I. Introduction	3
II. TPPA Representatives	3
III. Eligible Electrical Accounts	3
IV. Definitions: Tier 1 and Tier 2	4
V. Adding New Electrical Accounts	5
VI. Solar Installations – Member Responsibilities	6
VII. Charging Stations Utilizing TPPA Energy	7
VIII. Deleting Existing Electrical Loads	8
IX. Electrical Installations	8
X. Billing Procedures	8
XI. Reserve and Loan Funds	9
XII. Budgeting Policy	10
XIII. Maintenance of Equipment & Disruption of Power Service	10
XIV. Meter Reading	11
XV. Forms	12

I. Introduction

These *Rules and Regulations* have been prepared so TPPA and its member agencies comply with the provisions of the TPPA Joint Powers Agreement (JPA) and so TPPA can comply with contractual requirements that are contained within (1) the Western Area Power Administration (WAPA) Electric Service Contract and related agreements, and (2) the agreement relating to service to Tuolumne Public Power Agency under the WAPA-Pacific Gas and Electric (PG&E) Company Wholesale Distribution Tariff Service Agreement.

II. TPPA Representatives

Each TPPA member agency shall appoint a representative to TPPA. The representative will receive correspondence from TPPA such as meeting agendas, budget memos, rate information, newsletters and other information. It is the responsibility of the representative to report this information to its member agency staff and/or Board of Directors, as applicable.

Each member agency shall provide TPPA the name, mailing address, telephone, fax, and email address of its representative. The member agency shall advise TPPA of any changes made to its representative and contact information.

III. Eligible Electrical Accounts

New electrical accounts served by TPPA are accounts that comply with the following criteria:

1. The electrical load is located within Tuolumne County and serves the account in Tuolumne County
2. The electrical load is wholly owned, operated and maintained by a public preference agency as defined in the JPA
3. There is regular or seasonal use of power
4. The electrical account has a created monthly demand of 5 kW or greater or uses 20,000 kWh or more per year

IV. Definitions: Tier I & Tier 2

The TPPA Amended and Restated Joint Powers Authority agreement, filed with the California Secretary of State on February 6, 2013 supersedes the original agreement, filed in 1983. It now includes agency membership as defined not only by Government Code 6500, but also includes preference agency membership as defined in Section 9(c) of the Reclamation Act of 1939.

Therefore, TPPA has broadened eligible membership to not only include local public agencies such as the county, City of Sonora, all public schools, special districts and other local JPAs, but also federal, state, tribal and other political subdivisions, as long as the eligible agency has a physical presence within the geographical boundaries of Tuolumne County and its presence is considered a benefit to the County of Tuolumne.

Tier 1 Members:

TPPA Tier 1 members are defined as local public agencies which are wholly located within the geographical boundaries of Tuolumne County: City of Sonora, County of Tuolumne, public schools, special districts and JPAs.

By policy and the Amended JPA, Tier 1 members maintain first priority for their consumption needs and are entitled to rate stabilization funds, when available, and when granted by the TPPA Board of Directors.

Tier 2 Members:

TPPA Tier 2 members are defined as other public agencies or preference customers that have a presence within the geographical boundaries of Tuolumne County and which benefit the county by their presence. Tier 2 members include a federal department or agency, federally recognized tribes and/or state agencies which are located within Tuolumne County.

Tier 2 membership requires separate recordkeeping and billing and may bear other administrative costs. The TPPA Board of Directors is responsible to establish the power rate for Tier 2 members when the TPPA budget is reviewed and approved, annually, in June. In order to pay for all associated Tier 2 costs, the Tier 2 member rate shall be set 3 cents higher than the actual cost (as opposed to a subsidized rate) for Tier 1 members for that same year. At some point in the future, if it appears that Tier 2 consumption could exceed the New Melones annual power allocation within a fiscal year, the TPPA Board of Directors will revisit the cost of providing service in order to establish a new Tier 2 rate. In this unlikely event, notice shall be delivered to all Tier 2 members at least 9 months in advance.

In the event that Tier 2 revenue collected in any given fiscal year exceeds the cost of providing electrical service to Tier 2 members, the remaining revenue shall be allocated as follows:

- 50% shall be deposited in the TPPA restricted rate stabilization fund (4470-305150-100370), to be utilized only with Board authorization.

- 50% shall be rebated to Tier 1 members by percentage of annual consumption, on an annual basis, after the closeout of each fiscal year (August).

Prospective Tier 2 members with hotel facilities may be eligible for an incentivized rate of 1 cent per kWh discount on their Tier 2 membership. The requirement for the discount would be a separate executed contract outlining an arrangement to contribute 10% of gross lodging receipts for public purposes negotiated and in place at the time of approval by all parties (TPPA Board, Western Area Power Administration and PG&E) that would run concurrent with the incentivized Tier 2 rate.

V. Adding New Electrical Accounts

New Members: To become an authorized Tier 1 or Tier 2 TPPA member agency, which is a public agency as defined in the Preamble to the 2013 Amended and Restated Joint Powers Agreement, (JPA), the applicant must meet the membership criteria and pass the approval process as outlined in Section III of this same JPA. A *TPPA New Member Application* and a *New Member Governing Board Resolution* template are included in Section X: Forms.

Existing Members: A completed *TPPA Member Application to Add Electrical Service* form must be submitted to TPPA at least four months prior to transferring an existing PG&E account to TPPA power service. All new connections are subject to WAPA and PG&E approval.

New Construction: A completed *TPPA Member Application to Add Electrical Service* form must be submitted to TPPA at least 12 months prior to adding new accounts that involve a planned construction or extensive remodel which either adds substantial load to an existing account or creates a new electrical account. Decisions will need to be made whether the new account will be accepted at a Secondary Service rate level (as most TPPA accounts are) or at a Primary Plus level. If significant electrical improvement costs are borne by the builder-TPPA member, and the proposed building electrical consumption is expected to be high, it may benefit this new construction member to apply for the Primary Plus Service rate. This must be decided at the same time PG&E approves the application for this new account.

Upgrades: A completed *TPPA Member Application to Add Electrical Service* form must be submitted to TPPA at least four months prior to upgrading an existing load (meter). It is essential to involve TPPA up front in contracting with PG&E on your agency's behalf! If a new meter is deemed necessary, it will be considered a new account according to PG&E, and the member may want to explore the differences in benefits between Secondary Service and Primary Plus Service, as noted in the New Construction section immediately above. See also: Section VIII. Electrical Construction.

Relocation: Member agencies looking to relocate to another place of business within Tuolumne County are advised to notify the Agency at least four months prior to their

move, using the *TPPA Member Application to Add Electrical Service* form so as not to incur PG&E charges or lose TPPA status for that account.

TPPA will respond in writing within 30 days of receipt of each new application.

VI. Solar Installations - Member Responsibilities

As solar power equipment becomes more affordable, and energy efficiency is sought as a way to reduce overall consumption for new and/or existing buildings, there may be requests to install photovoltaic (PV) equipment on or near member buildings.

In most cases, the rates TPPA members enjoy are far lower than the cost of PV installations, and will remain so for the immediate future. However, if TPPA members have interest in adding a PV installation to their facility, there are some policies and requirements that members should be aware of before proceeding.

Requirements and Notes:

- 1) Members must go through TPPA to apply for a special permit with PG&E called the “*Generating Facility Interconnection Application for Non-Export or Certain Net Energy Metered Generation Facilities*” to install and run a PV system – even if there may not be any electricity that goes back into the grid. This can be a lengthy approval process with PG&E.
- 2) PG&E must approve this application and the member agency will have several inspections to pass. The member agency will be required to produce professional electrical drawings/schematics for the project; must provide a certified electrical inspection by a qualified third party at their own expense, as well as provide for the actual PV installation itself; and must be able to pass a final installation inspection to PG&E’s satisfaction, that includes safety features.
- 3) Under this PG&E application, members must understand and agree that any net energy produced by the PV installation which flows into the grid is not credited by either PG&E nor TPPA.
- 4) TPPA requires that members with PV installations maintain them at their own expense. Neither PG&E nor TPPA will provide maintenance work for them.
- 5) TPPA members are asked to provide annual energy efficiency savings (in terms of kWh) at the end of each fiscal year, but no later than July 30th of each year for the number of kWhs saved through the utilization of their PV system.
- 6) Important to note: For these PV installations, when the power goes down, so does the PV generation. This is a safety feature that insures PG&E linemen responding to outages do not become electrocuted when working to restore power.
- 7) Also: If a TPPA member installs a PV system and the annual consumption for that meter dips below 20,000 kWh per year, this could put that particular account into jeopardy of losing TPPA affiliation. As a consequence, that account may need to revert to PG&E.

VII. Charging Stations Utilizing TPPA Energy

Installing Charging Stations Utilizing TPPA Energy

1. If no separate meter is necessary to provide the power for Level 1*, Level 2** or Level 3*** charging, and no special attachments are needed, such as a credit card swipe to pay for charging vehicles, TPPA is to be notified of your agency's intentions to add a Level 1 or Level 2 or Level 3 charging station 2 months in advance.
Examples include: fleet charging of EVs using common household electrical outlets tied to an existing meter or implementing a dual charging station fed by an existing meter that does not require the use of a charge card to operate.
2. Charging stations that require installation of a new meter may not meet minimum load to be considered as a TPPA account. Reminder: The minimum requirement for new accounts (meters) is 20,000 kWh or more per year or 5 kW of connected load.
3. All charging station's maintenance is the responsibility of the member agency that installed the equipment.
4. TPPA members that install EV charging stations can list their charging station(s) on EV maps and/or networks noting where their charging stations are, if it is installed for public use, and is not part of an outsourced contracted service.
5. TPPA power cannot be sold to 3rd parties.
6. EV charging stations that operate without charging a fee to the consumer need no further approval from TPPA.
7. "Credit card swipe" EV charging stations will be considered on a case-by-case basis until such time as TPPA has developed a written standardized policy on this type of installation. Any sale of TPPA power to a 3rd party at an EV charging station shall be priced at the lowest possible cost consistent with sound business principles, and such price shall be subject to approval by the TPPA Board.

Charging Stations, Defined:

*Level 1: Most EVs when at home or when located at a place of business, use a common US household 110 outlet for Level 1 charging, also known as a "trickle charge". No specialized equipment is needed for this type of charge other than an electrical outlet and the charging cord that came with the vehicle at the time of purchase. Most EVs using Level 1 charging usually reach full charge by plugging in overnight.

**Level 2: This is the most common type of charging station currently being installed outside of the home or office and uses about the same amount of voltage as a home dryer outlet. Stations using Level 2 charging most commonly have a J1772 connector and work for any type of EV except a Tesla. They provide anywhere from 3-6 times the charging rate of a Level 1 station, depending on the EV's type of on-board charger. This means that most EVs can be fully charged in about 6 hours or less at a Level 2 charging station.

***Level 3: Also known as a "quick charge. Or "DC Fast Chargers"" Not all EVs are set up for quick charging. The ones that are receive more power in a much shorter period of time. Different fast charging EVs take varying times to fully recharge, depending on their capacity. The closer the battery is to empty, the electricity can flow at a faster pace. As the battery gets recharged, the rate slows (around 50% charge). Typical number of miles produced in a 30 minute Level 3 charging session is somewhere between 75-100 miles.

VIII. Deleting Existing Electrical Loads

For withdrawals: A completed *Application to Withdraw from TPPA Electrical Service* form must be submitted to TPPA at least one month prior to termination of any electrical account (meter).

IX. Electrical Installations

TPPA (the Agency) represents all members wishing to add new load (a new meter) to their place of business when studies, construction or a contract with PG&E (or another third party) is necessary. It is each member's responsibility to enlist TPPA as their representative, well in advance, before any contract is signed for installation of electrical equipment with PG&E. TPPA represents its members to ensure newly installed meters are affiliated with TPPA and not charged PG&E rates.

TPPA will request from PG&E (or a third party as applicable) a cost estimate for electrical improvements, and TPPA staff will sign and pay for any contract with PG&E on behalf of the member agency. At the time of TPPA's payment to PG&E, the member agency will reimburse the Agency in full for these costs.

Consequences of a member agency not including TPPA in this contractual process with PG&E will result in forfeiture of TPPA service and rates to the newly constructed electrical point of delivery. By default, PG&E becomes the utility serving this load.

X. Billing Procedures

TPPA administrative staff will bill member agencies once a month for power used. Payment from member agencies to TPPA is to be received by TPPA within 20 business days of the invoice date so TPPA is able to meet its financial obligations to WAPA, the California Independent System Operator (ISO) and PG&E. If a turnaround of payment within 20 days produces a hardship for any TPPA member, they are encouraged to call TPPA Administration to make special arrangements. At no time should payments to TPPA exceed 30 days from the invoice date. Payments that are received later than 30 business days from the billing date will incur a 10 percent penalty. Member agency power bill payments are to be addressed and mailed to: TPPA, 2 South Green Street, Sonora, CA 95370. Postmarks will not be accepted as the date of payment.

Penalty: If an unpaid balance occurs after the 30 day payment period, the unpaid balance will be subjected to a 10 percent penalty compounded monthly and reflected in the next invoice. The penalty must be paid and received by TPPA within 20 days of the new invoice date.

Billing Dispute: When there is a question about a TPPA bill, the member agency representative shall contact TPPA's Deputy Director immediately to resolve the issue. If the billing dispute cannot be resolved by this means, then the member agency shall

make payment to TPPA as billed but under protest. The dispute shall then be resolved by the TPPA Board of Directors or as provided for in Section IX, Resolution of Disputes of the TPPA Joint Powers Agreement.

Failure to Pay: The failure of a member agency to adhere to the billing procedures or failure to make payment may result in that member being expelled from TPPA.

Cost of Ownership Fees: When Pacific Gas and Electric (PG&E) implements a “cost of ownership fee” for maintenance costs assigned to any newly placed or acquired meter/account, such as a Primary+ account, the member agency has the choice to:

1. Pay the one-time fee assessed by PG&E for the Primary+ option (versus Secondary Service), to initiate service.
2. Reconsider by making the new account a Secondary Service account which does not incur a cost of ownership fee.
3. Forfeit enrolling the meter/account in question into TPPA.

XI. Reserve and Loan Funds

Membership dues are submitted by each new member agency to be used for costs associated with setting up new accounts. Membership funds in excess of costs, monthly collected AB 1890 funds, and any additional fiscal year-end surplus is deposited into TPPA reserve funds which may be allocated for capital expenses, the Energy Conservation Program, an active Rate Stabilization Fund, revolving loans and/or the general reserve account.

Membership Dues: New members joining TPPA shall pay a one-time membership fee in the amount of \$0.009 per kWh of their estimated (if new construction) or actual annual energy use.

Reserve Fund: Contractual commitments with WAPA and PG&E require TPPA to make payment within 30 days of the first of the month. Payments from member agencies to TPPA are due 20 business days, but not later than 30 business days from the billing. A reserve fund has been established in order for TPPA to maintain a positive cash flow. TPPA's reserve fund has also been used to support a Rate Stabilization Fund which was used in the past to minimize potential rate increases associated with power, transmission and distribution costs, when authorized for use by the TPPA Board of Directors for Tier 1 members.

Energy Conservation Fund: A requirement of TPPA's Power Service Agreement with WAPA and AB 1890 is to have an on-going energy conservation program. As part of TPPA's program, low-interest loans, audits and grants are available to member agencies to undertake energy conservation activities. 2.5 percent of the rate member agencies pay is deposited into an AB 1890 reserve fund, which is specifically targeted for energy

conservation activities. Please see the Energy Conservation Program packet for a complete description including application forms.

XII. Budgeting Policy

Typically, the new fiscal year's budget is drafted beginning in April, brought to TPPA members in May, and then taken to the TPPA Board in June for consideration and approval. The electrical rate is then set for the next fiscal year which begins July 1 and runs through June 30 of the following year.

Some of TPPA's biggest expenses (for power) are from Western Area Power Administration and the California Independent System Operator, which run on a federal fiscal year (October 1 through September 30 of the next year). This can be problematic for calculating TPPA's budget so early in the year, as the early forecasts from these power organizations can change after the TPPA budget has been set.

Contingency: When there is no dedicated Rate Stabilization fund, the annual TPPA budget will include a \$100,000 contingency line item under expenses to cover for any unanticipated expenses, which, among other things, could include an unforeseen rate increase passed on to TPPA. If contingency funds are needed in any given fiscal year, they will be released to cover expenses only after a 4/5 or unanimous vote by the TPPA Board. If the contingency funds are not needed, or only partially needed, the remaining amount of unused contingency will flow through to the next year's budget.

Establishing an "absolute floor" for the unrestricted fund balance: When there is no Rate Stabilization Fund, one budgeting safeguard is to insert a contingency line item to pay for unforeseen expenses within the fiscal year. The other safeguard is to establish an absolute floor from which unrestricted funds cannot dip below. This can be accomplished by determining what amount of funds are needed for a three month period to pay for all expenses and then add at least \$50,000 more for a buffer.

Therefore, in any given year, a calculation is to occur at budgeting time to establish how much is needed to pay for 3 months' worth of TPPA expenses plus an additional \$50,000 to create an absolute floor, a budgeting safeguard which cannot be crossed.

Example: Let's say the monthly expenses for TPPA in a new fiscal year are \$250,000 a month. $\$250,000 \times 3 = \$750,000$. $\$750,000 + \$50,000 = \$800,000$. Therefore, \$800,000 would become the absolute floor for the unrestricted fund balance. Every new fiscal year budget will include advice to the Board as to the absolute floor for the unrestricted fund balance.

XIII. Maintenance of Equipment and Disruption of Power Service

PG&E is responsible for maintaining distribution points of delivery. Contact your local PG&E office if there is a problem with malfunctioning equipment or a disruption of power service.

XIV. Meter Reading

TPPA is currently responsible for the monthly reading of all eligible accounts. PG&E performs periodic readings in order to verify TPPA readings.

Member agencies are responsible for maintaining reasonable access to their electrical meters. This would include safe access by motor vehicle, workable doors and locks, and access to meter locations free of vegetation, snow when reasonably possible, storage items, etc.

Member agencies are also responsible to advise TPPA in advance of lock changes and are to provide TPPA new keys, prior to month-end route meter reading. *Additionally: It is a requirement of TPPA members to provide keys to TPPA management when requested and is a condition of TPPA membership.*

If it becomes economically feasible to do so, TPPA reserves the right to contract in the future with PG&E to obtain monthly meter reading data remotely or by assigned route. In this situation, outlying member meters not attached to PG&E's remote reading process, may become the responsibility of member agencies to read on a monthly basis.

XV. Forms

- 1. TPPA New Member Application**
- 2. New Member Governing Board Resolution (template)**
- 3. TPPA Member Application to Add Electrical Service**
- 4. Application to Withdraw from TPPA Electrical Service**

TPPA New Member Application

(Side One)

Instructions:

1. Please complete all parts of this application.
2. Make your check for membership dues payable to the Tuolumne Public Power Agency.
3. Attach to this completed application:
 - Your agency Governing Board’s fully executed and signed Resolution
 - Your one-time dues payment

General Information:

Agency Name: _____ Date: _____

Billing Office Mailing Address: _____

Contact Person (Name): _____ Title: _____

Agency Phone: (____) _____ Alt Contact Phone: (____) _____

Email address (for TPPA info): _____

Member Agency Representative

Name of person you appoint to serve as your TPPA representative: _____

Representative’s email address: _____

Representative’s Phone: (____) _____

TPPA New Member Application

(Side Two)

Electrical Account Information

Eligible accounts for TPPA power service must use at least 20,000 kWh per year per meter or have a connected load of 5 kW or greater per meter.

→If there are more account locations or meters than 3, please copy this page and add other accounts.

Account Information	Location 1	Location 2	Location 3
Account Description			
Service Address			
PG&E Meter #			
PG&E Account #			
Annual kWh Use			
Connected Load kW			
Delivery Voltage			

Membership Dues Calculation

Total the number of annual kWhs from the electrical account information section for all accounts and enter the number below:

Total annual kWhs: X \$.009 = One Time Dues of \$ _____

Certification

I hereby certify the information in this application is true and correct.

Signature Date

Title: _____

Governing Board for (Name of Organization)

State of California

**Resolution Approving Membership in the Tuolumne Public Power Agency (TPPA)
and
Authorizing the Chair to Sign the TPPA Joint Powers Agreement**

WHEREAS, the Tuolumne Public Power Agency (TPPA) provides electrical energy to its member agencies at attractive rates;

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of _____, that this agency hereby accepts the terms and conditions of the attached TPPA Joint Powers Agreement; and

LET IT FURTHER BE RESOLVED that the Chair is authorized to sign the Joint Powers Agreement and is authorized to make payment of dues, thereby making this agency a member of TPPA upon acceptance by the TPPA Board of Directors.

ON A MOTION by Chair _____, seconded by Governing Board Member _____, the foregoing Resolution was duly passed and adopted by the Governing Board of (Organization Name) _____, this ____ day of _____, 20 __, by the following vote:

AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

Signature: _____ Date _____

Chair (Print Name), _____ of the Governing Board

Attest

TPPA Member Application to Add Electrical Service

Account Description: _____

Account Location: _____

If an Existing PG&E Account

PG&E Account Number: _____

PG&E Meter Number: _____

Annual Kilowatt Hour (kWh) Usage: _____

Monthly Peak Demand (kW): _____

New Account or Upgrade

Date Service Desired: _____

PROJECTED Annual Kilowatt Hours (kWh) Usage: _____

Monthly Peak Demand (kW): _____

Voltage Requirements: _____

Other Information

Name of Member Agency: _____

Contact Person and Phone #: _____

Date: _____ Signature: _____

The minimum requirement for new accounts is 20,000 kWh or more per year or 5 kW of connected load.
At least 4 months advance written notice must be given to TPPA prior to date of desired service for existing accounts
and 12 months for new construction.

Application to Withdraw from TPPA Electrical Service

Member Agency: _____

Contact Person & Phone #: _____ (____) _____

Account Location: _____ TPPA Account #: _____

Meter #: _____

Withdrawal Request

1) Terminate Electrical Service as of (Date): _____

Reason for withdrawal from TPPA Service: _____

Signature: _____ Date of Request: _____

Print Name and Title: _____

Last edited on 10/14/2014
First approved by TPPA Board of Directors on November 6, 2012;
Revisions approved on: Aug 19, 2014; Nov 4, 2014

ATTACHMENT A_4

New Member Application



New Member Application

Instructions:

1. Please complete all parts of this application.
2. Make your check for membership dues payable to the Tuolumne Public Power Agency.
3. Attach to this completed application:
 - Your agency Governing Board's fully executed and signed Resolution
 - Your one-time dues payment

General Information:

Agency Name: Judicial Council of California Date: _____

Billing Office Mailing Address: 2860 Gateway Oaks Drive #400, Sacramento, CA 95833

Contact Person (Name): Yassen Roussev Title: Supervisor, Sustainability

Agency Phone: (415) 865-4542 Alt Contact Phone: (____) _____

Email address (for TPPA info): Yassen.Roussev@jud.ca.gov

Member Agency Representative

Name of person you appoint to serve as your TPPA representative: Mei Tsuruta

Representative's email address: Mei.Tsuruta@jud.ca.gov

Representative's Phone: (415) 865-5333

Electrical Account Information

Eligible accounts for TPPA power service must use at least 20,000 kWh per year per meter or have a connected load of 5 kW or greater per meter.

If there are more account locations or meters than 3, please copy this page and add other accounts.

Account Information	Location 1		Location 2		Location 3
Account Description					
Service Address	12855 Justice Center Drive, Sonora, CA 95370				
PG&E Meter #	1010611427				
PG&E Account #	1390498286				
Annual kWh Use	821,066 kWh				
Connected Load kW	1,140 kW				
Delivery Voltage	Secondary				

Membership Dues Calculation

Total the number of annual kWhs from the electrical account information section for all accounts and enter the number below:

Total annual kWhs: 821,066 X \$.009 = One Time Dues of \$7,389.59

Certification

I hereby certify the information in this application is true and correct.

Yassen Roussev

Signature YRoussev

Date: 3/30/2021

Title: Supervisor, Sustainability

ATTACHMENT A_5

TPPA JPA Agreement Signatory Page

Signatories to this Agreement

<p style="text-align: center;">Seal</p>	<p>X _____ Tani G. Cantil-Sakaue, Chief Justice of California and Chair of the Judicial Council</p> <p style="text-align: center;">Judicial Council of California Name of Agency (above)</p> <p>Mailing Address 455 Golden Gate Avenue, San Francisco, CA 94102-3688</p> <p style="text-align: right;">_____/_____/2021 Date</p> <p>email</p>
--	---

Attest: _____
Martin Hoshino, Administrative Director
Judicial Council of California __/__/2021

Attachment:
Member Agency Governing Body Resolution

ATTACHMENT B

2021 Tuolumne County Executed Amended Agreement

Amended and Restated
TUOLUMNE PUBLIC POWER AGENCY
JOINT POWERS AGREEMENT

This Amended and Restated Joint Powers Agreement (“Agreement”) is made and entered into this 1st day of January, 2021, by and between the public agencies listed in Section III(A) (collectively, “Parties” or “Member Agencies”) within Tuolumne County, California who become signatories hereto, witnesseth:

Preamble

Whereas, Member Agencies entered into the original Agreement, dated May 19, 1982, forming the Tuolumne County Public Power Agency (“Original Agreement”), with other Tuolumne County public agencies joining in the intervening years; and

Whereas, the Member Agencies desire to amend and restate the Original Agreement; and

Whereas, this Agreement was further amended on the 1st day of January, 2013; and

Whereas, the Member Agencies desire to further amend this Agreement; and

Whereas, each of the signatory agencies to this Agreement and Tuolumne Public Power Agency is operating “for public benefit” as a “public agency” as defined by Section 6500 of the Government Code of the State of California, and further interpreted as a “preference agency” under Section 9(c) of the Reclamation Act of 1939, 43 U.S.C. § 485h(c); and

Whereas, Public Law 87-784, enacted in 1962 by the U.S. Congress, provided that 25 percent of the power generation produced at New Melones Dam be offered for sale to preference customers located within Calaveras and Tuolumne Counties; and

Whereas, the Joint Exercise of Powers Act (Government Code §§ 6500 *et seq.*) under which the Tuolumne Public Power Agency is organized, permits two or more public agencies by agreement, to jointly exercise any power common to the contracting parties; and

Whereas, the Parties hereto possess in common the power, among other things, to purchase and provide electrical service for their own use and to serve as aggregators under the State’s Direct Access and Community Choice Aggregation laws to serve other electrical loads within the County of Tuolumne; and

Whereas, the Member Agencies find that it is to their mutual advantage and public benefit to coordinate their use of energy, within the extent permitted by laws and regulations governing their respective authorities; and

Whereas, this Agreement supersedes and repeals the Original and First Amended Agreements.

NOW, therefore, in consideration of the mutual terms, covenants and conditions herein agreed, the Parties hereto agree as follows:

I. Purpose of Agreement

It is the purpose of this Agreement to establish an agency to be recognized as the TUOLUMNE PUBLIC POWER AGENCY (“TPPA” or “Agency”), formerly known as the Tuolumne County Public Power Agency, for the purpose of:

- 1) Establishing its membership as a means of governance.
- 2) Acquiring electrical capacity and energy (herein collectively, “power”) for Member Agencies’ use and for the use of other customers.
- 3) Obtaining services for the delivery of such power to Member Agencies’ and customers’ places of use.
- 4) Contracting for short term “in county” retail electrical services to augment public benefit through enhanced economic development to fully utilize Tuolumne County’s New Melones power entitlement until such time that TPPA membership requires this power for its own public use.
- 5) Conducting studies relating to the acquisition, use and conservation of power supplies.
- 6) Exercising all other powers necessary and incidental to accomplish the purposes set forth herein.

II. Powers of Agency

TPPA shall have the power, in its own name to: make and enter into contracts; employ agents and employees; establish committees, as necessary, and provide general directives for the work of such committees; explore and act upon ways of securing additional sources of power and means of making it available to member agencies and other customers; acquire, hold and dispose of property; take appropriate measures to meet all financial obligations of the Agency through assessments and other contributions, as hereinafter provided for; to adopt rules and regulations and to incur only those debts, liabilities or obligations necessary for the accomplishment of the purposes of this Agreement. The Agency shall have all powers common to Member Agencies, including powers set forth elsewhere in this Agreement. Without limiting the generality of the foregoing and in furtherance of Section I, TPPA shall have the power (a) to establish and operate a program for the acquisition and delivery of power under the terms of that certain “Agreement Relating to Service to Calaveras Public Power Agency and Tuolumne Public Power Agency Under Western Area Power Administration-PG&E Wholesale Distribution Tariff Service Agreement (Appendix B),” or any successor or replacement agreement and (b) establish and operate a program(s) for the acquisition and delivery of power (i) as a public agency under Public Utilities Code section 218.3(b) pursuant to the State’s Direct Access program and (ii) as or for a Community Choice Aggregator under Public Utilities Code section 331.1 pursuant to the State’s Community Choice Aggregation program. At the discretion of the TPPA Board of Directors, TPPA may jointly or separately operate the above-described programs, in whole or part.

III. Membership

A) Current Members: As of the effective date of this Agreement, the Parties to this Agreement are as follows:

- 1) County of Tuolumne
- 2) City of Sonora
- 3) Tuolumne Utilities District
- 4) Groveland Community Services District
- 5) Twain Harte Community Services District
- 6) Columbia Community College - YCCD
- 7) Belleview School District
- 8) Big Oak Flat/Groveland School District
- 9) Chinese Camp School District
- 10) Columbia Union School District
- 11) Curtis Creek School District
- 12) Jamestown School District
- 13) Sonora School District
- 14) Sonora Union High School District
- 15) Soulsbyville School District
- 16) Summerville Elementary School District
- 17) Summerville High School District
- 18) Tuolumne County Superintendent of Schools
- 19) Twain Harte-Long Barn School District
- 20) Columbia Fire District
- 21) Jamestown Fire District
- 22) Mi-Wuk Fire District
- 23) Tuolumne Fire District
- 24) Jamestown Sanitary District
- 25) Tuolumne Sanitary District
- 26) Central Sierra Child Support Agency
- 27) Motherlode Fairgrounds
- 28) Jamestown Mine Trustee
- 29) Area 12 Agency on Aging
- 30) Amador-Tuolumne Community Action Agency
- 31) Motherlode Job Training
- 32) Chicken Ranch Rancheria of Me-Wuk Indians
- 33) Tuolumne Band of Me-Wuk Indians

B) Membership Qualifications

1) Any purchaser and user of electrical power which (i) is considered a public agency pursuant to Government Code section 6500 and that qualifies as a Preference Customer under Federal Reclamation law and (ii) has electrical load within the County of Tuolumne may become a Member Agency, as long as its electrical load meets the minimum required criteria under TPPA's current arrangements for wholesale distribution service, direct-access service, community choice aggregation service, or other applicable distribution service.

2) To become a Member Agency, the governing body of each new Member Agency shall adopt a resolution approving this Agreement and authorizing membership in TPPA.

- a) Prospective Member Agencies are to complete the Membership Application process which includes providing a completed membership form, a certified copy of the agency's resolution to the Agency administration.
 - b) All new memberships require the approval of the TPPA Board of Directors, Western Area Power Administration and PG&E before they can accept power and any membership benefits through the Agency.
 - c) New members of the Agency that are dissatisfied with the charges for power established by the TPPA Board of Directors, as described in Section VII, understand and agree that they have, as their sole remedy, the option to withdraw from TPPA membership, as described in Section III(D).
- C) Tier 1 and Tier 2 Accounts (Meters)
- 1) Tier 1 accounts shall be any qualifying accounts that meet the minimum required criteria for wholesale distribution service, direct-access service, community choice aggregation service, or other applicable distribution service
 - 2) Tier 2 accounts shall be any qualifying accounts as set forth in this section that serve a load or facility that operates for profit.
- D) Consumption Rights: In the event that the amount of power from the New Melones entitlement available to the Agency is not sufficient to meet the consumption needs of all Member Agencies and customers, the priority for such power (or for rate preferences reflecting such power) is established in the following order:
- 1) Tier 1 Accounts
 - 2) Tier 2 Accounts
 - 3) Community choice aggregation or applicable distribution service customers
 - 4) Direct access customers
- The priority as described in this section may be modified by an amendment to this agreement.
- E) Withdrawal from TPPA: Any Member Agency wishing to withdraw from TPPA membership prior to receiving power may do so by delivering a ninety (90) Day Notice of the intention to withdraw to the TPPA Board of Directors.
- 1) Any Member Agency wishing to withdraw from membership after receiving power may do so by delivering a ninety (90) Day Notice of their intention to withdraw to the TPPA Board of Directors.
 - 2) Any Member Agency seeking withdrawal shall pay all charges due to the Agency.

- 3) A withdrawal by any party to this Agreement shall have no impact on the membership status of the remaining Member Agencies.
- F) Member Responsibility: All Member Agencies shall abide by all applicable laws, rules and regulations of the State of California and the Federal government with regard to power received through the Agency.

IV. Agency Organization

- A) The Governing Board of TPPA (“TPPA Board of Directors”) shall be the Tuolumne County Board of Supervisors. The TPPA Board of Directors shall receive no additional compensation for their Agency leadership other than the remuneration they receive as Board of Supervisors members.
- B) The Agency Director shall be appointed by the TPPA Board of Directors to oversee all aspects of the Agency administration and operations.
- C) Coordinator may be designated by the Agency Director to manage the Agency’s day-to-day affairs, including, but not limited to, the budget and long-range planning, but the Agency Director retains oversight responsibility.
- D) Agency Administrative Staff may be assigned by the Agency Director to ensure timely billing, payment collection, and other administrative duties as assigned
- E) The Agency Treasurer shall be Tuolumne County’s Tax Collector/Treasurer, who shall be the depository with custody of all Agency funds and shall serve on his/her official bond. The Treasurer shall be responsible for strict accounting responsibilities as outlined in the California Government Code, Sections 6505 and 6505.5.
- F) The Agency Controller shall be Tuolumne County’s Auditor, who shall draw warrants to pay demands against the Agency to meet all of the Agency’s obligations, as authorized by the TPPA Board of Directors. The Agency Controller shall serve on his/her official bond.
- G) The Agency Attorney shall be Tuolumne County’s County Counsel, the legal advisor to the Agency, its Board of Directors and its staff. The Agency Counsel will cooperate with the TPPA Board of Directors when special counsel for the Agency is required.
- H) Meetings for the TPPA Board of Directors shall be called at least once a year to review and adopt the annual budget.
- 1) Additional meetings of the TPPA Board of Directors may be called by:
- a. The Chair of the TPPA Board of Directors, who is also the Tuolumne County Board of Supervisors Chair for the calendar year.

- b. At least two members of the TPPA Board of Directors who request a meeting in writing to the Agency Board Chair.
 - c. Representatives from at least three Member Agencies who request a meeting in writing to the Agency Board Chair.
 - d. The administrative branch of the Agency (Director and/or Coordinator) for updates, advisements, fiscal issues and all matters requiring TPPA Board of Directors approval.
- 2) Member Agencies shall be given notice at least seventy-two (72) hours prior to any meeting date coming before the TPPA Board of Directors or for any meeting open to all JPA members not going before the TPPA Board of Directors.
 - 3) Meetings called by members of the TPPA Board of Directors or representative Member Agencies shall be conducted in a timely fashion, not to exceed thirty (30) days from the date of the written request.
 - 4) No business may be transacted without a quorum of the TPPA Board of Directors being present. A simple majority is required to approve all matters that come before the TPPA Board of Directors, except amendments to the JPA Agreement, as provided for in Section VI of this Agreement.

V. Full Utilization of New Melones Power Entitlement

Tuolumne County is entitled to power based upon a 20 year rolling average of generation at New Melones, which is shared with Sierra Conservation Center. Accounting for load growth of existing Member Agencies over the next two decades, there is unutilized New Melones power entitlement available for use by a broadened scope of members, and customers of the Agency. Subject to the consumption rights and preferences specified in Section III(C), the TPPA Board of Directors shall seek to maximize the County's utilization of its New Melones entitlement through any means consistent with applicable federal, state and local laws.

VI. Amendments to the Agreement

This Agreement may be amended upon the approval of two-thirds of all Member Agencies. Amendments to this Agreement shall be approved by resolution or equivalent authorizing document of the governing bodies of the Member Agencies.

VII. Charges and Assessments

The TPPA Board of Directors shall establish charges for power used by Member Agencies and any end-use customers served under Direct Access or Community Choice Aggregation programs operated by TPPA. Without limiting the generality of the foregoing and the

discretion accorded governing boards under California law to establish charges for power on such basis as the TPPA Board of Directors shall reasonably determine (i) said charges shall include the cost of power, transmission and distribution, overhead, administrative expenses, legal and professional fees, meter reading charges, application fees, and all other fees and charges including an amount calculated to establish and maintain reasonable reserve accounts and capital improvement project funding and (ii) the TPPA Board of Directors may establish different charges for Member Agencies with Tier 1 or Tier 2 Accounts, and for other customers served by TPPA. The TPPA Board of Directors shall establish uniform charges for power for all Member Agencies.

- A) Billing: The Agency shall bill each Member Agency and customer monthly for power based upon the charges established by the TPPA Board of Directors. Payment shall be made within twenty (20) business days from the billing invoice date. Any bill not paid within thirty (30) business days from the billing invoice date shall be subject to a late fee assessment of ten percent (10%) of the unpaid balance, for every month that the bill remains unpaid.
- B) Delinquent Accounts: Any account in arrears for more than three (3) consecutive months is subject to termination, after receipt of official notice from the Agency Director. An expelled Member Agency may be reinstated only after it has:
 - 1. Paid all amounts due plus the accrued 10% penalties;
 - 2. Deposited an amount equal to the sum of energy costs for six (6) months, averaged over the preceding twelve (12) months; and
 - 3. Fulfilled the requirements of a new member, pursuant to Section III(B).
- C) Withdrawal: Any Member Agency that withdraws from membership shall be obligated to pay its pro-rata share of all encumbrances and indebtedness to the Agency as of the effective date of withdrawal.
- D) Accountability of Funds: TPPA is strictly accountable for all TPPA funds and participates annually in the independent Single Audit process. This audit is conducted by an outside Certified Public Accountancy firm in accordance with auditing standards generally accepted in the United States. Each year's report is available for any member agency representative to review during normal business hours.

VIII. Benefits of Membership

TPPA membership entitles members to benefit in the following ways:

- A) Reduced power charges over standard investor-owned utility rates.
- B) A flat rate for consumption, which means no time of use schedules or accelerated rates for peak use times.
- C) Eligibility to participate in TPPA's Energy Conservation Program.

IX. Resolution of Disputes

If the parties to this Agreement are unable to reach agreement with respect to a matter herein specified to be approved, established, determined or resolved by agreement of the parties, a party may call for submission of such matter or dispute to arbitration in the matter herein set forth. This call of an impasse shall be binding upon the other parties to the dispute. The TPPA Board of Directors shall continue to do all things and make all expenditures necessary in carrying out the duties and responsibilities provided for in this Agreement pending the final decision of the arbitrator.

- A) Arbitration Notice Requirement: Any party aggrieved has the right to request arbitration upon thirty (30) days' notice after declaration of impasse, at which time all interested parties shall then proceed to arbitration selection. Arbitration briefs shall be prepared if requested by the arbitrator selected and in the manner so requested.
- B) Selection of Arbitrator: Within ten (10) days following the submission of request for arbitration, the parties shall meet for the purpose of selecting one arbitrator. In the event the parties shall fail to select such arbitrator as herein provided, then they shall request the American Arbitration Association (or a similar organization if the American Arbitration Association should not at that time exist) to provide a list of arbitrators, the number of which shall be one more than there are sides to the dispute. The arbitrator selected above, if any, and all arbitrators on such list shall be available to serve and shall be skilled and experienced in the field which gives rise to the dispute and no person shall be eligible for appointment as an arbitrator who is an officer, employee or shareholder of any of the parties to the dispute or is otherwise interested in the matter to be arbitrated. Within thirty (30) days after the date of receipt of such list, the parties shall take turns striking names from said list. The last name remaining on said list shall be the selected arbitrator. Within ten (10) days after such selection, the parties shall submit to such arbitrator the written notices prepared pursuant to Section A. hereof.
- C) Governed Arbitration: Except as otherwise provided in this Section IX, the arbitration shall be governed by the rules of the American Arbitration Association (or a similar organization if the American Arbitration Association should not at that time exist) from time to time in force, except that, if such rules and practices as herein modified shall conflict with the laws of the State of California then in force, such laws shall govern. Arbitration (and the Arbitrator) shall be governed under the laws of the State of California. This submission and agreement to arbitrate shall be specifically enforceable. The findings, decision and award of the arbitrator upon any question submitted to it hereunder shall be final and binding upon the parties to the extent and in the manner provided by the laws of the State of California.
- D) The Right to Arbitrate: Included in the issues which may be submitted to arbitration pursuant to this Section is the issue of whether the right to arbitrate a particular dispute is permitted under this Agreement.

- E) Arbitrator's Request for Additional Information: The arbitrator shall hear evidence submitted by the parties and may call for additional information. Such additional information shall be furnished by the party or parties having such information. The arbitrator shall have no authority to call for additional information or determine issues not included in the submittal statement.
- F) Arbitrator's Award: The award of the arbitrator shall contain findings with respect to the issues involved in the dispute, including the merits of the respective positions of the parties, the materiality of any default and the remedy or relief which shall be required to resolve the dispute. The arbitrator may not grant any remedy or relief which is inconsistent with this Agreement. The arbitrator shall also specify the time within which the party shall comply with the arbitrator's award. In no event shall the award of the arbitrator contain findings on issues not contained in, or grant a remedy beyond that sought.
- G) Arbitrator's Award Regarding Default: If the arbitrator determines that a default exists, the award of the arbitrator shall contain findings relative to the period within which the defaulting party must remedy the default (or commence remedial action), and the remedies which may be exercised by the non-defaulting parties in the event the default is not remedied within such period.
- H) Arbitration Fees and Expenses: The fees and expenses of the arbitrator shall be shared equally among the parties involved in the arbitration, unless the decision of the arbitrator shall specify some other apportionment of such fees and expenses. All other expenses and costs of the arbitration shall be borne by the party incurring the same.

X. General Provisions

- A) Assumption of Debts: Pursuant to Government Code section 6508.1, none of the debts, liabilities or obligations of the Agency shall be the debts, liabilities or obligations of any of the members of TPPA unless assumed in a particular case by resolution of the governing body of the member to be charged.
- B) Dissolution – Property: Any property acquired by the Agency shall remain the property of TPPA until dissolution of the Agency as a legal entity. Upon such dissolution, said property, whether real or personal, shall be divided among and distributed to all of the parties who at any time during the existence of the Agency were parties to this Agreement in proportion to the non-reimbursable contributions made by each such party to the Agency during its legal existence.
- C) Dissolution - Surplus Money: Any surplus money on hand upon dissolution of the Agency shall be returned to participating public agencies in proportion to the contributions made by each thereof.
- D) Insurance: The TPPA Board of Directors shall procure public liability and other insurance from a California admitted insurer in good standing (or through

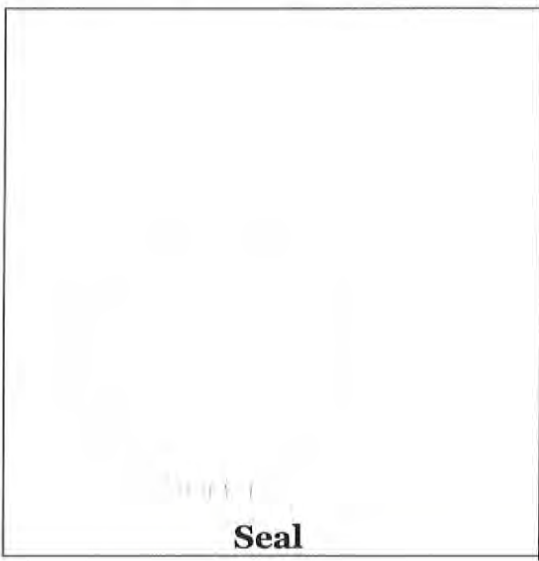
another established public sector self insurance or excess program) to protect TPPA and each of the parties hereto, charging the cost thereof to the operating costs of the Agency. The TPPA Board of Directors shall take no other formal action until insurance has been procured.

- E) Immunities: All of the privileges and immunities from liabilities, exemptions from laws, ordinances and rules, all pension, relief, disability, worker's compensation, and other benefits which apply to the activity of officers' agents or employees of any such public agency when performing their respective functions within the territorial limits of their respective public agencies, shall apply to them in the same degree and extent while engaged in the performance of any of their functions or duties extraterritorially under the provisions of Article 1 of Chapter 5, Division 7 of Title 1 of the Government Code of the State of California and as provided by law.
- F) Severability: It is hereby declared to be the intention of the signatories to this Agreement that the paragraphs, sentences, clauses and phrases of this Agreement are severable, and if any phrase, clause, sentence, paragraph or article of this Agreement shall be declared unconstitutional or invalid for any reason by the valid judgment or decree of a Court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining paragraphs, clauses, phrases, sentences and articles of this Agreement.
- G) Notices: All notices required or given pursuant to this Agreement shall be deemed properly served when deposited, postage prepaid, certified or registered, in the United States mail, addressed to each signatory party at the address indicated on this Agreement, adjacent to the signature line of each party.
- H) Agency Designation: Pursuant to Government Code section 6509, TPPA's exercise of power is subject to the restrictions upon the manner of exercising the power of Tuolumne County.
- I) Repeal: This Agreement supersedes and repeals the Original Agreement dated May 19, 1982 and the first Amended Agreement dated January 1, 2013.
- J) Policy Discrepancy: If any conflict exists between the terms of this Agreement and the "Rules and Regulations for Tuolumne Public Power Agency Members," the terms of this Agreement shall control."

XI. Effective Date

This Agreement shall become effective upon the approval of two-thirds of all existing Member Agencies. This Agreement shall be signed by an authorized agent from each Member Agency that has adopted a resolution as noted above.

Signatories to this Agreement



X RYAN CAMPBELL, CHAIR TUOLUMNE COUNTY
 Type Full Name (here)/Title (here) BOARD OF SUPERVISORS

COUNTY OF TUOLUMNE
 Name of Agency (above)

2 S. GREEN ST.
 Mailing Address

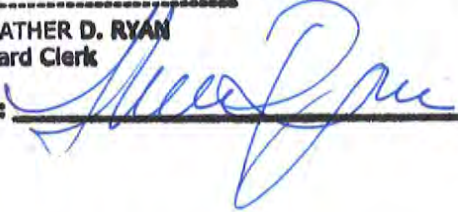
POMONA, CA 95374
 City, State, Zip

_____ email 01/05/2021 Date

Attest: HEATHER RYAN, BOARD CLERK 01/5/2021
 Type Name / Title Date

Attachment:
 Member Agency Governing Body Resolution

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

HEATHER D. RYAN
 Board Clerk
 By: 

ATTACHMENT C

**[https://sgf.senate.ca.gov/sites/sgf.senate.ca.gov/files/
GWTFinalversion2.pdf](https://sgf.senate.ca.gov/sites/sgf.senate.ca.gov/files/GWTFinalversion2.pdf)**

Governments Working Together

ATTACHMENT D

Electric Rate Comparison Sheet

Table 1. Electric Rate Comparison Worksheet for the New Sonora Courthouse

Utility Provider	Annual Estimated Electrical Cost*
Tuolumne Public Power Agency	\$90,317
PG&E	\$198,393

Rate Comparison	Annual Estimated Savings
TPPA versus PG&E	\$100,686

TPPA versus PG&E	Ten-Year Projected Savings
Estimated savings due to difference in electricity costs	\$1,130,957

Source: Attachment E – Energy and Cost Savings Calculation

* Based on 61,500 square feet for New Courthouse.

National Institute of Standards and Technology (NIST) Building Life Cycle Cost (BLCC) 5.3-20: Comparative Analysis

Consistent with Federal Life Cycle Cost Methodology and Procedures, 10 CFR, Part 436, Subpart A

Base Case: PG&E B-10S

Alternative: TPPA

General Information

File Name:

Date of Study: Tue Feb 16 18:05:04 PST 2021

Project Name: 55-D1

Project Location: California

Analysis Type: FEMP Analysis, Energy Project

Base Date: January 1, 2022

Service Date: January 1, 2022

Study Period: 10 years (January 1, 2022 through December 31, 2031)

Discount Rate: 3%

Discounting Convention: End-of-Year

Table 2. Comparison of Present-Value (PV) Costs: PV Life-Cycle Cost

	Base Case	Alternative	Savings from Alternative
Future Costs:			
Energy Consumption Costs	\$1,776,153	\$801,316	\$974,837
Energy Demand Charges	\$356,113	\$0	\$356,113
	-----	-----	-----
Total PV Life-Cycle Cost	\$2,132,266	\$801,316	\$1,330,950

ATTACHMENT E

Energy and Cost Savings Calculation

Building	GFA (sf)	Site EUI (kBtu/ft ²)	Site EUI (kWh/ft ²)	Site Energy Use (kWh)	Natural Gas EUI (kBtu/ft ²)	Natural Gas Use (kBtu)	Natural Gas Use (% of Site Total)	Natural Gas Use (kWh)	Electricity EUI (kBtu/ft ²)	Electricity Use (kBtu)	Electricity Use (% of Site Total)	Electricity Use (kWh)	
55-D1 New Sonora Courthouse	61,537	45.5	13.3	821,066					45.5	2,801,594	100%	821,066	
24-G1 New Los Banos Courthouse	32,844	54.9	16.1	505,227	12.6	415,062	24.1%	121,643	39.9	1,308,843	75.9%	383,584	
07-E3 Richard E. Arnason Justice Cent	73,454	50.8	14.9	1,094,036	11.9	876,313	23.5%	256,822	38.9	2,856,692	76.5%	837,214	
Average:							23.8%						76.2%

PG&E Electricity Costs Estimate											
21-22	22-23	23-24	24-25	25-26	27-28	29-30	30-31	31-32	32-33	10 Year Total PG&E Costs	
\$198,393	\$204,344	\$210,475	\$216,789	\$223,293	\$229,991	\$236,891	\$243,998	\$251,318	\$258,857	\$2,274,349	

TPPA Electricity Costs Estimate											
Membership (one off)	2021-22	2022-23	2023-24	2024-25	2025-26	2027-28	2029-30	2030-31	2031-32	2032-33	10 Year Total TPPA Costs
\$7,390	\$90,317	\$94,833	\$99,575	\$104,554	\$109,781	\$115,270	\$121,034	\$127,086	\$133,440	\$140,112	\$1,143,392

10 Year Total Savings											
	\$108,075	\$109,511	\$110,900	\$112,235	\$113,511	\$114,721	\$115,857	\$116,912	\$117,878	\$118,745	\$1,130,957
								Simple Payback of Membership fee (months)	NPV	IRR 10 Year	10 Year Total Savings Estimate
								1	\$933,165	1464%	\$1,130,957

Before - Total Annual Cost
 Total Elec Bill Cost - PG&E Rate \$198,393
 Estimatec Annual Escalation rate (%) 3%

After - Total Annual Cost
 Total Elec Bill Cost - TPPA Rate \$90,317
 One-Time TPPA Membership Fee \$7,390
 Estimated Annual Escalation rate (%) 5%
 NPV Analysis Discount rate 3%
Total Annual Energy Cost Savings \$100,686



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

Discussion Item 1 – List E – Court-Funded Requests (CFRs)

Summary:

Review 1) Approved Court-Funded Facilities Requests (Facility Modifications and Leases); and 2) Cancelled Court-Funded Requests.

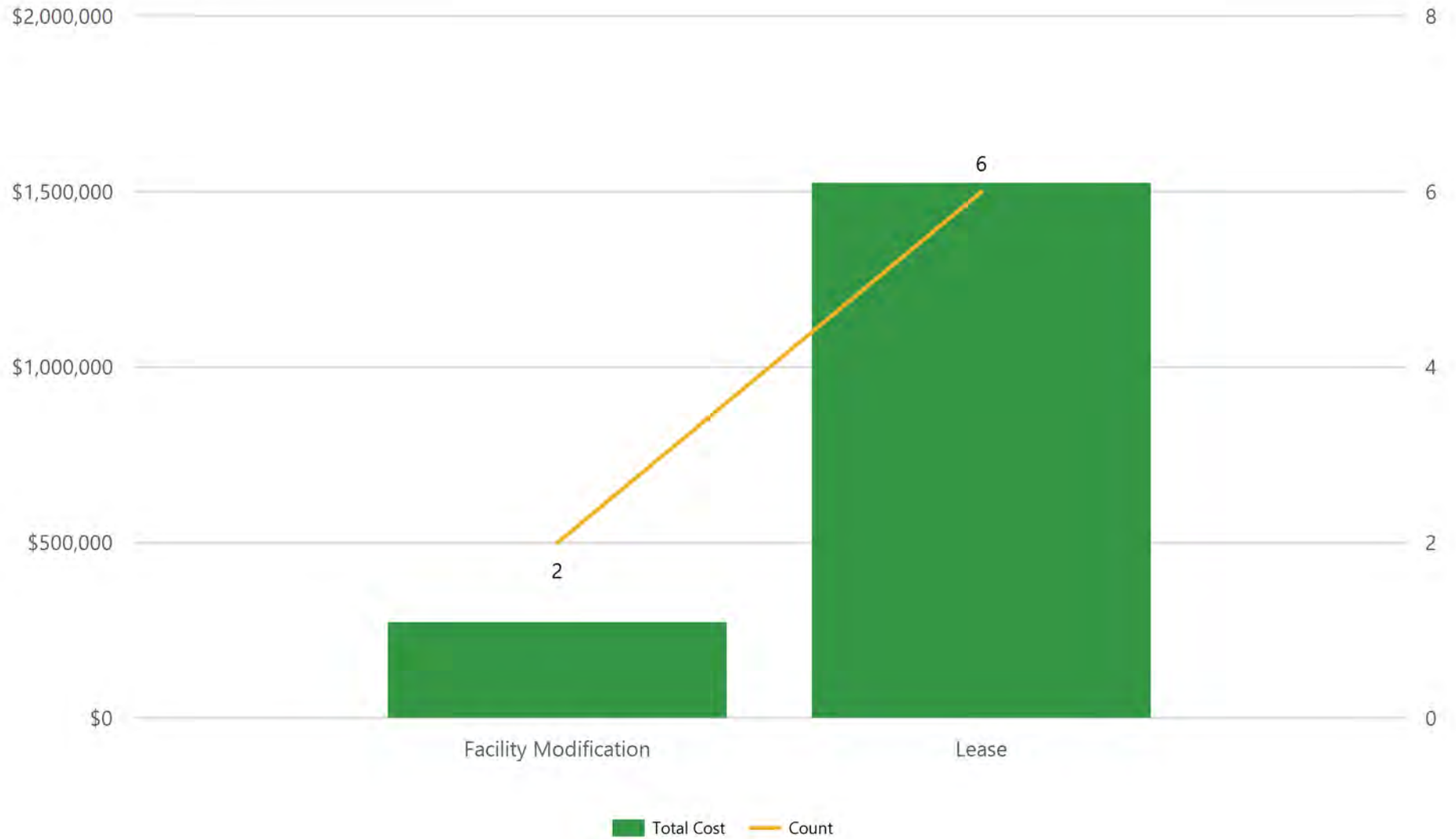
Facility Modification CFRs	2
Lease CFRs:	6
Small Project CFRs:	0
Total Approved CFRs	8
Cancelled CFRs:	0

Supporting Documentation:

- List E – Approved Court-Funded Facilities Requests; Cancelled Court-Funded Facilities Requests



List E Distribution





JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Item #	CFR Number	County	Building ID	Facility Name	Lease, License, or FM	CFR Description	Lessor	Lessee	CFR Term	Fund Source	Total CFR Commitment (CFR Term)	Status	Date Approved
Open CFRs													
1	17-CFR007	Lake	17-G1	Lake Fairgrounds - Temporary Jury Assembly	Lease	Lease Extension -Space for Jury Selection due to COVID restrictions .	49th District Agriculture Association	Judicial Council	(7/1/21 - 11/30/21)	TCTF	\$20,800	Accepted	04/22/21
2	22-CFR023	Mariposa	22-D1	Masonic Lodge-Temp Jury Assembly	Lease	As COVID-19 social distancing requirements remain in place, it is necessary for Mariposa to continue to hold jury trials, as well as multiple day hearings at this alternate location. The same terms and conditions will apply; i.e., Daily Fee is \$275, inclusive. The court is responsible for cleaning during its use.	Mariposa Masonic Temple Assoc., a CA nonprofit corp.	Judicial Council	(7/1/21 - 6/30/22)	TCTF	\$11,250	Accepted	04/30/21
3	34-CFR017	Sacramento	34-J1	813 6th Street	Lease	Court funded rent and janitorial component, over the JCC maximum annual funding responsibilities, for the "Original Premises" lease executed in 2016. Rent and janitorial costs provided under the lease will be deducted monthly from the court's trial court budget allocation, as per the IBA. CFR covers fiscal years 20/21 through 25/26.	Sutter HOJ, LP	Judicial Council	(3/18/16 - 9/30/26)	TCTF	\$1,155,866	Accepted	04/26/21
4	36-CFR072	San Bernardino	36-A1	Central Courthouse	Facility Modification	The court is constructing a chambers restroom for an existing courtroom where a one does not currently exist. The estimated costs to complete this project is \$175,000.00. The court plans to relocate child support operations from a leased facility to the Historic courthouse.	N/A	N/A	N/A	TCTF	\$175,000	Accepted	04/12/21
5	42-CFR023	Santa Barbara	42-B3	1019 Garden Street	Lease	Court will cover the cost of the County's use of 20 parking spaces in City-owned Granada Parking structure in exchange for providing the Court 40 parking spaces in the Garden St. parking lot described in the attached lease agreement.	County of Santa Barbara	Judicial Council	(7/1/21 - 6/30/22)	TCTF	\$36,000	Accepted	05/05/21



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Item #	CFR Number	County	Building ID	Facility Name	Lease, License, or FM	CFR Description	Lessor	Lessee	CFR Term	Fund Source	Total CFR Commitment (CFR Term)	Status	Date Approved
6	50-CFR027	Stanislaus	50-11	Bankruptcy Court Building	Lease	Former Bankruptcy Court lease and utilities for one year. This building will be used for jury assembly and court trials in Stanislaus County. Our existing facilities lack sufficient physical space and security features during COVID to call jurors and hear trials.	SRE Enterprises	Judicial Council	(5/15/21 - 6/30/22)	TCTF	\$253,450	Accepted	04/27/21
7	55-CFR005	Tuolumne	55-E1	Mother Lode Fairgrounds Tribes of Tuolumne Building-Temp Jury Assembly	Lease	Jury Assembly - Temporary Lease Extension to maintain social distance.	29th District Agricultural Association	Judicial Council	(4/1/20 - 9/30/21)	TCTF	\$46,440	Accepted	04/05/21
8	55-CFR006	Stanislaus	50-D1	Turlock Superior Court	Facility Modification	Cost of Pride's labor for miscellaneous maintenance, repairs, modifications and general handyman tasks.	N/A	N/A	N/A	TCTF	\$97,200	Accepted	04/12/21
										Total:	\$1,796,006		



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

Discussion Item 2 – List F – Funded Facility Modifications on Hold

Summary:

Standard list of previously funded facility modification projects on hold.

Supporting Documentation:

- List F – Funded Facility Modifications on Hold



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Trial Court Facility Modification
List F - Funded FMs on Hold
6/1/2005 to 05/05/2021
Meeting Date 05/14/2021

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM SHARE OF COST	FACILITY MODIFICATION PROGRAM BUDGET % OF COST	TCFMAC APPROVAL DATE	DAYS PENDING*	ON HOLD FOR SHARED COST?	PROJECT MANAGER ASSIGNED?	COMMENTS
1	FM-0143633	Napa	Historic Courthouse	28-B1	2	DMF II - 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	12/7/2020	149	YES	Joy Sissom	
2	FM-0142708	Los Angeles	Metropolitan Courthouse	19-T1	2	DMF II - HVAC - Upgrade and modernize existing BMS system including environmental abatement and provide BMS system to current Judicial Council BMS standards and provide temperature controls for the building occupants and providing energy efficiency.	\$ 1,823,900	\$1,724,315	94.54	5/4/2021	1	YES	Price Eres	
3	FM-0142716	Los Angeles	Compton Courthouse	19-AG1	2	DMF-II - HVAC - Upgrade and modernize existing BMS system including environmental abatement and provide BMS system to current Judicial Council BMS standards and provide temperature controls for the building occupants and providing energy efficiency.	\$ 2,033,000	\$1,344,423	66.13	5/4/2021	1	YES	Price Eres	
							\$ 5,534,593	\$ 4,645,602						

*Days Pending, as of 5/5/2021



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

Discussion Item 3 – Facility Modification Project Reports

Summary:

Overview of Facility Modification reports now available for tracking larger projects.

Supporting Documentation:

- Facility Modification sample reports for Van Nuys Courthouse West (Los Angeles County), Fremont Hall of Justice (Alameda County), Main Courthouse (Madera County), and West Justice Center (Orange County).

DMF II - Modernization and refurbishment of nine (9) Elevators

FM Apr 2021

Project Mgr: Jamie Nguyen	City: Van Nuys	Proc Type: Cost Plus	Fund Type: DMF 2
Curr Cost Est: \$5,885,491	Appd Cost: \$5,835,491	Appd Cost Incr: \$50,000	MAC: \$5,885,491
Fiscal Year: 19	Appd Dt: 07/01/2018	Appd Cost Incr Dt: 12/23/2020	Funding Exp: 04/01/2023

PROJECT OVERVIEW **PROJECT UPDATE** **SCHEDULE STATUS**

The project consist of modernization and refurbishment of nine (9) traction elevators within the facility including upgrade of the related electrical and fire alarm systems. Four (4) Public Elevators, two (2) Custody Elevators, one (1) Staff Elevator, one (1) Freight Elevator and one (1) Judges Elevator. (4) phases; Phase I - Two (2) elevators, Public and Public; Phase II – Two (2) elevators, Public & Public; Phase III – Three (3) elevators, Custody, Staff & Judges and Phase IV - Two (2) elevators, Custody and Freight.

CURRENT ACTIVITIES - April 2021: Construction continues on Phase I (Elevator #3 & #4). Work continues in the machine room. The JCC third party inspector is in contact with the contractor for inspection.
UPCOMING ACTIVITIES - May 2021: Construction continues on Phase I with the completion of the electrical and the speed monitoring device in the machine room. Installation of fixture wires and pit piping will start this month. Inspector will be contacted for inspection. Phase I is estimate to complete on July 2, 2021.

The gap in the schedule is because this project was transferred from DMF I to DMFII fund and the DMFII funds were delayed by the DOF. A preliminary construction schedule was submitted, reviewed and approved by the FMA and the court administrators. Elevator refurbishment projects normally takes a few months in the beginning of the project to prepare, review the submittals, and manufacture the elevator equipment before start of construction. Phase 1 – (2) public. Phase 2 – (2) public. Phase 3 – (1) Custody, Staff, Judge. Phase 4 – (1) Custody, Service.

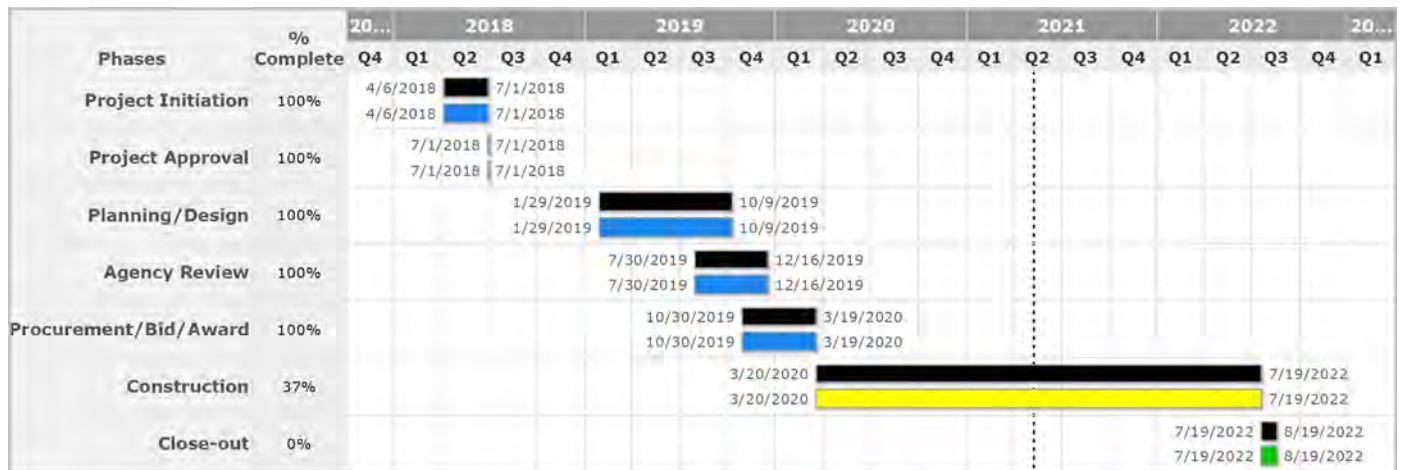
SCOPE CHANGES **BUDGET STATUS** **PROJECT ISSUES**

The \$50,000 cost increase was for added costs for Kitchell project management services when the project changed scope from one controller replacement to refurbish 9 elevators.

BUDGET

Category	Revised Budget	Max. Authorized Cost	Financial % Complete	Max. Authorized Balance	Budget Balance	Forecast	Budget vs. Forecast
PLANNING/DESIGN							
Planning/Design	\$122,436	\$122,436	54.88%	\$55,246	\$0	\$0	\$0
PLANNING/DESIGN - SUBTOTAL:	\$122,436	\$122,436	54.88%	\$55,246	\$0	\$0	\$0
CONSTRUCTION							
ACM/Hazmat	\$13,730	\$13,730	65.07%	\$4,796	\$0	\$0	\$0
Permitting	\$730	\$730	100.00%	\$0	\$0	\$0	\$0
Facility Modification	\$5,623,595	\$5,623,595	39.35%	\$3,410,795	\$0	\$0	\$0
Inspection	\$25,000	\$25,000	0.00%	\$25,000	\$0	\$0	\$0
Other	\$100,000	\$100,000	63.11%	\$36,889	\$0	\$0	\$0
CONSTRUCTION - SUBTOTAL:	\$5,763,055	\$5,763,055	39.66%	\$3,477,480	\$0	\$0	\$0
PROJECT TOTALS:	\$5,885,491	\$5,885,491	39.98%	\$3,532,726	\$0	\$0	\$0

SCHEDULE



As of - 5/10/2021



DMFII- Elevator Modernization Project

FM Apr 2021

Project Mgr: Robert Shue	City: Fremont	Proc Type: JOC	Fund Type: DMF 2
Curr Cost Est: \$2,618,043	Appd Cost: \$2,322,084	Appd Cost Incr: \$39,349	MAC: \$2,369,603
Fiscal Year: 18	Appd Dt: 07/01/2018	Appd Cost Incr Dt: 02/12/2021	Funding Exp: 04/01/2023

PROJECT OVERVIEW **PROJECT UPDATE** **SCHEDULE STATUS**

PROJECT OVERVIEW
DMF II - Elevators - The project includes refurbishment and modernization of (4) elevators including public, judicial and custody elevators in accordance with the design documents prepared by Development One, Inc. Scope of services include Asbestos Containing Material (ACM) survey and preparation of abatement reports with recommendations if ACM was detected.

PROJECT UPDATE
CURRENT ACTIVITIES - April, 2021: The revised drawings and specifications reflecting the current code standards were re-submitted to the State Fire Marshal on 4/12/21. The Contractor has received the equipment for this project, and is ready to begin work as soon as we receive approval.
UPCOMING ACTIVITIES - May, 2021: Once we receive approval from the State Fire Marshal, we will schedule the work to begin at an appropriate date, and a Pre-Construction Meeting will be held as well. We will also need to coordinate with the JCC QA/QC Staff as well, to request Inspection services from a Third-Party Vendor, prior to the start of construction.

SCHEDULE STATUS
This project was approved for funding on 7/1/18. The contract documents were submitted to the State Fire Marshal for review and approval on 6/6/19, and the project was originally approved on 8/5/19. The project was impacted by deferred funding which led to the expiration of the issued permit on 8/5/20. The contract documents needed to be re-submitted to obtain a new permit, and the revised drawings and project specifications were re-submitted to the State Fire Marshal on 4/12/21. The revised contract documents are currently under review, and the project start date will be determined by the review and approval process with the State Fire Marshal.

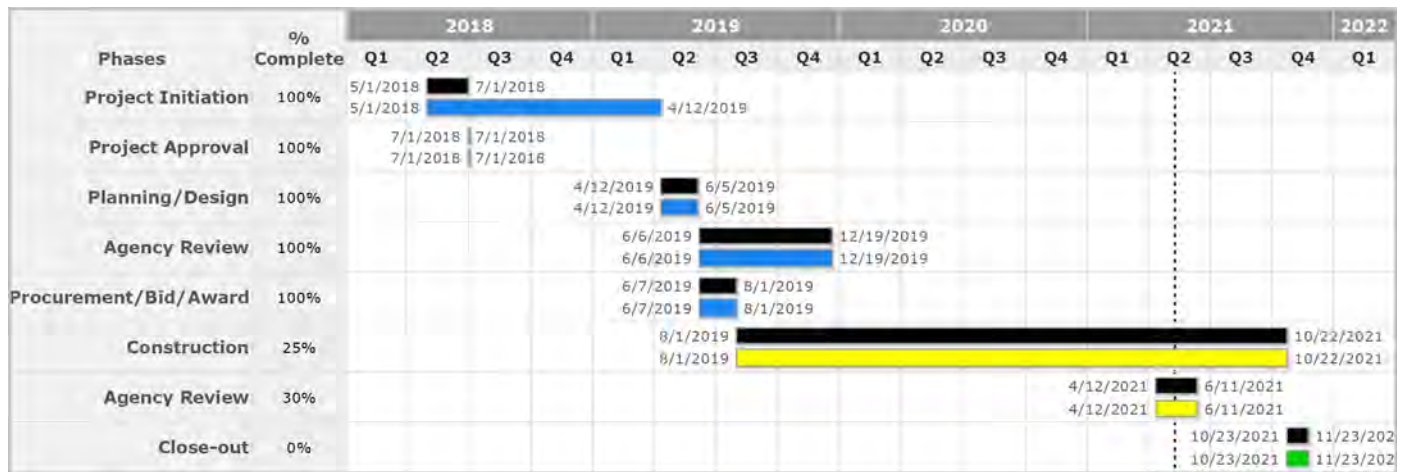
SCOPE CHANGES **BUDGET STATUS** **PROJECT ISSUES**

BUDGET STATUS
The project approved cost is \$2,361,434. The additional costs for re-submitting project to the State Fire Marshal, and installation of a new card reader in the in-custody elevator is \$34,513, and was approved by the JCC Management on 2/12/21.

BUDGET

Category	Revised Budget	Max. Authorized Cost	Financial % Complete	Max. Authorized Balance	Budget Balance	Forecast	Budget vs. Forecast
PLANNING/DESIGN							
Planning/Design	\$96,376	\$96,376	54.65%	\$43,705	\$0	\$0	\$0
PLANNING/DESIGN - SUBTOTAL:	\$96,376	\$96,376	54.65%	\$43,705	\$0	\$0	\$0
CONSTRUCTION							
ACM/Hazmat	\$0	\$0	0.00%	\$0	\$0	\$0	\$0
Permitting	\$730	\$730	100.00%	\$0	\$0	\$0	\$0
Facility Modification	\$2,144,638	\$2,144,638	34.65%	\$1,401,430	\$0	\$0	\$0
Inspection	\$0	\$0	0.00%	\$0	\$0	\$0	\$0
Other	\$119,689	\$127,861	55.05%	\$57,478	(\$8,172)	(\$8,172)	\$0
CONSTRUCTION - SUBTOTAL:	\$2,265,057	\$2,273,229	35.82%	\$1,458,908	(\$8,172)	(\$8,172)	\$0
PROJECT TOTALS:	\$2,361,433	\$2,369,605	36.59%	\$1,502,613	(\$8,172)	(\$8,172)	\$0

SCHEDULE



As of - 5/10/2021



Remediation Work to Mitigate Water Intrusion at Sally Port

FM Apr 2021

Project Mgr: Timothy O'Connor	City: Madera	Proc Type: Cost Plus	Fund Type: FM
Curr Cost Est: \$149,745	Appd Cost: \$180,000	Appd Cost Incr: \$5,599	MAC: \$149,745
Fiscal Year: 18	Appd Dt: 04/08/2019	Appd Cost Incr Dt: 04/08/2019	Funding Exp: 04/01/2021

PROJECT OVERVIEW **PROJECT UPDATE** **SCHEDULE STATUS**

Exterior remediation work to mitigate water intrusion at lower level of main electrical room and sally port tunnel. Scope of work broken into two phases. Phase 1 is to install a drainage catch basin in the sally port and Phase 2 is to install a de-watering well in the landscaping to de-water the exterior of the site.

CURRENT ACTIVITIES - April 2020 - Defined scope of work has been completed. Balance of funding will be returned at end of fiscal year. Recent rains revealed that the recent improvements have been affective in water leakage into the interior of the building. However, other areas of the sally port CMU walls show leakage.
UPCOMING ACTIVITIES - May 2021 - The original scope of the project has been completed. Project will be close out.

Phase 1 consisting of installation of a catch basin is complete. Phase 2 consisting of a dewatering well is complete. The starting of construction on Phase 2 was delayed as the project manager for vendor left the company requiring a new employee to develop the subcontractors list. Schedule remains to end of encumbrance period in the event additional investigation is warranted. Although design work is complete for Phase 2, additional money remains on architect's contract for future investigation. Architect was directed to investigate other areas. This additional design scope is reflected in the construction schedule after construction.

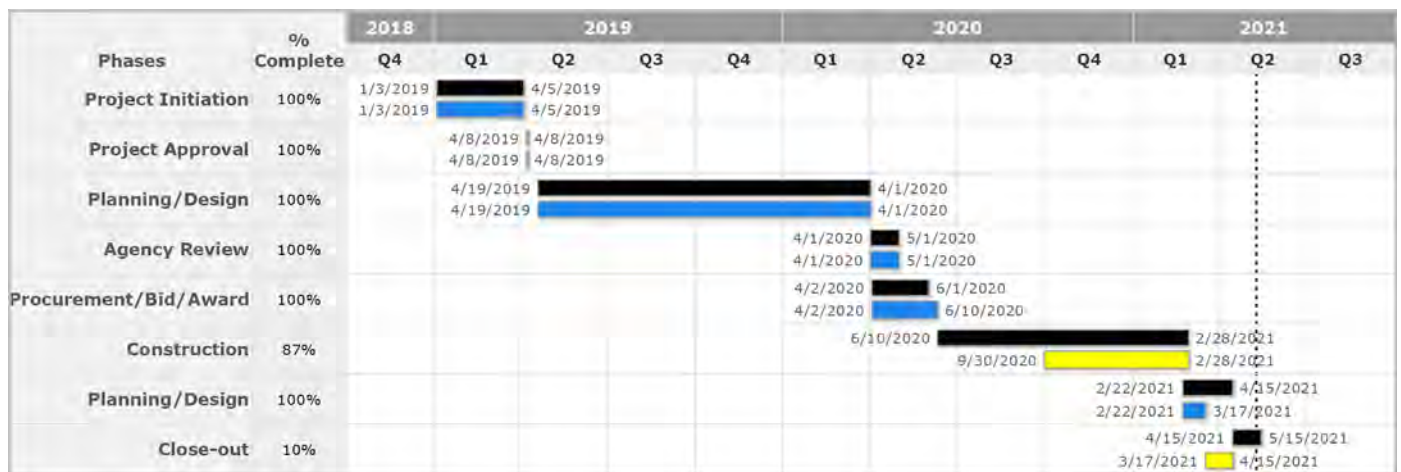
SCOPE CHANGES **BUDGET STATUS** **PROJECT ISSUES**

TCFMAC approved a budget in the amount of \$180,000.00. A cost increase was approved in the amount of \$5,599.00 under project manager authority. Vendor directed to proceed with work. The winter months identified other infiltration problem in which the architect has provided additional scope. The original budget did not include inspection costs. Inspection costs increased total project cost in the amount of \$4,144, however, the architect's cost has been reduced to \$32,159.79 requiring a disencumbrance of \$39,998.21.

BUDGET

Category	Revised Budget	Max. Authorized Cost	Financial % Complete	Max. Authorized Balance	Budget Balance	Forecast	Budget vs. Forecast
PLANNING/DESIGN							
Planning/Design	\$72,158	\$32,160	100.00%	\$0	\$39,998	\$0	\$39,998
PLANNING/DESIGN - SUBTOTAL:	\$72,158	\$32,160	100.00%	\$0	\$39,998	\$0	\$39,998
CONSTRUCTION							
ACM/Hazmat	\$0	\$0	0.00%	\$0	\$0	\$0	\$0
Permitting	\$0	\$0	0.00%	\$0	\$0	\$0	\$0
Facility Modification	\$113,441	\$113,441	91.82%	\$9,279	\$0	\$0	\$0
Inspection	\$0	\$4,144	0.00%	\$4,144	(\$4,144)	\$0	(\$4,144)
Other	\$0	\$0	0.00%	\$0	\$0	\$0	\$0
CONSTRUCTION - SUBTOTAL:	\$113,441	\$117,585	88.58%	\$13,423	(\$4,144)	\$0	(\$4,144)
PROJECT TOTALS:	\$185,599	\$149,745	91.04%	\$13,423	\$35,854	\$0	\$35,854

SCHEDULE



As of - 5/10/2021



Water Intrusion Assessment

PLANNING Apr 2021

Project Mgr: Alisha Dutta	City: Westminster	Proc Type: Cost Plus	Fund Type: FM
Curr Cost Est: \$17,000	Appd Cost: \$17,000	Appd Cost Incr: \$0	MAC: \$17,000
Fiscal Year: 20	Appd Dt: 03/05/2021	Appd Cost Incr Dt: No Date	Funding Exp: 04/01/2023

PROJECT OVERVIEW PROJECT UPDATE SCHEDULE STATUS

PROJECT OVERVIEW
Architectural and engineering services for an assessment of the cause of water intrusion in the detention tunnel and electrical room on basement level of the West Justice Center. Assessment to provide short term and long term recommendations for solutions.

PROJECT UPDATE
CURRENT ACTIVITIES - April 2021: Simpson Gumpertz Heger performed a site walk and field assessment with the Judicial Council and the Court.
UPCOMING ACTIVITIES - May 2021: Simpson Gumpertz Heger will finalize the assessment report and distribute it to the team for review and approval.

SCHEDULE STATUS
Simpson Gumpertz Heger was awarded the project in March 2021. A site walk was performed in April 2021. The assessment is anticipated to be completed in May 2021.

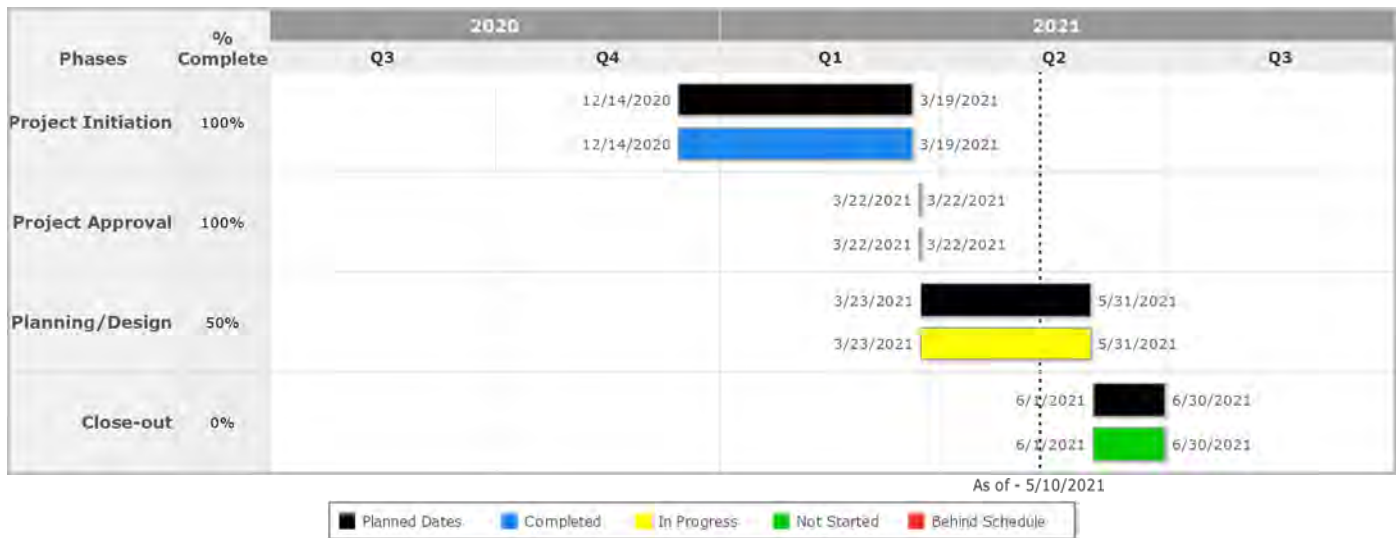
SCOPE CHANGES BUDGET STATUS PROJECT ISSUES

BUDGET STATUS
Planning funds will be used for this assessment; the assessment cost will be \$17,000.

BUDGET

Category	Revised Budget	Max. Authorized Cost	Financial % Complete	Max. Authorized Balance	Budget Balance	Forecast	Budget vs. Forecast
PLANNING/DESIGN							
Planning/Design	\$17,000	\$17,000	0.00%	\$17,000	\$0	\$0	\$0
PLANNING/DESIGN - SUBTOTAL:	\$17,000	\$17,000	0.00%	\$17,000	\$0	\$0	\$0
CONSTRUCTION							
ACM/Hazmat	\$0	\$0	0.00%	\$0	\$0	\$0	\$0
Permitting	\$0	\$0	0.00%	\$0	\$0	\$0	\$0
Facility Modification	\$0	\$0	0.00%	\$0	\$0	\$0	\$0
Inspection	\$0	\$0	0.00%	\$0	\$0	\$0	\$0
Other	\$0	\$0	0.00%	\$0	\$0	\$0	\$0
CONSTRUCTION - SUBTOTAL:	\$0	\$0	0.00%	\$0	\$0	\$0	\$0
PROJECT TOTALS:	\$17,000	\$17,000	0.00%	\$17,000	\$0	\$0	\$0

SCHEDULE





JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

Discussion Item 4 – Director’s Report

Summary:

Updates on the Governor’s budget and the air scrubber analysis.

Supporting Documentation:

- See presentation

Discussion Item 4

Director's Report

- Updates on:
 - Governor's Budget
 - Air Scrubber Analysis



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

Information Item 1 – Judicial Branch Energy Use Intensity (EUI) Data

Summary:

Overview of Judicial Branch EUI data.

Supporting Documentation:

- See presentation

Information-Only Item 1
Judicial Branch Energy Use Intensity (EUI) Data

**Update Regarding
April's
EUI Data/Question**

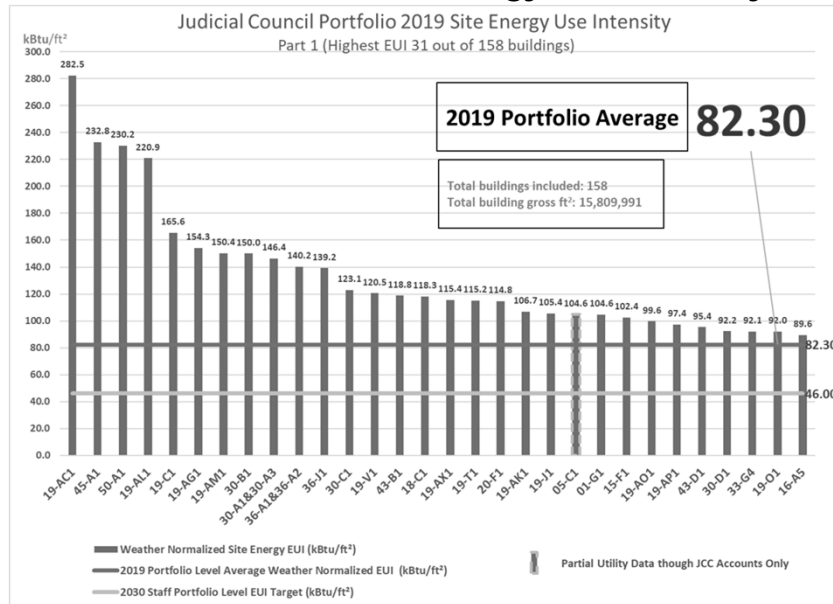
May 14, 2021

Information-Only Item 1
Judicial Branch Energy Use Intensity (EUI) Data

On April 12th, we shared energy usage data for the branch portfolio using the measurement called EUI - Energy Use Intensity.

The branch's average EUI is 82.30 and our goal is to reduce that figure to 46 by 2030.

Information-Only Item 1 Judicial Council 2019 Energy Use Intensity



Information-Only Item 1 Judicial Branch Energy Use Intensity (EUI) Data

Committee members asked how our average EUI of 82.30 compared to other buildings in the state in 2019.

There are a variety of CA Energy Commission (CEC) data sets to review and links are provided at the end, but the simple answer is

Other Buildings' EUI is between 42 and 62, making our average EUI between 32% to 95% higher than most of the buildings included in the data submitted to the CEC.

Information-Only Item 1
Judicial Branch Energy Use Intensity (EUI) Data

Comparable Public Buildings EUI:

AB-802 2019 Data CEC Energy Efficiency Benchmarking
Dashboard

CA Buildings larger than 50,000 ft²

Information-Only Item 1
Judicial Branch Energy Use Intensity (EUI) Data

Energy Use Intensity (EUI) = Measure of Energy Used – by Site or by Source

Site Energy Use

The annual measured amount of all energy a building consumes onsite, as reported on utility bills.

$$\text{Site EUI} = \frac{\text{Site Energy Use}}{\text{Property Square Feet}}$$

Source Energy Use

The annual measured amount of all the raw fuel required to operate a building, including losses that take place during generation, transmission, and distribution of the energy.

$$\text{Source EUI} = \frac{\text{Source Energy Use}}{\text{Property Square Feet}}$$

$$\frac{\text{Annual Building Energy Use (converted to kBtus)}}{\text{Building Area (ft}^2\text{)}} = \text{EUI}$$

Lower number means more efficient use



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

Information Item 2 – DMF-2 Projects Update

Summary:

Update on the DMF-2 projects.

Supporting Documentation:

- Progress report for DMF-2 projects.



JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF II

Monthly Report No. 16

May 14, 2021

Project Management	Judicial Council of California - Facilities Services - Administrative Division
Construction Management	Kitchell CEM, Cumming Corporation
Architect	Development One, Inc.
Contractors	MTM Construction, Mark Scott Construction, Mackone Development, Enovity, Vincor.

Deferred Maintenance Fund Projects Status: For all work associated with roofs, elevators, wheel chair lifts, and Building Automation Systems repairs, refurbishment, or replacement.

Project Status	Number of Projects	Original Estimate	Current Amount
Roof Projects			
Project Approval	-	\$ -	\$ -
Project Initiation	-	\$ -	\$ -
Awaiting Share Cost Letter	1	\$ 1,677,693	\$ 1,677,693
Design	-	\$ -	\$ -
Agency Review	-	\$ -	\$ -
Procurement/Bid/Award	-	\$ -	\$ -
Construction	4	\$ 6,489,257	\$ 3,096,134
Close-Out	-	\$ -	\$ -
Completed	2	\$ 752,857	\$ 542,605
Cancelled	-	\$ -	\$ -
Deferred	3	\$ 4,180,226	\$ 15,277,352
Subtotal	10	\$ 13,100,033	\$ 20,593,784
Elevator Projects			
Project Approval	-	\$ -	\$ -
Project Initiation	-	\$ -	\$ -
Design	-	\$ -	\$ -
Agency Review	-	\$ -	\$ -
Procurement/Bid/Award	-	\$ -	\$ -
Construction	11	\$ 12,787,613	\$ 25,307,405
Close-Out	-	\$ -	\$ -
Completed	6	\$ 7,107,412	\$ 9,787,791
Cancelled	-	\$ -	\$ -
Deferred	2	\$ 720,203	\$ 129,977
Subtotal	19	\$ 20,615,227	\$ 35,225,173
BAS Projects			
Deferred due to funding shortfall	18	\$ 14,147,000	\$ 14,147,000
Construction	2	\$ 3,492,000	\$ 3,492,000
Procurement/Bid/Award	2	\$ 3,569,000	\$ 3,569,000
Cancelled	5	\$ 4,505,000	\$ 4,505,000
Subtotal	27	\$ 25,713,000	\$ 25,713,000
HVAC Cooling System			
Deferred due to funding shortfall	1	\$ 537,636	\$ 537,636
Subtotal	1	\$ 537,636	\$ 537,636
Building Assessment			
Completed	1	\$ 5,000,000	\$ 5,000,000
Subtotal	1	\$ 5,000,000	\$ 5,000,000
Grand Total	58	\$ 64,965,896	\$ 87,069,593



JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF II

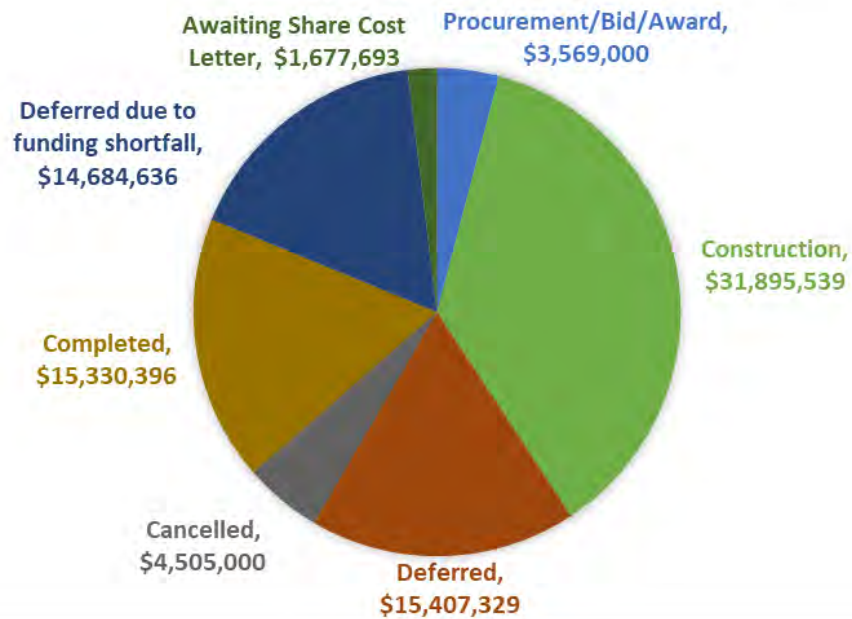
Monthly Report No. 16

May 14, 2021

PROJECTS (PHASE)



PROJECTS (COST)





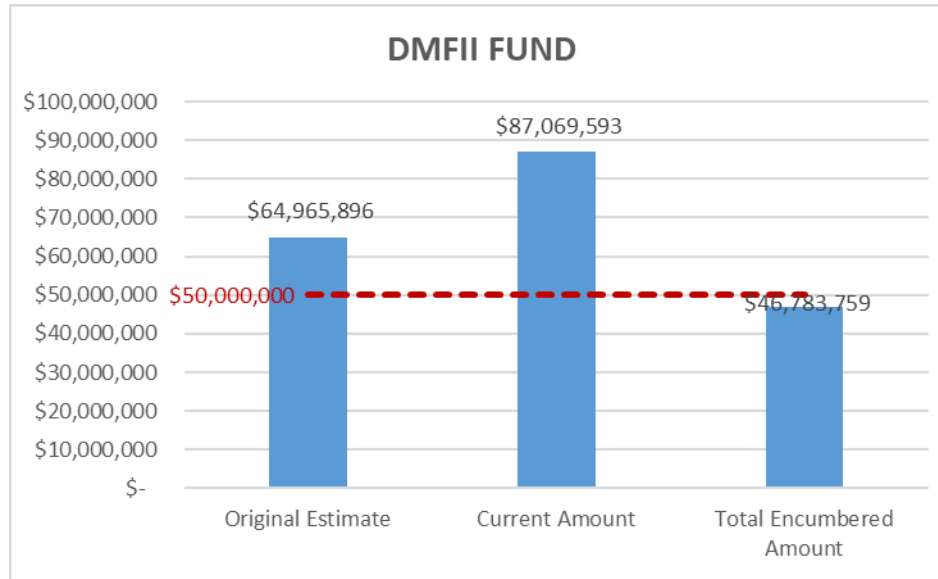
JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF II

Monthly Report No. 16

May 14, 2021



Awaiting Share Cost Letter

#	County	Facility Location	Project Title	Original Estimate	Current Amount
56	Napa	Historic Courthouse	Roof Replacement	\$ 1,677,693	\$ 1,677,693
Total				\$ 1,677,693	\$ 1,677,693

Cancelled

#	County	Facility Location	Project Title	Original Estimate	Current Amount
41	Alameda	George E. McDonald Hall of Justice	BAS Upgrades	\$ 124,000	\$ 124,000
46	Orange	West Justice Center	BAS Upgrades	\$ 722,000	\$ 722,000
51	Kern	Bakersfield Juvenile Center	BAS Upgrades	\$ 594,000	\$ 594,000
53	Alameda	Fremont Hall of Justice	BAS Upgrades	\$ 1,571,000	\$ 1,571,000
54	San Diego	East County Regional Center	BAS Upgrades	\$ 1,494,000	\$ 1,494,000
Total				\$ 4,505,000	\$ 4,505,000



JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF II

Monthly Report No. 16

May 14, 2021

Completed

#	County	Facility Location	Project Title	Original Estimate	Current Amount
10	San Bernardino	Barstow Courthouse	Elevator Replacement	\$ 181,343	\$ 483,487
11	Los Angeles	Bellflower Courthouse	Wheelchair Lift Replacement	\$ 50,000	\$ 413,142
12	Los Angeles	Downey Courthouse	Wheelchair Lift Replacement	\$ 140,000	\$ 353,045
13	Los Angeles	Beverly Hills Courthouse	Elevator Replacement	\$ 2,688,288	\$ 3,239,290
16	Los Angeles	Burbank Courthouse	Elevator Replacement	\$ 679,558	\$ 929,147
18	Los Angeles	Edmund D. Edelman Children's Court	Elevator Replacement	\$ 3,368,223	\$ 4,369,680
23	Santa Clara	Santa Clara Courthouse	Roof Replacement	\$ 196,000	\$ 79,032
24	Los Angeles	Santa Clarita Courthouse	Roof Replacement	\$ 556,857	\$ 463,573
58	Statewide	Statewide	Assessment	\$ 5,000,000	\$ 5,000,000
Total				\$ 12,860,269	\$ 15,330,396

Construction

#	County	Facility Location	Project Title	Original Estimate	Current Amount
2	San Diego	East County Regional Center	Roof Replacement	\$ 3,855,749	\$ 96,260
5	Alameda	Hayward Hall of Justice	Elevator Replacement	\$ 2,814,355	\$ 4,842,738
6	Alameda	Fremont Hall of Justice	Elevator Replacement	\$ 947,163	\$ 2,335,092
7	Contra Costa	Wakefield Taylor Courthouse	Elevator Replacement	\$ 1,118,468	\$ 2,429,126
8	Contra Costa	Walnut Creek Courthouse	Elevator Replacement	\$ 524,983	\$ 768,667
9	Contra Costa	George D. Carroll Courthouse	Elevator Replacement	\$ 338,998	\$ 778,634
14	Los Angeles	Van Nuys Courthouse West	Elevator Replacement	\$ 205,000	\$ 5,885,491
15	Los Angeles	Torrance Courthouse	Elevator Replacement	\$ 2,953,248	\$ 3,228,994
17	Los Angeles	El Monte Courthouse	Elevator Replacement	\$ 2,060,363	\$ 2,611,147
19	Orange	North Justice Center	Elevator Replacement	\$ 1,278,203	\$ 788,344
21	San Diego	North County Regional Center - North	Elevator Replacement	\$ 254,838	\$ 733,750
22	San Mateo	Northern Branch Courthouse	Elevator Replacement	\$ 291,998	\$ 905,422
25	San Diego	Kearny Mesa Court	Roof Replacement	\$ 442,000	\$ 808,366
33	Los Angeles	Van Nuys Courthouse East	BAS Upgrades	\$ 1,432,000	\$ 1,432,000
34	Los Angeles	Van Nuys Courthouse West	BAS Upgrades	\$ 2,060,000	\$ 2,060,000
55	Los Angeles	Torrance Annex	Roof Replacement	\$ 515,478	\$ 515,478
57	Los Angeles	Inglewood Courthouse	Roof Replacement	\$ 1,676,030	\$ 1,676,030
Total				\$ 22,768,869	\$ 31,895,539



JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF II

Monthly Report No. 16

May 14, 2021

Deferred

#	County	Facility Location	Project Title	Original Estimate	Current Amount
1	Santa Barbara	Santa Maria Courts Bldgs C + D	Roof Replacement	\$ 2,015,421	\$ 2,097,650
3	Ventura	East County Courthouse	Roof Replacement	\$ 1,930,805	\$ 82,338
4	Solano	Hall of Justice	Elevator Replacement	\$ 443,553	\$ 54,824
20	San Diego	Juvenile Court	Elevator Replacement	\$ 276,651	\$ 75,154
26	Orange	Central Justice Center	Roof Replacement	\$ 234,000	\$ 13,097,364
Total				\$ 4,900,429	\$ 15,407,329

Deferred due to funding shortfall

#	County	Facility Location	Project Title	Original Estimate	Current Amount
27	Los Angeles	Van Nuys Courthouse West	HVAC Cooling System	\$ 537,636	\$ 537,636
29	Los Angeles	San Fernando Courthouse	BAS Upgrades	\$ 1,116,000	\$ 1,116,000
30	Los Angeles	Norwalk Courthouse	BAS Upgrades	\$ 2,254,000	\$ 2,254,000
31	Los Angeles	Bellflower Courthouse	BAS Upgrades	\$ 150,000	\$ 150,000
32	Los Angeles	Airport Courthouse	BAS Upgrades	\$ 472,000	\$ 472,000
35	Los Angeles	Glendale Courthouse	BAS Upgrades	\$ 399,000	\$ 399,000
36	Los Angeles	Alhambra Courthouse	BAS Upgrades	\$ 990,000	\$ 990,000
37	Los Angeles	Pasadena Courthouse	BAS Upgrades	\$ 1,347,000	\$ 1,347,000
39	Los Angeles	Pomona Courthouse South	BAS Upgrades	\$ 1,372,000	\$ 1,372,000
40	Orange	Civil Complex Center ("CXC")	BAS Upgrades	\$ 77,000	\$ 77,000
42	Napa	Criminal Court Building	BAS Upgrades	\$ 181,000	\$ 181,000
43	San Diego	North County Regional Center - North	BAS Upgrades	\$ 750,000	\$ 750,000
44	Los Angeles	Inglewood Juvenile Court	BAS Upgrades	\$ 129,000	\$ 129,000
45	San Bernardino	Barstow Courthouse	BAS Upgrades	\$ 120,000	\$ 120,000
47	Riverside	Riverside Juvenile Court	BAS Upgrades	\$ 177,000	\$ 177,000
48	Orange	North Justice Center	BAS Upgrades	\$ 972,000	\$ 972,000
49	Riverside	Larson Justice Center	BAS Upgrades	\$ 909,000	\$ 909,000
50	Alameda	Hayward Hall of Justice	BAS Upgrades	\$ 1,608,000	\$ 1,608,000
52	Los Angeles	East Los Angeles Courthouse	BAS Upgrades	\$ 1,124,000	\$ 1,124,000
Total				\$ 14,684,636	\$ 14,684,636



JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF II

Monthly Report No. 16

May 14, 2021

Progress Pictures:



Beverly Hills Courthouse – Old Elevators
Controllers



Beverly Hills Courthouse – New Elevators
Controllers



Beverly Hills Courthouse – Elevators #3 & #4 Old
Machines



Beverly Hills Courthouse – Elevators #3 & #4 New
Machines



Beverly Hills Courthouse – Elevators #1 Old
Machine



Beverly Hills Courthouse – Elevators #1 New
Machine



JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

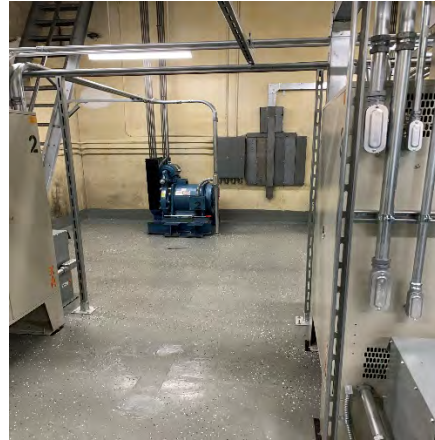
Judicial Council Deferred Maintenance Projects – DMF II

Monthly Report No. 16

May 14, 2021



Beverly Hills Courthouse – Elevators #2 Old Machine



Beverly Hills Courthouse – Elevators #2 New Machine

Progress Pictures:



Torrance Courthouse – Old Controller



Torrance Courthouse – New Controller



Torrance Courthouse – Old Machine



Torrance Courthouse – New Machine



JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF II

Monthly Report No. 16

May 14, 2021

Progress Pictures:



Edelman Courthouse – Old Controller



Edelman Courthouse – New Controller

Progress Pictures:



Stanley Mosk Courthouse Elevator Machine Room - Before



Stanley Mosk Courthouse Elevator Machine Room - After



JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF II

Monthly Report No. 16

May 14, 2021

Progress Pictures:



El Monte Courthouse – Elevator 5 New



El Monte Courthouse – Elevator 5 New Controller



El Monte Courthouse – Elevator 5 New Hoist Machine



El Monte Courthouse – Elevator 2 New



El Monte Courthouse – Elevator 2 New Controller



El Monte Courthouse – Elevator 2 New Hoist Machine



JUDICIAL COUNCIL OF CALIFORNIA






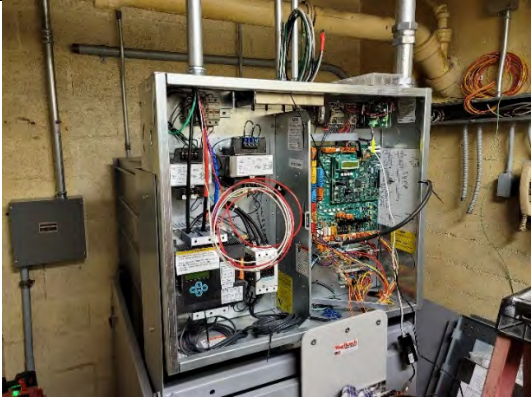
Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF II

Monthly Report No. 16

May 14, 2021

Progress Pictures:

	
<p>Burbank Courthouse – Old Cab Finishes</p>	<p>Burbank Courthouse – New Cab Finishes</p>
	
<p>Burbank Courthouse – Elevator old fixtures</p>	<p>Burbank Courthouse – New elevator new fixtures</p>
	
<p>Burbank Courthouse – Elevator old controller</p>	<p>Burbank Courthouse – Elevator new controller</p>



JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF II

Monthly Report No. 16

May 14, 2021

Progress Pictures:



Downey Courthouse – Wheelchair lift old hydraulic shaft



Downey Courthouse – Wheelchair lift refurbished hydraulic shaft



Downey Courthouse – Old Wheelchair Lift



Downey Courthouse – Refurbished Wheelchair lift



JUDICIAL COUNCIL OF CALIFORNIA

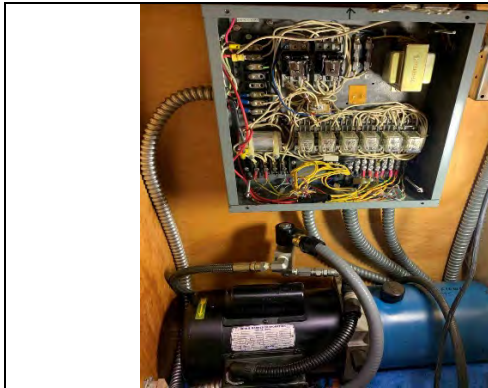
Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF II

Monthly Report No. 16

May 14, 2021

Progress Pictures:



Bellflower Courthouse – Wheelchair lift old motor and controller



Bellflower Courthouse – Wheelchair lift refurbished motor



Bellflower Courthouse – Old Wheelchair Lift



Bellflower -Refurbished Wheelchair Lift



JUDICIAL COUNCIL OF CALIFORNIA

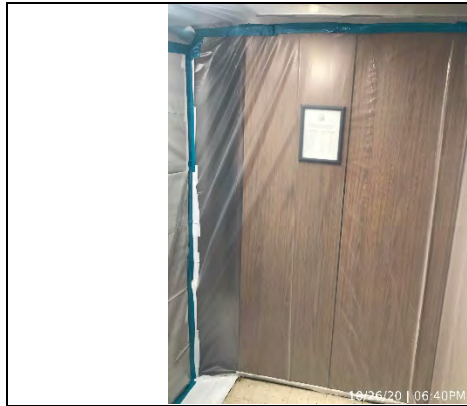
Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF II

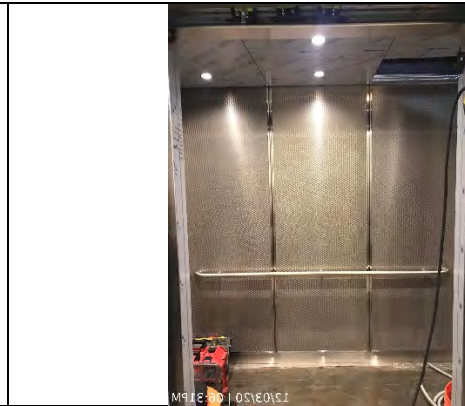
Monthly Report No. 16

May 14, 2021

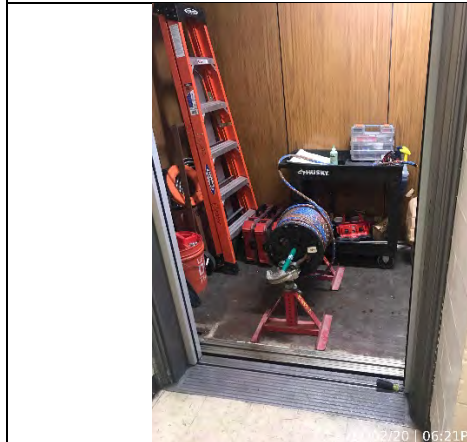
Progress Pictures:



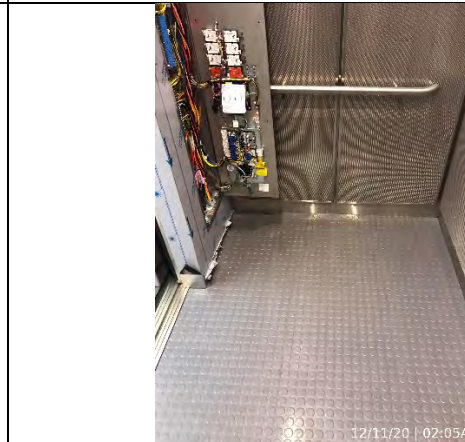
Wakefield Taylor Courthouse – Old Elevator Walls



Wakefield Taylor Courthouse – New Elevator Walls



Wakefield Taylor Courthouse – Old Elevator Floor



Wakefield Taylor Courthouse – New Elevator Floor



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

Information Item 3 – DMF-3 Projects Update

Summary:

Update on the DMF-3 projects.

Supporting Documentation:

- Progress report for DMF-3 projects



JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF III

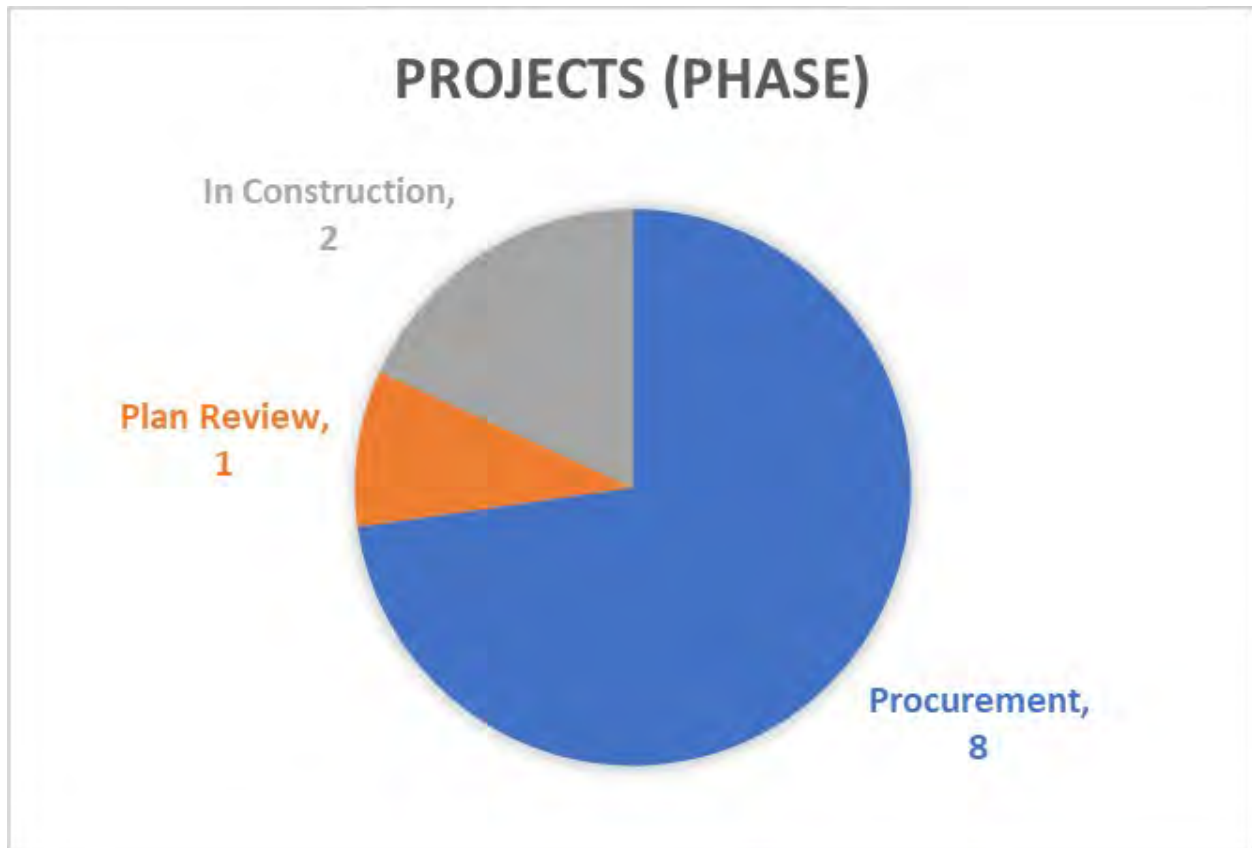
Monthly Report No. 9

May 14, 2021

Project Management	Judicial Council of California - Facilities Services - Administrative Division
Contractors	MTM Construction

Deferred Maintenance Fund Projects Status: For all work associated with roofs, elevators, wheel-chair lifts, and Building Automation Systems repairs, refurbishment, or replacement.

Project Status	Number of Projects	Original Estimate	Current Amount
Fire Alarm System Projects			
Procurement	8	\$ 10,381,763	\$ 10,381,763
Plan Review	1	\$ 4,618,237	\$ 4,618,237
In Construction	2	\$ 818,308	\$ 818,308
Subtotal	11	\$ 15,818,308	\$ 15,818,308
Grand Total	11	\$ 15,818,308	\$ 15,818,308





JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF III

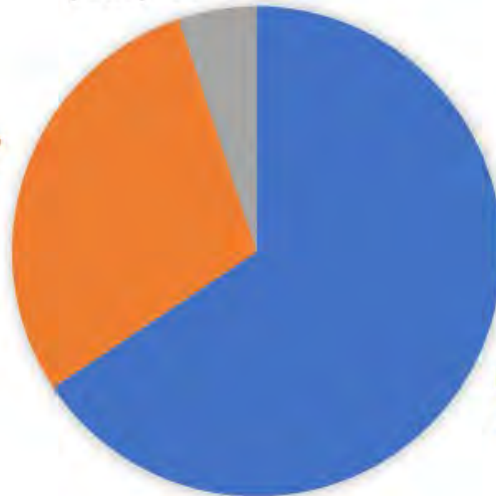
Monthly Report No. 9

May 14, 2021

PROJECTS (COST)

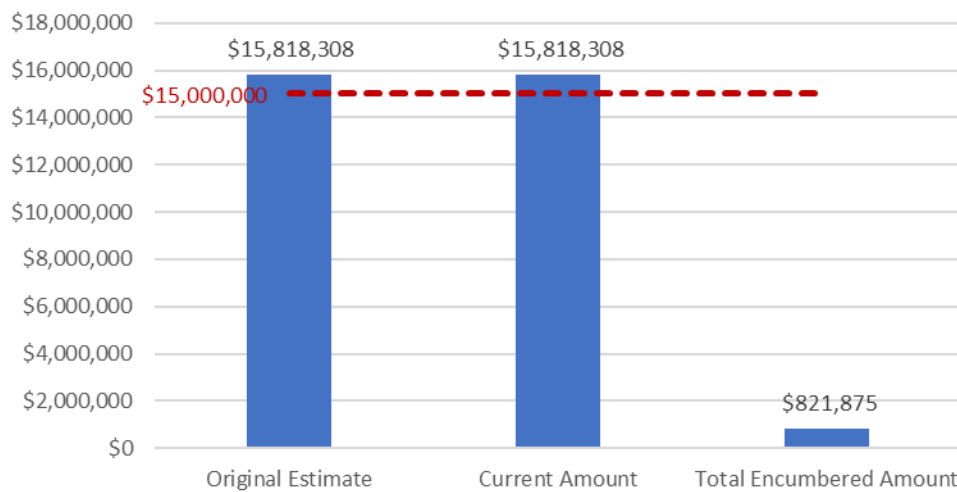
In Construction,
\$818,308

Plan Review,
\$4,618,237



Procurement,
\$10,381,763

DMF III Fund





JUDICIAL COUNCIL OF CALIFORNIA

Trial Court Facility Modification Advisory Committee

Judicial Council Deferred Maintenance Projects – DMF III

Monthly Report No. 9

May 14, 2021

Procurement

#	County	Facility Name	Project Title	Original Estimate	Current Amount
1	Riverside	Southwest Justice Center	Fire Alarm System	\$ 1,065,606	\$ 1,065,606
2	Los Angeles	Pomona Courthouse South	Fire Alarm System	\$ 1,065,281	\$ 1,065,281
3	Fresno	Fresno County Courthouse	Fire Alarm System	\$ 1,133,246	\$ 1,133,246
4	Alameda	Hayward Hall of Justice	Fire Alarm System	\$ 1,000,000	\$ 1,000,000
5	Orange	Betty Lou Lamoreaux Justice Center	Fire Alarm System	\$ 1,250,000	\$ 1,250,000
6	Alameda	Wiley W. Manuel Courthouse	Fire Alarm System	\$ 1,300,000	\$ 1,300,000
7	Los Angeles	Stanley Mosk Courthouse	Fire Alarm System	\$ 1,620,180	\$ 1,620,180
8	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	Fire Alarm System	\$ 1,947,450	\$ 1,947,450
			Total	\$ 10,381,763	\$ 10,381,763

Plan Review

#	County	Facility Name	Project Title	Original Estimate	Current Amount
9	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	Fire Alarm System	\$ 4,618,237	\$ 4,618,237
			Total	\$ 4,618,237	\$ 4,618,237

In Construction

#	County	Facility Name	Project Title	Original Estimate	Current Amount
10	San Bernardino	Victorville Courthouse	Fire Protection	\$ 192,236	\$ 192,236
11	Sacramento	Carol Miller Justice Center Court Facility	Fire Protection	\$ 626,072	\$ 626,072
			Total	\$ 818,308	\$ 818,308



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/14/2021

Information Only Item 4 – Architectural Revolving Fund Projects Update

Summary:

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

Supporting Documentation:

- Reports – CFARF Funds Update – Open Projects

Transfers	Location (County)	Facility Name	Project Title	TCFMAC Approved Funds	Total Amount Encumbered	Date of TCFMAC Approval	Current Status
AOC-11-027							
FM-0040733	Solano	Hall of Justice	Construct 1,070 lf of concrete retaining wall, 525 lf of earthen berms, 575 lf of access ramps; install drainage pipe and 2 pumps to extract water trapped within the prevention area. Relocate existing utilities infrastructure where the footings will be excavated for the retaining walls. New asphalt will be installed along the retaining wall in the parking areas. New fencing and gate will be installed after excavation is complete. \$1.7M was spent in 2005 for flood damage and \$146K was spent in FY 10/11 on flood prevention measures. Emergency exiting must be sealed during flood conditions.	\$ 1,114,874	\$ 399,239	1/30/2012	In Progress (Design / Assessment) & Deferred for Construction
AOC-12-004							
FM-0049657b	Imperial	Imperial County Courthouse	HVAC - Replace eight (8) air handling units, thermostats, and control valves. Replace thirty (30) fan coil units, thermostats, and control valves. Integrate BAS. Majority of mechanical equipment is old, has leakage and wiring issues, and is not controlled properly. Due to poor control system and inefficient equipment, the costs associated with their operation and maintenance are high when the costs are compared to other courthouse properties.	\$ 1,369,200	\$ 1,369,200	10/26/2012	In Work (Construction)
JCC-14-019							
FM-0011923	San Diego	East County Regional Center	Elevator - Elevator Renovation - Complete renovation of nine (9) gearless traction elevators. Work will include but not be limited to, car frames and platforms, buffers and safeties, hoistway entrance frames, doors and pit equip., new AC gearless machines, micro-processor control systems, regenerative VVVF AC drives, governors (elevators 1,2&3 only), closed loop heavy duty high speed operators, current code required wiring, interior and lobby control panels, counterweights and roller guides (Elevators 7&9 only), hoist and governor ropes, cab ceilings with LED down lights, rope compensation and seismic provisions.	\$ 2,742,062	\$ 2,671,671	12/15/2014	In Work (Construction)
FM-0017040	Los Angeles	Compton Courthouse	Fire Alarm System - Phase 1 - Installation of a new Fire Detection and Notification Alarm system, building alarm system is not code compliant and must be replaced to comply with State Fire Marshal notice to comply. Work includes design and ACM abatement as needed.	\$ 540,943	\$ 540,943	4/13/2015	In Work (Construction)
FM-0028322	Orange	Central Justice Center	Fire Alarm System - Phase 1 - Replace/Renovate/Upgrade the existing Fire Alarm System - The existing building alarm system is not code compliant and must be brought to compliance per the State Fire Marshals notice to comply. Work includes design and ACM abatement as needed.	\$ 833,269	\$ 516,029	4/13/2015	On Hold (SFM agreement needed)
FM-0049106	Los Angeles	Stanley Mosk Courthouse	Elevator - Elevator Renovation - Complete renovation of eight (8) gearless traction elevators, six 3,000 lb capacity and two 8,000 lb capacity. Work will include but not be limited to, car frames and platforms, buffers and safeties, hoistway entrance frames, doors and pit equipt., new AC gearless machines, micro-processor control systems, regenerative VVVF AC drives, fly ball governors, closed loop heavy duty high speed operators, current code required wiring, interior and lobby control panels, counterweights and roller guides, hoist and governor ropes, cab ceilings with LED down lights, rope compensation and seismic provisions.	\$ 3,745,483	\$ 3,148,620	12/15/2014	In Work (Construction)





Transfers	Location (County)	Facility Name	Project Title	TCFMAC Approved Funds	Total Amount Encumbered	Date of TCFMAC Approval	Current Status
JCC-15-014							
FM-0050766	Santa Clara	Morgan Hill Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of lighting controls on exterior pole lights, integration of lighting controls with BAS system, upgrade of existing metal halide lights in sallyport and on the building exterior to LED lighting; upgrade interior fixtures to LED lighting; install CO2 monitors to support demand ventilation controls; and upgrade air handling system to support new variable frequency drive units.	\$ 302,461	\$ 208,278	5/20/2016	On Hold
FM-0058656	San Benito	New Hollister Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including conversion of existing High Intensity Discharge lamps with LED lighting in the parking and on the building exterior. Install two Variable Frequency Drives on chilled water and cooling tower pumps.	\$ 60,336	\$ 21,944	5/20/2016	In Work (Construction)
FM-0017040c	Los Angeles	Compton Courthouse	Fire - Phase 2 - Building alarm system is not code compliant and must be renovated to comply with State Fire Marshal notice to comply.	\$ 1,213,353	\$ 1,213,353	1/17/2015	In Work (Construction)
FM-0028322c	Orange	Central Justice Center	Fire - Phase 2 - Building alarm system is not code compliant and must be renovated to comply with State Fire Marshal notice to comply.	\$ 1,666,539	\$ -	7/17/2015	On Hold (SFM agreement needed)
FM-0054951	Orange	North Justice Center	HVAC - Phase 1 - Design - Cooling Towers - Demo, remove, replace, and relocate two 250+ ton (20hp ea.) cooling towers. The cooling towers require relocation due to current unsafe work conditions and replacement due to age and failing components. The rooftop location has a rusting and failing blower wheel shaft that could break at any moment and cannot be replaced or maintained due to lack of fall protection; relocation will allow preventive maintenance to be performed in a safe and efficient manner.	\$ 233,000	\$ 227,715	7/17/2015	In Work (Construction)
JCC-15-015							
FM-0035096	Orange	North Justice Center	HVAC - Replace failing air handlers units 1-8. Current air handlers are the buildings original and fail intermittently. Structural instability for coupler systems was noted during AHU-1 bearing replacement occurring within the last year. Install refrigerant monitoring system as required by code.	\$ 1,086,429	\$ 1,086,429	5/20/2016	In Work (Construction)
FM-0058661	Amador	New Amador County Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of BAS Controls for all HVAC units, upgrade existing air handler to Climate Wizard (CW) indirect evaporative cooling air handler, upgrade existing internal lamps to LED, and install energy efficient telecom switches decreasing overall plug load.	\$ 465,010	\$ 465,010	5/20/2016	In Work (Construction)
JCC-16-013							
FM-0060583	Los Angeles	Beverly Hills Courthouse	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 2246 Fixtures)	\$ 59,755	\$ 59,755	5/19/2017	Completed - Awaiting Invoice
FM-0060525	Los Angeles	Airport Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 129,857	\$ 129,857	5/19/2017	In Work (Construction)



Transfers	Location (County)	Facility Name	Project Title	TCFMAC Approved Funds	Total Amount Encumbered	Date of TCFMAC Approval	Current Status
FM-0060528	Los Angeles	East Los Angeles Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 33,366	\$ 33,366	5/19/2017	In Work (Construction)
FM-0060538	San Bernardino	San Bernardino Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 50,770	\$ 50,770	5/19/2017	Completed - Awaiting Invoice
JCC-17-018							
FM-0011923e	San Diego	East County Regional Center	Elevator - Elevator Renovation - Complete renovation of nine (9) gearless traction elevators. Work will include but not be limited to, car frames and platforms, buffers and safeties, hoistway entrance frames, doors and pit equip., new AC gearless machines, micro-processor control systems, regenerative VVVF AC drives, governors (elevators 1,2&3 only), closed loop heavy duty high speed operators, current code required wiring, interior and lobby control panels, counterweights and roller guides (Elevators 7&9 only), hoist and governor ropes, cab ceilings with LED down lights, rope compensation and seismic provisions.	\$ 5,048,597	\$ 4,309,543	4/9/2018	In Work (Construction)
FM-0060525d	Los Angeles	Airport Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 7,545	\$ 7,545	12/4/2017	In Work (Construction)
FM-0060528d	Los Angeles	East Los Angeles Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 17,697	\$ 17,698	12/4/2017	In Work (Construction)
FM-0060538d	San Bernardino	San Bernardino Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 9,124	\$ 9,124	12/4/2017	Completed - Awaiting Invoice
FM-0060583d	Los Angeles	Beverly Hills Courthouse	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 2246 Fixtures)	\$ 16,599	\$ 16,599	12/4/2017	Completed - Awaiting Invoice
FM-0061174a	Riverside	Family Law Court	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 1256 fixtures)	\$ 67,668	\$ 98,000	8/28/2017	On Hold
FM-0061109a	Merced	Old Court	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 392 fixtures)	\$ 16,992	\$ 121,138	8/28/2017	In Work (Construction)
FM-0061125a	San Diego	Kearny Mesa Court	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 919 fixtures)	\$ 39,075	\$ 74,055	8/28/2017	In Work (Construction)
FM-0061088a	Contra Costa	Bray Courts	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 1084 fixtures)	\$ 39,317	\$ 197,356	8/28/2017	Completed - Awaiting Invoice

Transfers	Location (County)	Facility Name	Project Title	TCFMAC Approved Funds	Total Amount Encumbered	Date of TCFMAC Approval	Current Status
FM-0061101a	Los Angeles	Glendale Courthouse	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 1238 fixtures)	\$ 47,006	\$ 200,614	8/28/2017	Completed - Awaiting Invoice
FM-0061105a	Los Angeles	Burbank Courthouse	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 1300 fixtures)	\$ 49,457	\$ 155,485	8/28/2017	Complete (Closed Task)
JCC-18-018							
FM-0061175	Riverside	Southwest Justice Center	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 3172 fixtures)	\$ 476,354	\$ -	5/17/2019	On Hold for Shared Cost Letter
FM-0063755	San Diego	South County Regional Center	County Managed - Security related project.	\$ 65,000	\$ 65,000	5/17/2019	In Work (Construction)
JCC-19-012							
FM-0142891	San Diego	Kearny Mesa Court	Interior Finishes - Seal roof leaks over approx. 1,000 SF of the roof. Replace 1,110 SF of drywall and paint. Replace the carpet, as the debris was spread through multiple locations. Replace ceiling tile and abatement of debris above the ceiling. Remediation and environmental oversight included. Due to a very deteriorated roof, rainwater leaked into several locations: Sheriff deputy lunch-room exit stairwell on the 1st floor, Courtroom A and East Hallway by secured door 306. Environmental containment was set up with Asbestos Procedure 5 work performed to abate, clean and return space to normal conditions.	\$ 779,864	\$ 779,864	4/13/2020	In Work (Construction)
FM-0062195	Los Angeles	Burbank Courthouse	HVAC - Replace entire pneumatic and DDC control system with non-proprietary, BAS system, including new T-stats throughout. Existing system does not work and temperature for twenty (2) separate zones, the air handler /airflow speed, chiller temperature, and dampers must be adjusted manually and not able to control building temperatures. Experiencing several hold/cold calls daily in the entire building.	\$ 449,262	\$ 449,262	7/19/2019	In Work (Construction)
FM-0068425	Glenn	Glenn Historic Courthouse	Exterior - Plaster and Column Restoration (Plaster is failing at an alarming rate and several columns are structurally degraded) - Remove the remaining delaminated plaster, prep the brick and re-apply new plaster, paint the entire exterior with an elastomeric coating to prevent future delamination of the surface. Scaffolding and high reach equipment will be utilized. The current paint on the building exterior contains lead, proper removal will require abatement and disposal per code	\$ 672,812	\$ 672,812	7/19/2019	In Work (Construction)

 Shaded region shows an update to the information

 Shaded region shows an update to information that was previously "Completed (Awaiting Invoice)"