

# **Trial Court Facility Modification Advisory Committee Meeting**

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July 19, 2024



# Call to Order and Roll Call

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

# Consent Calendar

- Minutes from open meeting on May 20, 2024

# Director's Report

- Budget Update
- Solar Contracts
- IDIQ Consultant Contracts



# Action Item 1

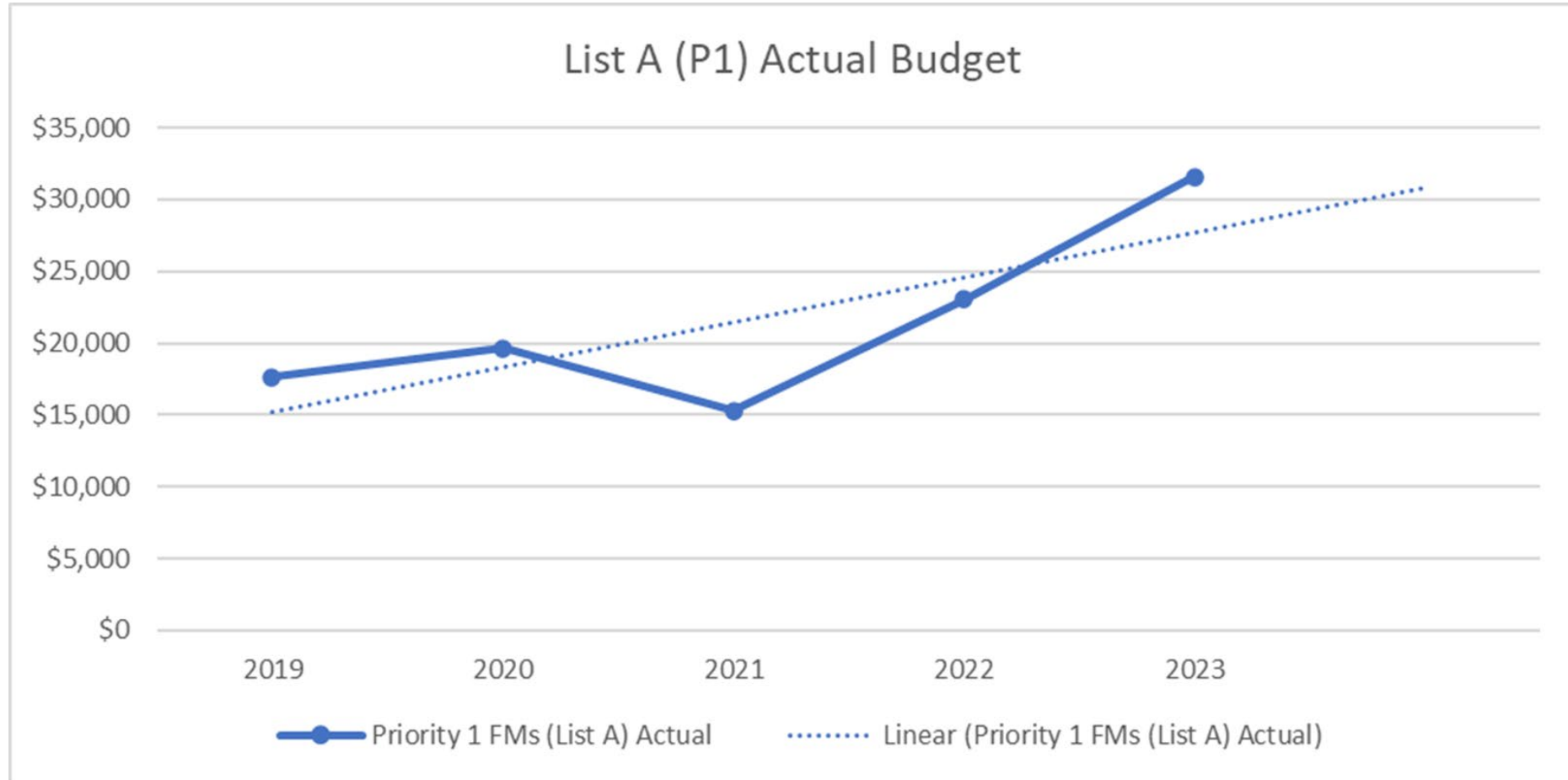
## Fiscal Year 2024-2025 Facility Modification Budget

### FY 2024-2025 Facility Modification Budget

FY 2024-2025 Projected FM Budget (\$1,000s)		
Budget Categories	Allocation	Percentage
Statewide Planning	\$3,000	4%
Priority 1 FMs	\$30,000	38%
FMs Less Than \$100K	\$8,000	10%
Planned FMs	\$4,679	6%
FMs Over \$100K	\$34,321	43%
<b>Total</b>	<b>\$80,000</b>	<b>100%</b>

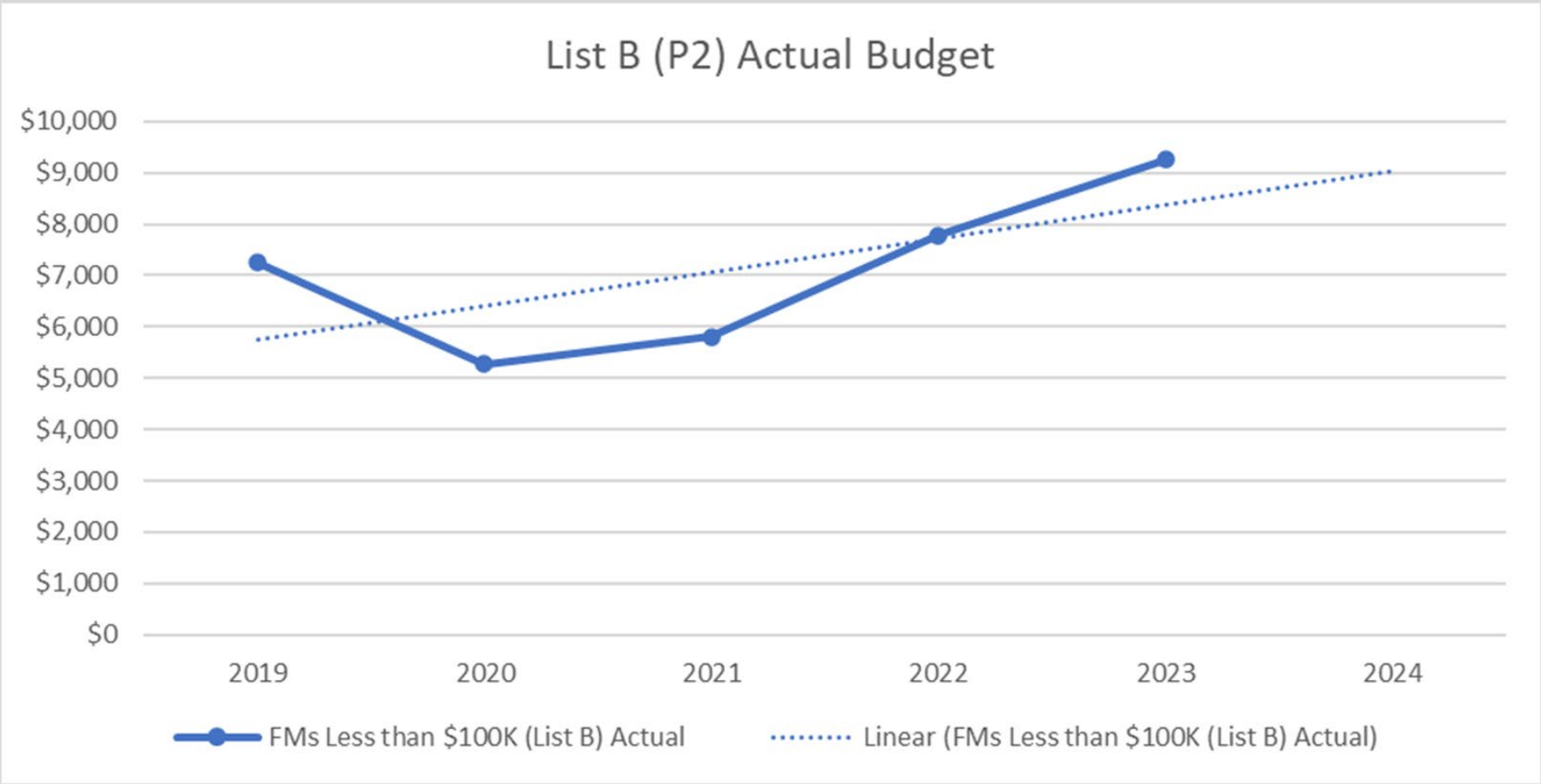
# Action Item 1

## Fiscal Year 2024-2025 Facility Modification Budget



# Action Item 1

## Fiscal Year 2024-2025 Facility Modification Program Budget



# Action Item 1

## Fiscal Year 2024-2025 Facility Modification Budget

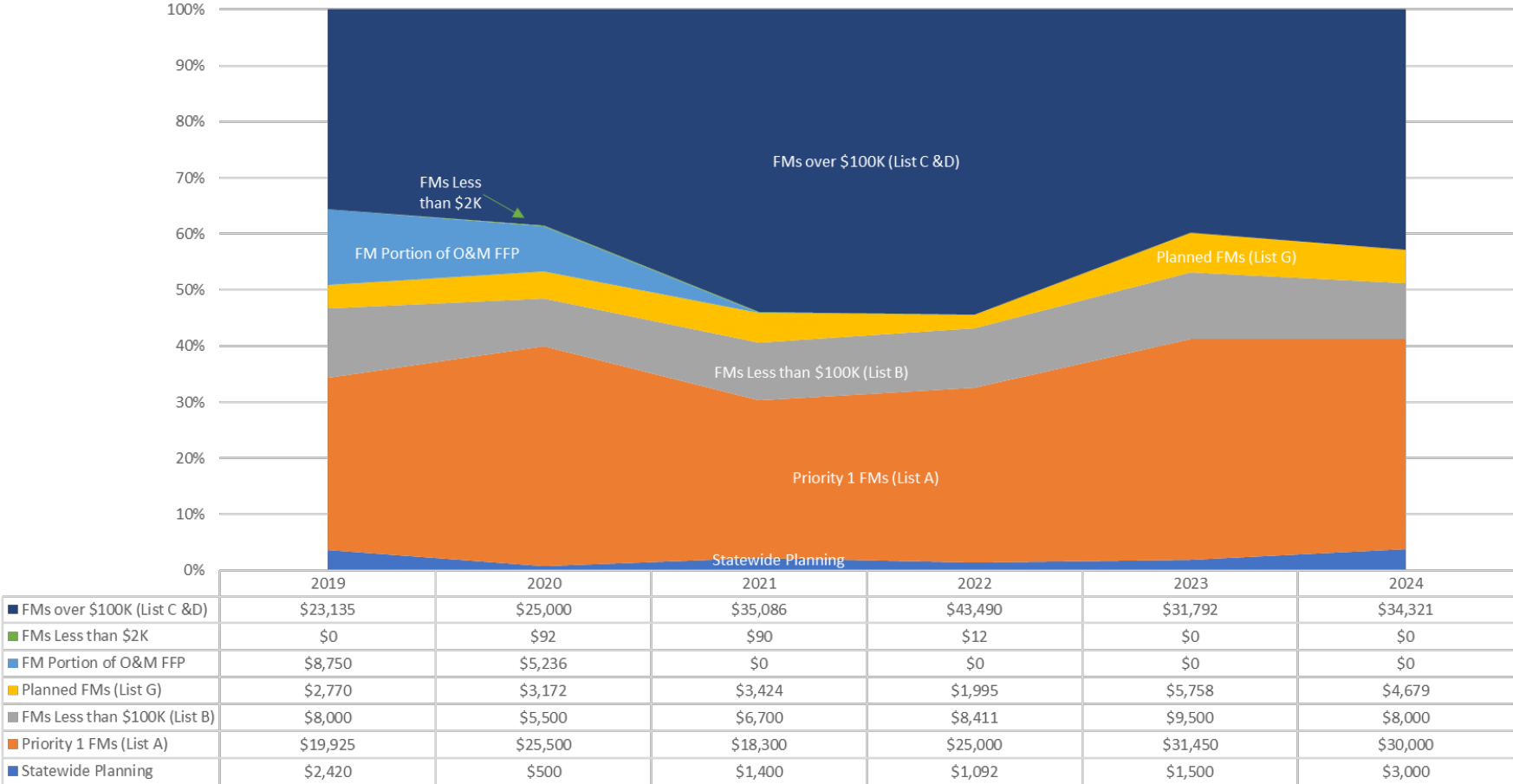
### FM Budget Allocation FY 2019-2024

<b>Budget</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Statewide Planning	\$2,420	\$500	\$1,400	\$1,092	\$1,500	\$3,000
Priority 1 FMs (List A)	\$19,925	\$25,500	\$18,300	\$25,000	\$31,450	\$30,000
FMs Less than \$100K (List B)	\$8,000	\$5,500	\$6,700	\$8,411	\$9,500	\$8,000
Planned FMs (List G)	\$2,770	\$3,172	\$3,424	\$1,995	\$5,758	\$4,679
FM Portion of O&M FFP	\$8,750	\$5,236	\$0	\$0	\$0	\$0
FMs Less than \$2K	\$0	\$92	\$90	\$12	\$0	\$0
FMs over \$100K (List C & D)	\$23,135	\$25,000	\$35,086	\$43,490	\$31,792	\$34,321
<b>Total</b>	<b>\$65,000</b>	<b>\$65,000</b>	<b>\$65,000</b>	<b>\$80,000</b>	<b>\$80,000</b>	<b>\$80,000</b>

# Action Item 1

## Fiscal Year 2024-2025 Facility Modification Budget

### FM Budget Allocation FY 2019-2024

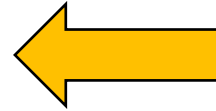


# Action Item 1

## Fiscal Year 2024-2025 Facility Modification Budget

### FY 24-25 Spending Plan

Spending Plan FY 2024-2025	
July 2024	\$51,722
August 2024	\$5,000
October 2024	\$5,000
December 2024	\$5,000
January 2025	\$4,000
March 2025	\$4,000
April 2025	\$3,000
May 2025	\$2,278
<b>Total</b>	<b>\$80,000</b>



Statewide Planning	\$3,000
Priority 1 FMs	\$30,000
FMs Less Than \$100K	\$8,000
Planned FMs	\$4,679
FMs Over \$100K	\$6,043
<b>Total for July 2024</b>	<b>\$51,722</b>

# Action Item 2

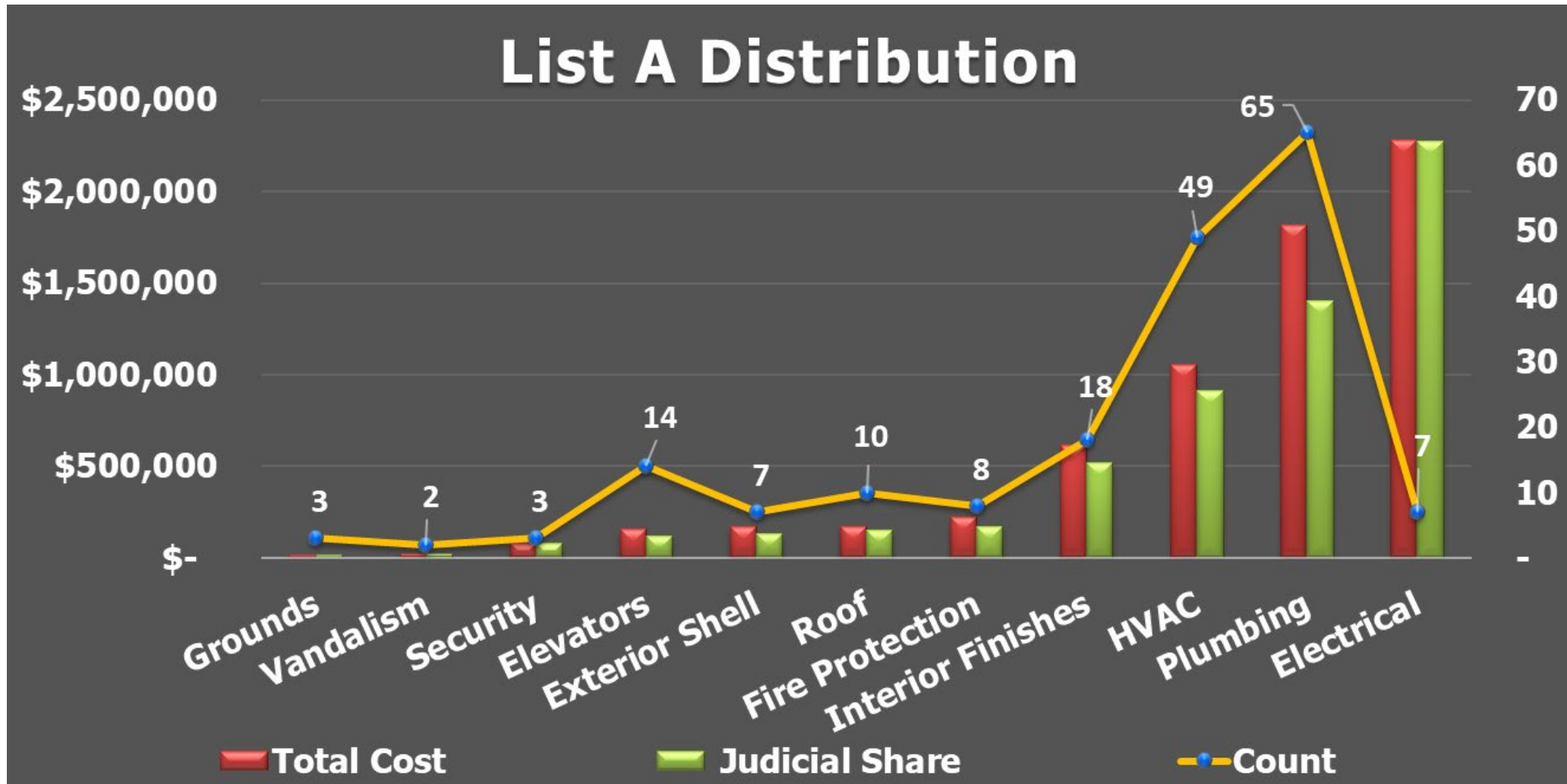
## List A – Emergency Facility Modifications (Priority 1)

- There were 186 new P1 FMs this period
- Total estimated FM Program budget share is \$5,809,374

<b>FY 24-25 P1 Revised Budget Allocation</b>	<b>Prior Approvals for FY 24-25</b>	<b>Proposed Approvals</b>	<b>Remaining Balance</b>
\$30,000,000	\$0	\$5,809,374	\$24,190,626

# Action Item 2

## List A – Emergency Facility Modifications (Priority 1)





# Action Item 2

## List A – Emergency Facility Modifications (Priority 1)

### FM-2007143 Pasadena Courthouse – Roof





# Action Item 2

## List A – Emergency Facility Modifications (Priority 1)

FM-2007168 Stanley Mosk Courthouse – HVAC



# Action Item 2

## List A – Emergency Facility Modifications (Priority 1)

FM-2007297 Inglewood Juvenile Court – Interior Finishes





# Action Item 2

## List A – Emergency Facility Modifications (Priority 1)

### FM-2007319 Metropolitan Division – Exterior Shell





# Action Item 2

## List A – Emergency Facility Modifications (Priority 1)

### FM-2007385 Chatsworth Courthouse – Exterior Shell





# Action Item 2

## List A – Emergency Facility Modifications (Priority 1)

### FM-2007435 Compton Courthouse – Interior Finishes



# Action Item 3

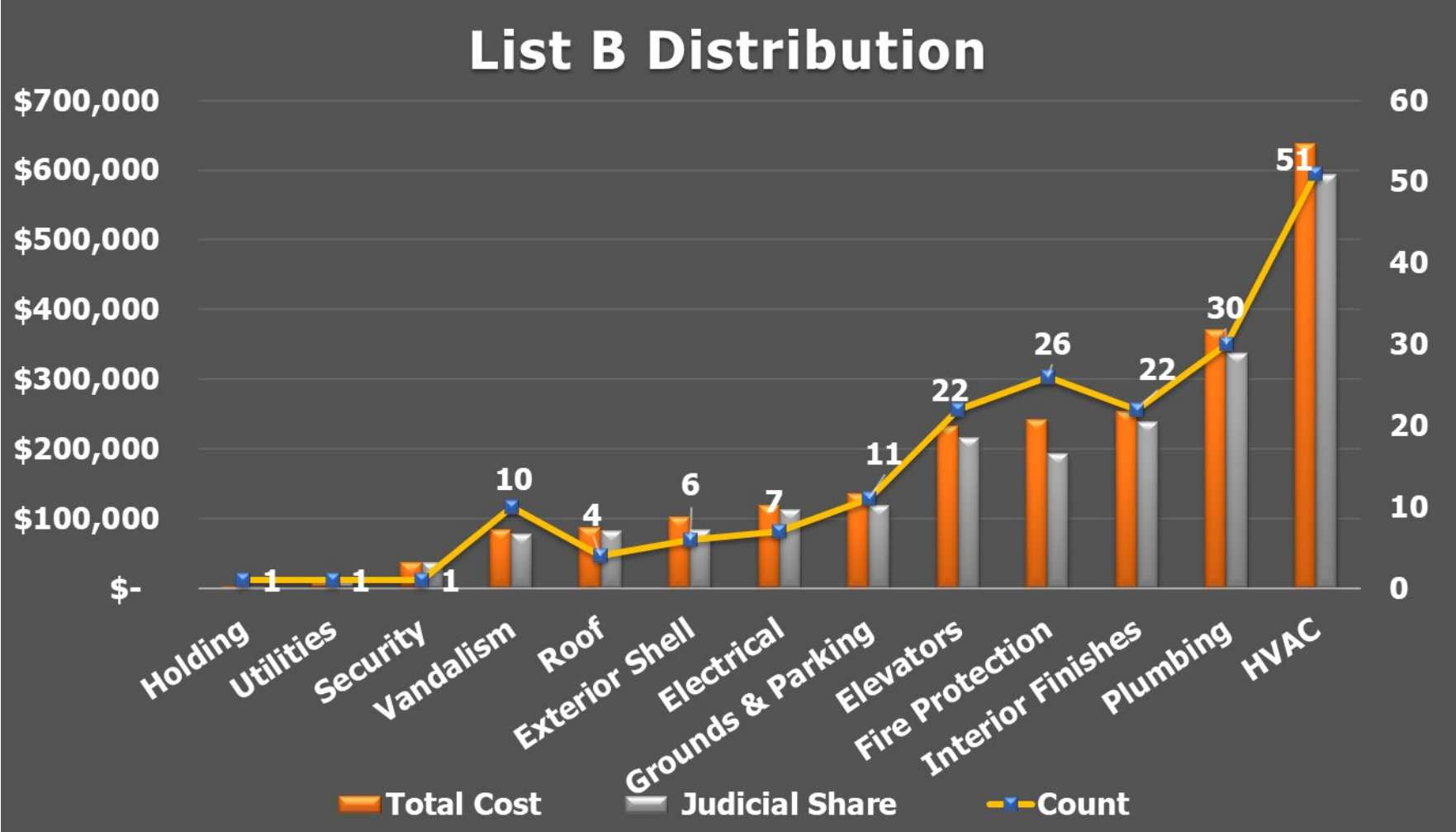
## List B – Facility Modifications Under \$100K (Priority 2)

- There were 192 new P2 FMs under \$100K this period
- Total estimated FM Program budget share is \$2,099,631

<b>FY 24-25 P2 Budget Allocation</b>	<b>Prior Approvals for FY 24-25</b>	<b>Proposed Approvals</b>	<b>Remaining Balance</b>
\$8,000,000	\$0	\$2,099,631	\$5,900,369

# Action Item 3

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





# Action Item 3

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

FM-2007219 Blythe Courthouse – Superior Court – Exterior Shell





# Action Item 3

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

FM-2007246 Santa Monica Courthouse – Exterior Shell

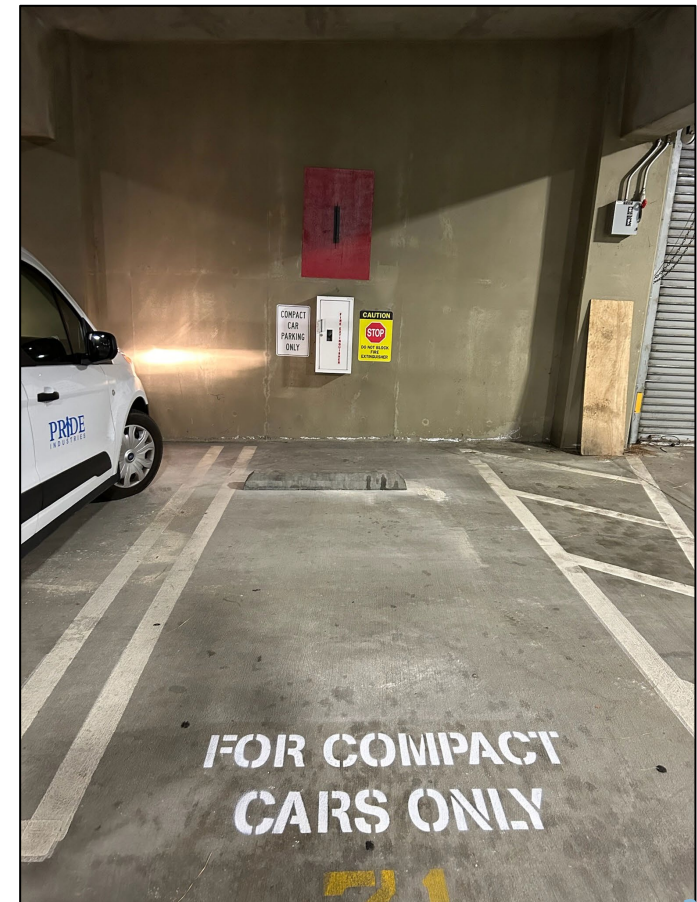
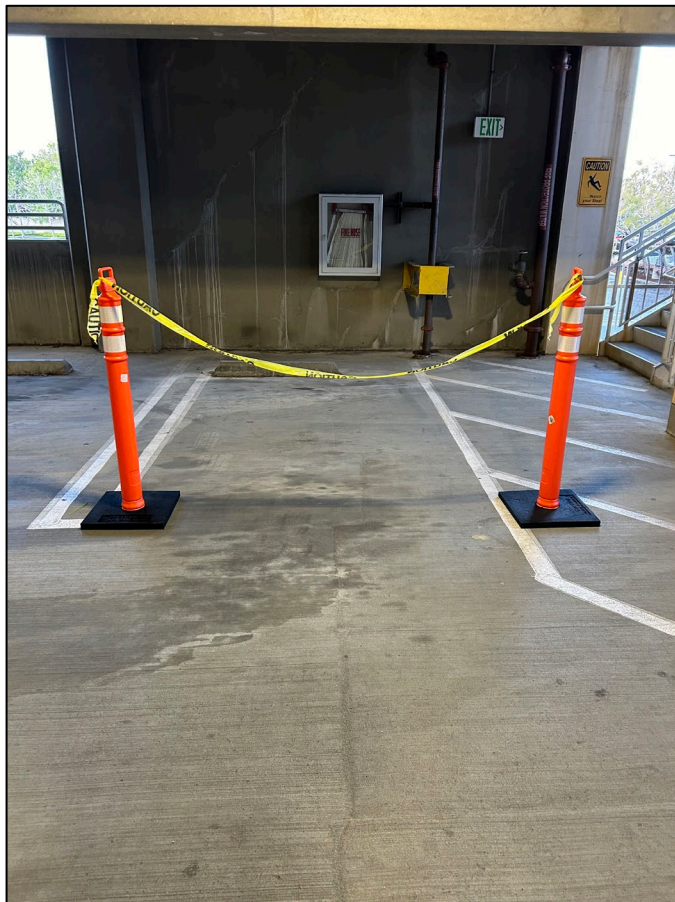




# Action Item 3

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

### FM-2007268 Airport Courthouse Parking Structure – Fire Protection





# Action Item 3

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

FM-2007309 Shafter/Wasco Courts Building – Roof





# Action Item 3

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

FM-2007397 San Bernardino Justice Center – Vandalism

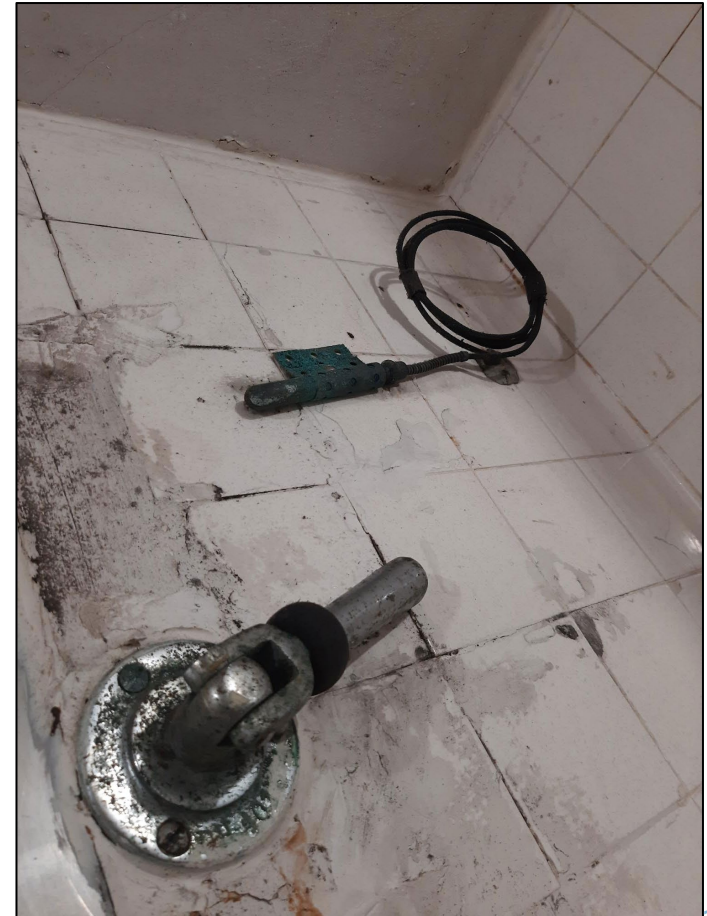




# Action Item 3

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

### FM-2007401 Stanley Mosk Courthouse – Interior Finishes





# Action Item 3

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

### FM-2007423 Pomona Courthouse South – Interior Finishes



# Action Item 4

## List C – Cost Increases Over \$50K

- Impacts 2 FM projects
- Total FM Value - \$271,892
- Program Budget Impact - \$256,471



# Action Item 4

## List C – Cost Increases Over \$50K

### El Dorado – Johnson Building – HVAC

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
El Dorado	Johnson Bldg.	09-E1	FM-2005679	\$ 868,925	\$ 990,517	\$ 121,592

Reason for Increase: Cost increase is for additional structural work that is required and discovered during construction. This necessitated a change in scope in abatement and oversight. The additional cost also includes plan review, construction, and inspection fees that were originally missed in the scoping.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$121,592.

# Action Item 4

## List C – Cost Increases Over \$50K

### Los Angeles – Van Nuys Courthouse East – Fire Protection

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Van Nuys Courthouse East	19-AX1	FM-2006280	\$ 818,052	\$ 968,352	\$ 150,300

Reason for Increase: Additional cost needed to provide fire watch as required for state fire marshal.

Notes: FM Program Budget Share is 89.74%, therefore cost increase to FM Budget is \$134,879.

# Action Item 5

## List D – Facility Modifications over \$100K (Priority 2)

- Impacts 8 FM projects
- Total FM Value - \$6,704,607
- Program Budget Impact - \$5,649,653

# Action Item 6

## Trial Court Facility Modifications Q4 Report & Annual Summary of Facility Modifications for Fiscal Year 2023 – 24

- Review and approve for submission to the Judicial Council:
  - Facility Modifications Report for Q4 of FY 23–24
  - Facility Modifications Annual Summary Report for FY 23–24

# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report



## Leases and Licenses

# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report

### FY 2024-25 – Lease & License Expense Forecast

Expenses by Fund	No. of Agreements	Square Footage	Projected Expenses
Court Facilities Trust Fund (CFTF)	56	758,049	\$ 17,905,852
Trial Court Trust Fund (TCTF)	16	121,438	\$ 2,031,568
Court Facilities Architectural Revolving Fund (CFARF)	1	43,407	\$ 1,341,109
No Fee Agreements	24	83,396	\$ -
<b>Total</b>	<b>97</b>	<b>1,006,290</b>	<b>\$ 21,278,528</b>



# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report

### FY 2024-25 – Lease & License Revenue Forecast

Fund	No. of Agreements	Square Footage	FY 24-25 Projected Revenue
Court Facilities Trust Fund (CFTF)	88	120,223	\$ 2,019,047
State Court Facilities Construction Fund (SCFCF)	7	1,083	\$ 50,065
No Fee Agreements	150	74,245	\$ -
<b>Total</b>	<b>245</b>	<b>195,551</b>	<b>\$ 2,069,112</b>

# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report

### FY 2024-25 – Number of Agreements by Court

Court	No. of Expense Agreements	Projected Expenses	No. of Revenue Agreements	Projected Revenue
Alameda	2	\$0	7	\$12,372
Butte	1	\$0		
Calaveras			2	\$0
Contra Costa	2	\$617,551	12	\$43,416
El Dorado			1	\$0
Fresno	3	\$973,107	2	\$41,487
Glenn	1	\$0		
Imperial			2	\$6,264
Inyo	4	\$114,276		
Kern	6	\$1,229,089	1	\$44,066
Kings			2	\$3,992
Lake	2	\$36,227		
Los Angeles	10	\$4,709,634	127	\$1,492,171
Madera			2	\$7,740
Marin	1	\$0		
Mariposa	6	\$128,080		
Mendocino	1	\$0	1	\$0
Merced	3	\$141,631	1	\$0
Mono	1	\$0		
Monterey	2	\$105,716	2	\$32,521
Napa	1	\$0		
Nevada	1	\$36,814		
Orange	4	\$1,571,869	26	\$16,521



# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report

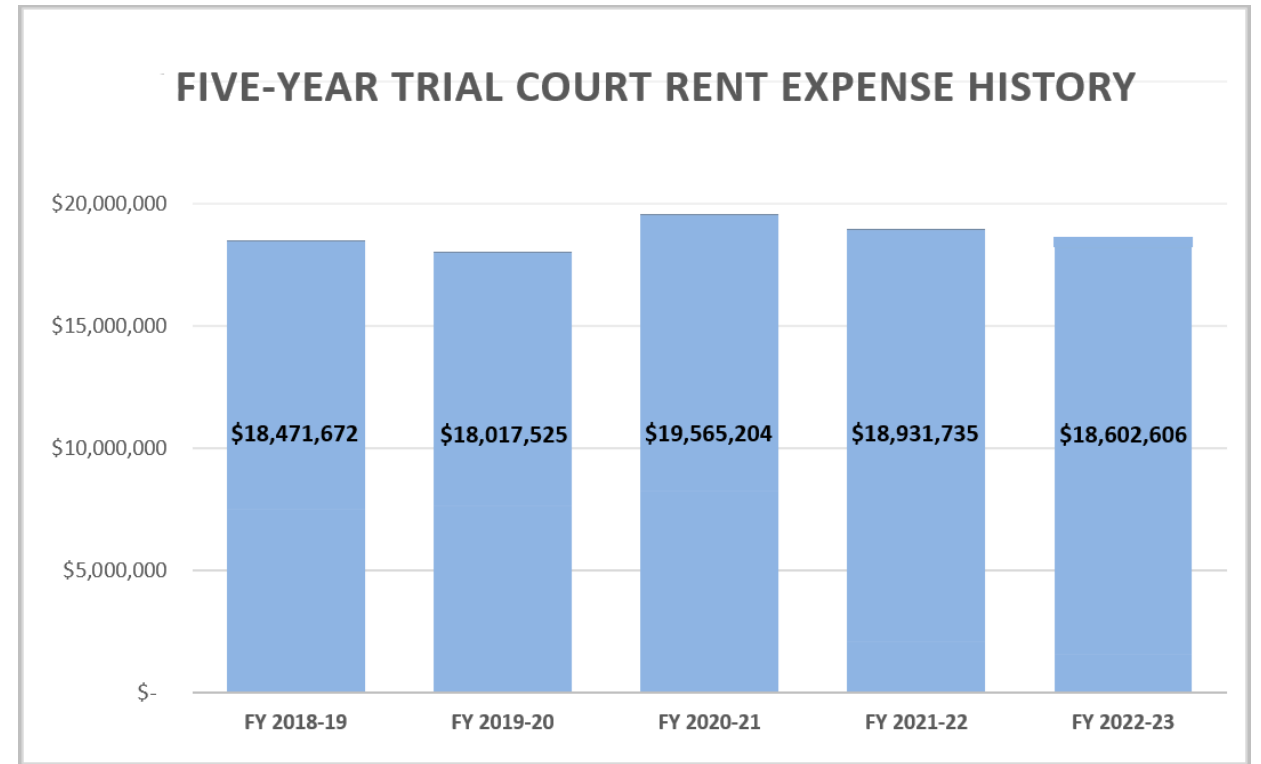
### FY 2024-25 – Number of Agreements by Court

Court	No. of Expense Agreements	Projected Expenses	No. of Revenue Agreements	Projected Revenue
Placer	1	\$152,655	1	\$0
Riverside	6	\$691,701	3	\$7,525
Sacramento	4	\$5,785,359	6	\$0
San Bernardino	12	\$670,014	8	\$9,884
San Diego	2	\$196,502	21	\$257,994
San Francisco	1	\$374,075	2	\$0
San Joaquin	2	\$263,432	5	\$24,165
San Luis Obispo	1	\$45,312		
San Mateo			1	\$0
Santa Barbara	1	\$0		
Santa Clara			2	\$0
Santa Cruz	2	\$59,674		
Siskiyou			1	\$48,000
Solano	2	\$426,476		
Sonoma	3	\$1,483,794	2	\$0
Stanislaus	5	\$1,465,541		
Sutter			1	\$3,983
Tehama	1	\$0		
Tulare	2	\$0	2	\$5,197
Ventura			1	\$11,813
Yolo			1	\$0
Yuba	1	\$0		
<b>Total</b>	<b>97</b>	<b>\$21,278,528</b>	<b>245</b>	<b>\$2,069,112</b>

# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report

- History of expenses and revenues
- Minor fluctuations in mid-year projections



# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report



## Parking Program Review

# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report

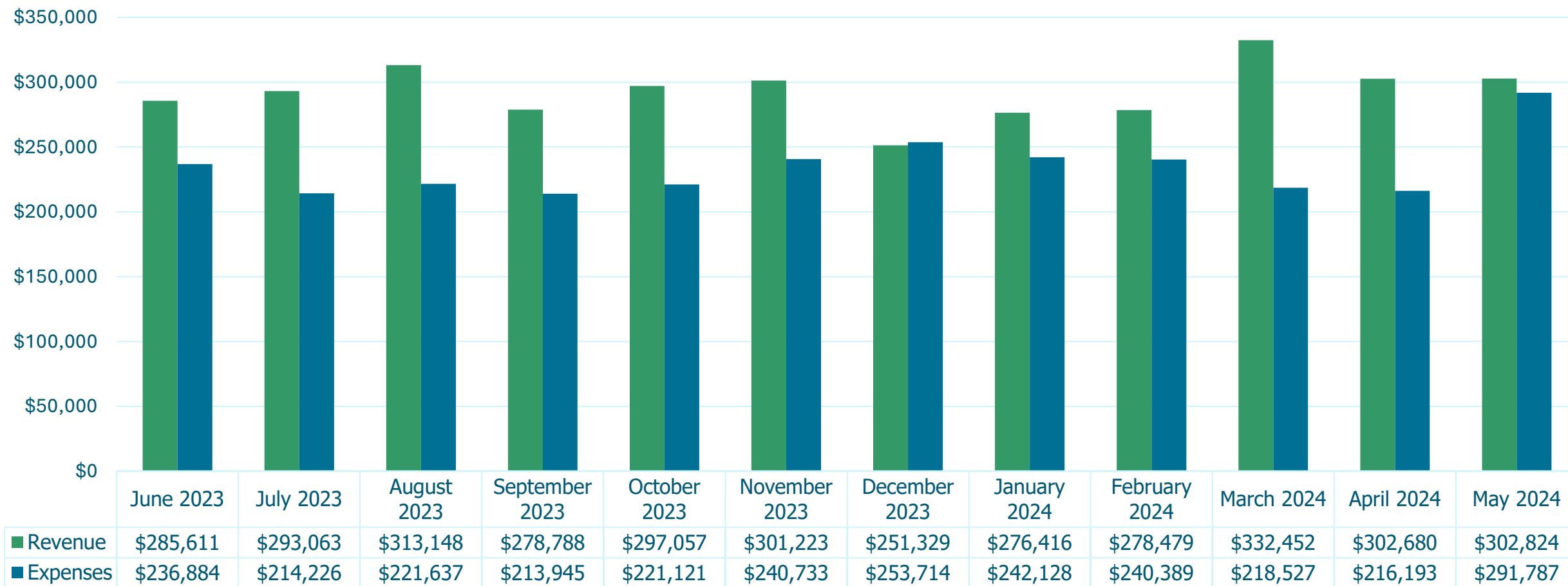
### Judicial Council Managed Lots

1. Airport
2. Edelman
3. Van Nuys
4. Pasadena
5. Beverly Hills
6. Whittier
7. Metro A
8. Metro B
9. Inglewood East/West
10. Pomona
11. Compton
12. El Monte
13. Chatsworth
14. San Fernando A, B, and C
15. Hollywood
16. Alhambra
17. Carol Miller - Sacramento
18. Santa Barbara

# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report

### Parking Program Expense & Revenue





# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report

### Reinvesting in the Program:

- Parking Equipment Automation/Pay Terminals
- Credit Card Handheld Device



# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report

### Reinvesting in the Program:

- Parking Lot Seal Coat and Restriping

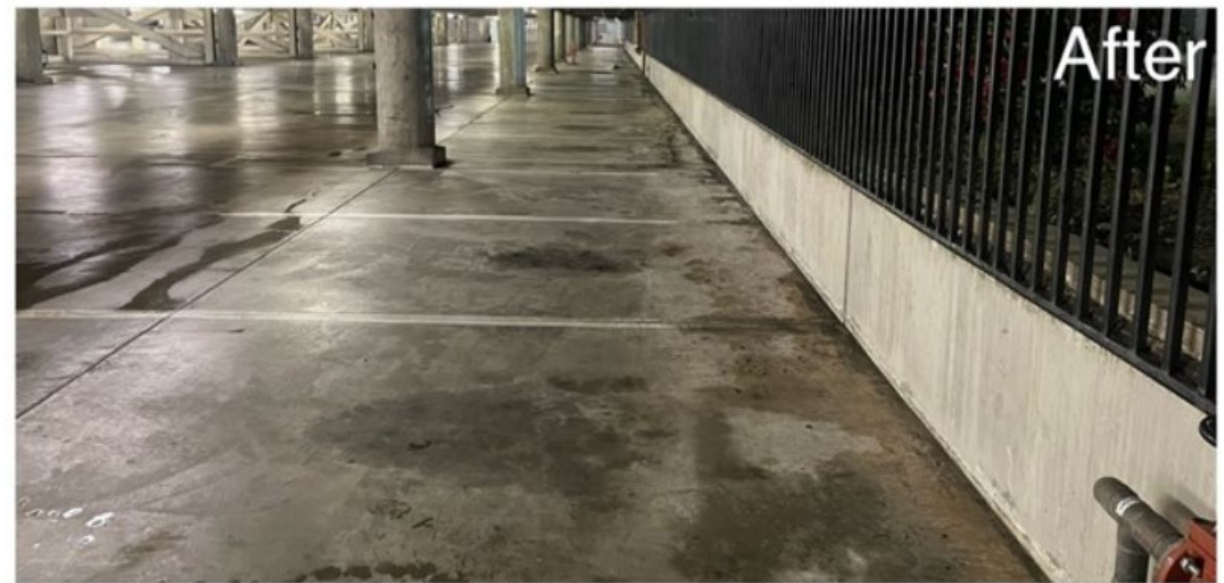
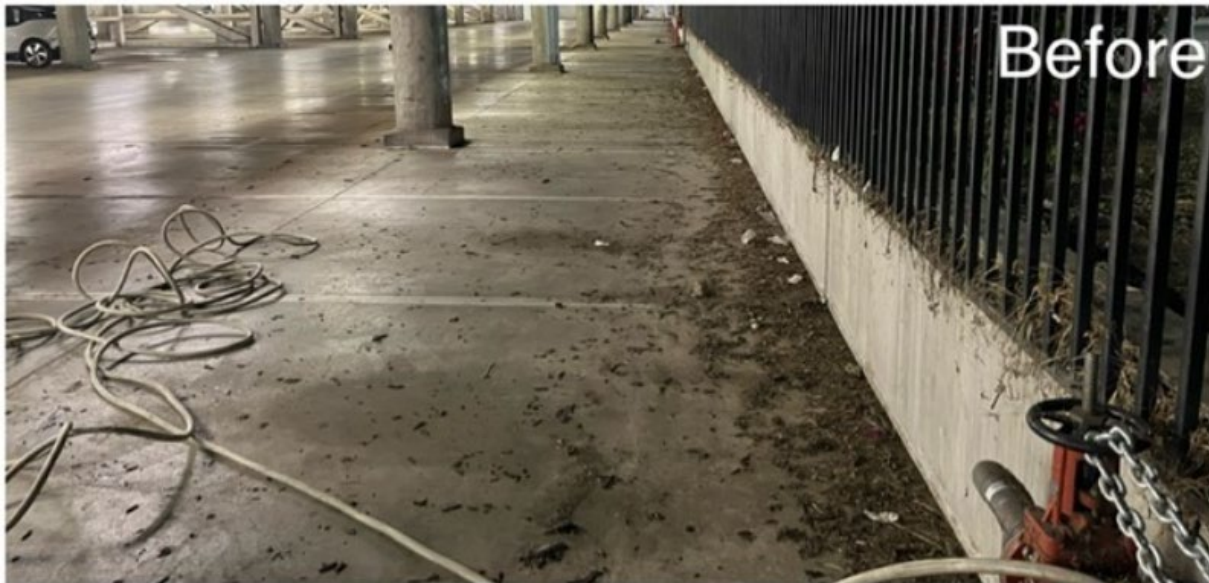


# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report

### Reinvesting in the Program:

- Pressure Washing





# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report

### Reinvesting in the Program:

- Signage Replacement



# Action Item 7

## Trial Court Real Estate Portfolio Expense & Revenue Report

### Action Item

- Requesting approval from committee to change the frequency of presentation from semi-annual to annual reporting

# Discussion Item 1

## List E – Court Funded Requests

# Approved CFRs:

1. Mariposa – (Lease) Mariposa County Courthouse- \$101,415

There were no cancelled CFRs this reporting period.

# Discussion Item 2

## List F – Funded FMs on Hold

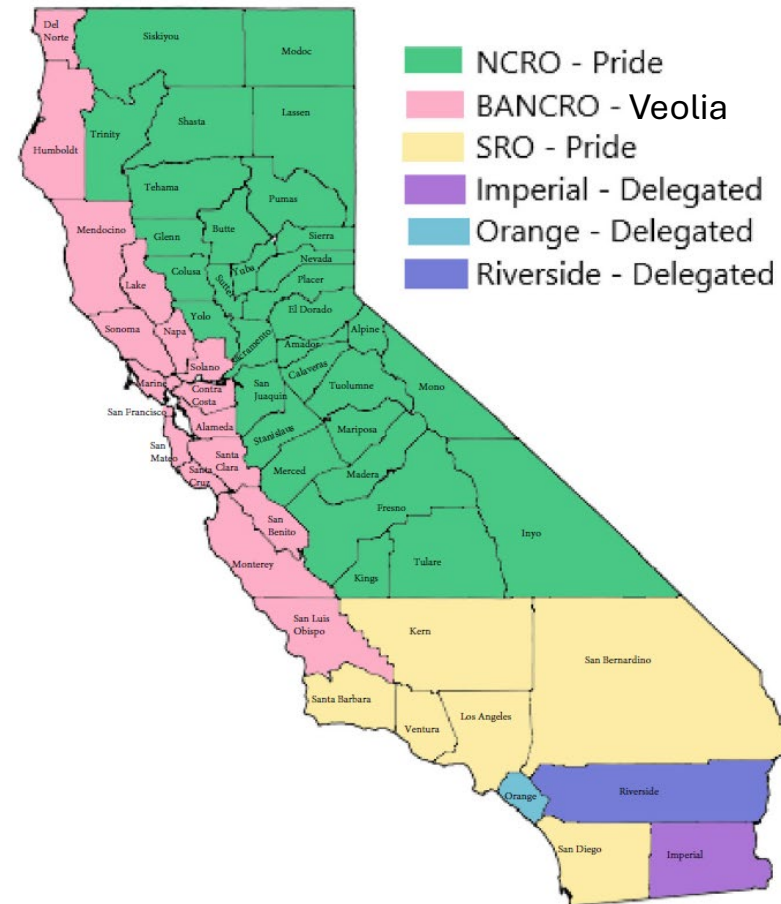
- FMs on Hold for Shared Cost Approval
  - 2 Projects
  - \$2,133,667 JCC Share

# Discussion Item 3

## Facilities Maintenance Performance Report

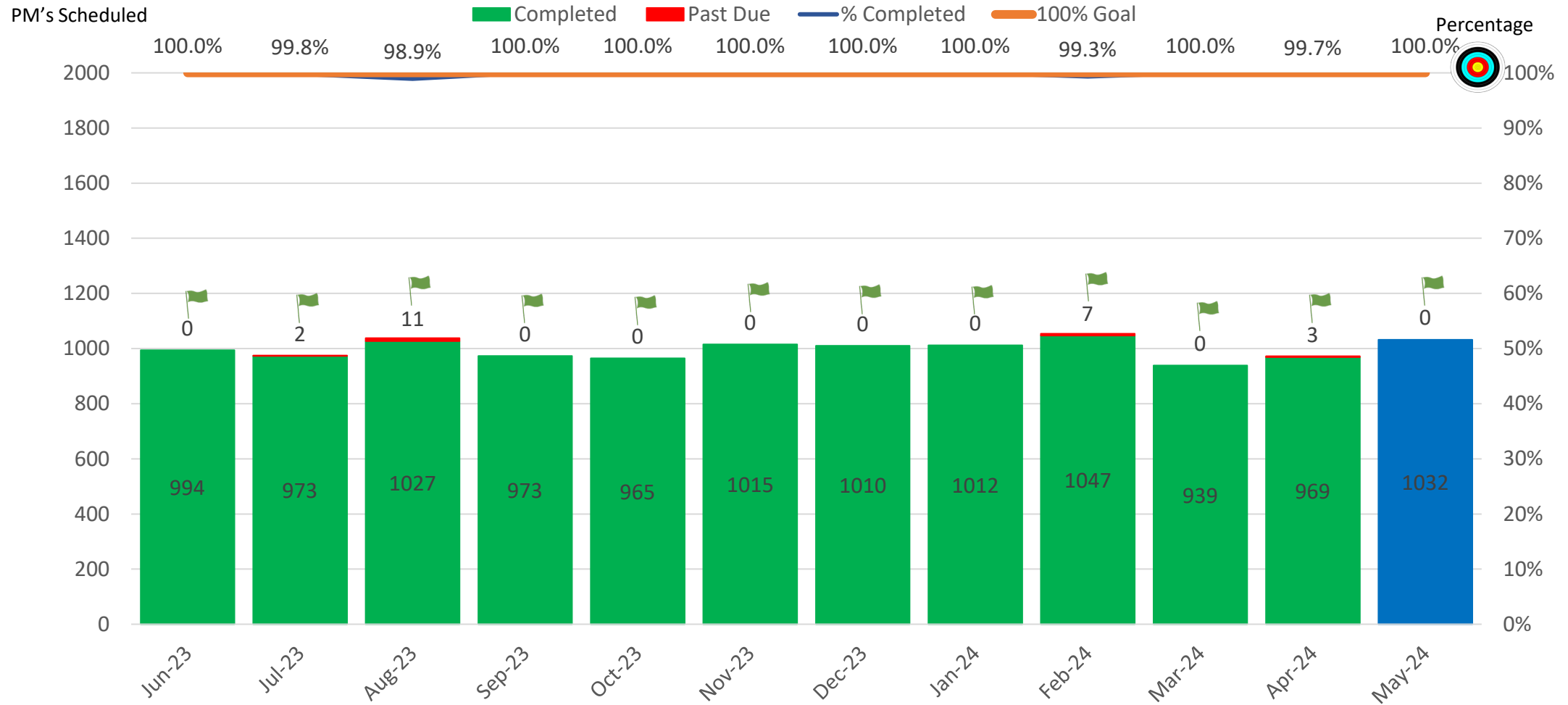
### Two “Models” for Maintenance and Operations

- Service Providers
  - BANCRO - Veolia
  - NCRO - Pride
  - SRO - Pride
- Delegation Program
  - Imperial
  - Orange
  - Riverside



# Service Provider Performance Report

# Veolia BANCRO - Preventive Maintenance

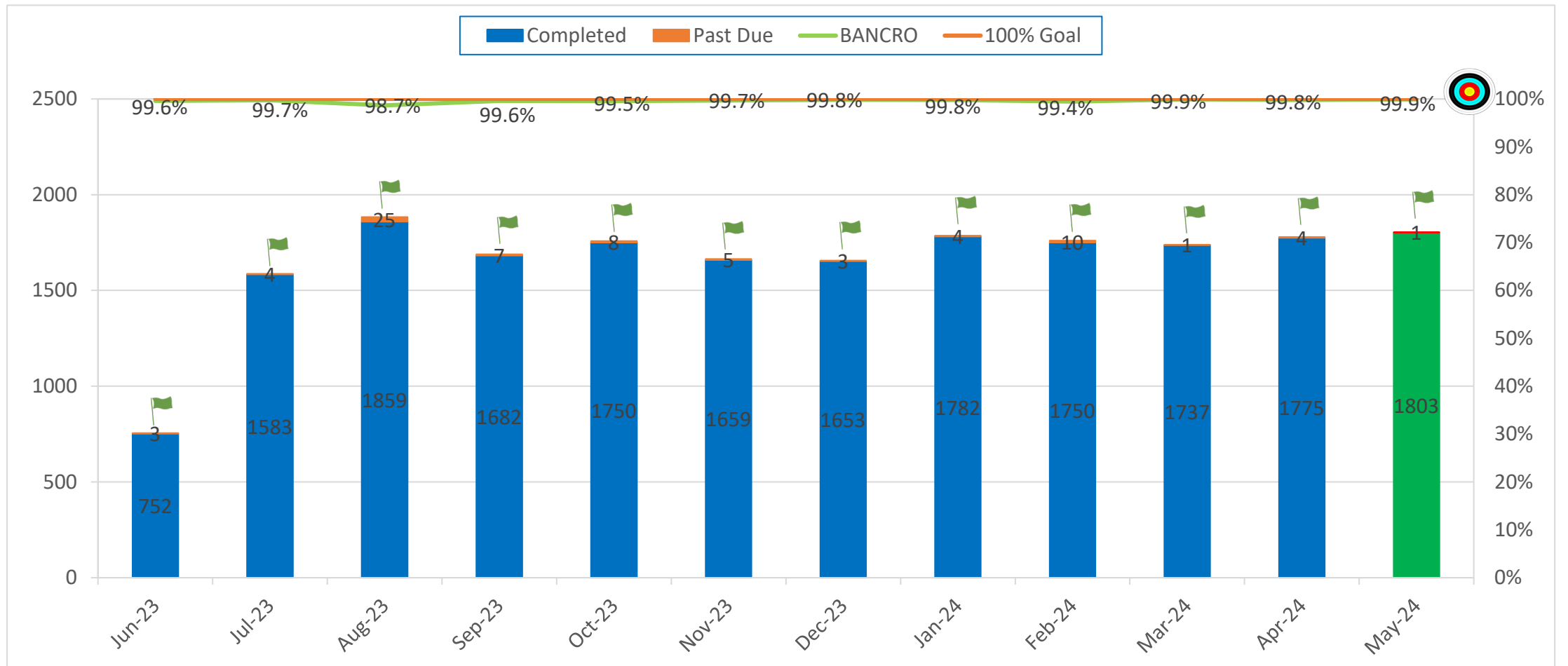


- 7%> Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

1032 PM's Scheduled for May 2024

Report Run Date: 06/03/2024

# Veolia BANCRO – Past Due SWOs

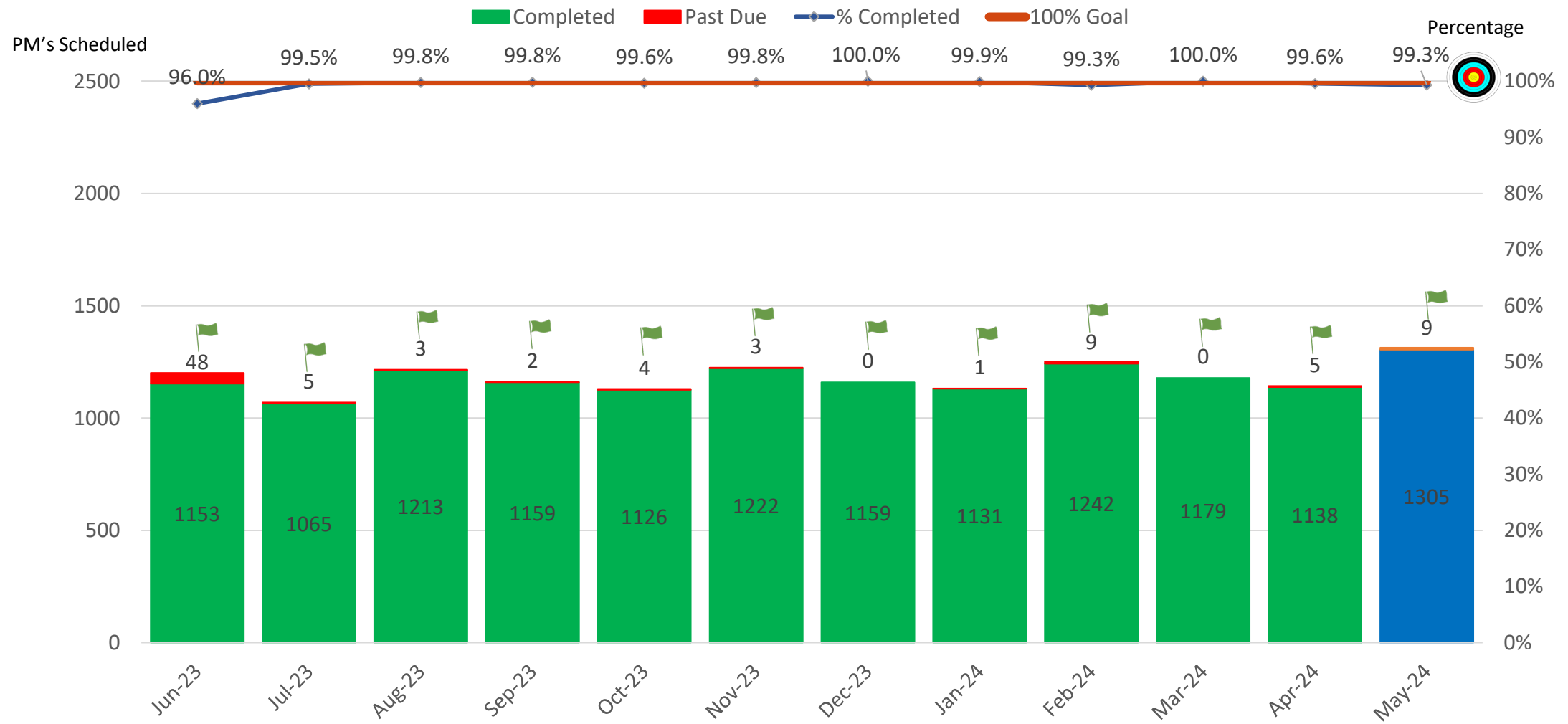


- 7%> Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

Enovity BANCRO	
Monday, June 3, 2024 Snapshot	
Open SWOs	1804
Past Due SWOs	1



# Pride NCRO - Preventive Maintenance

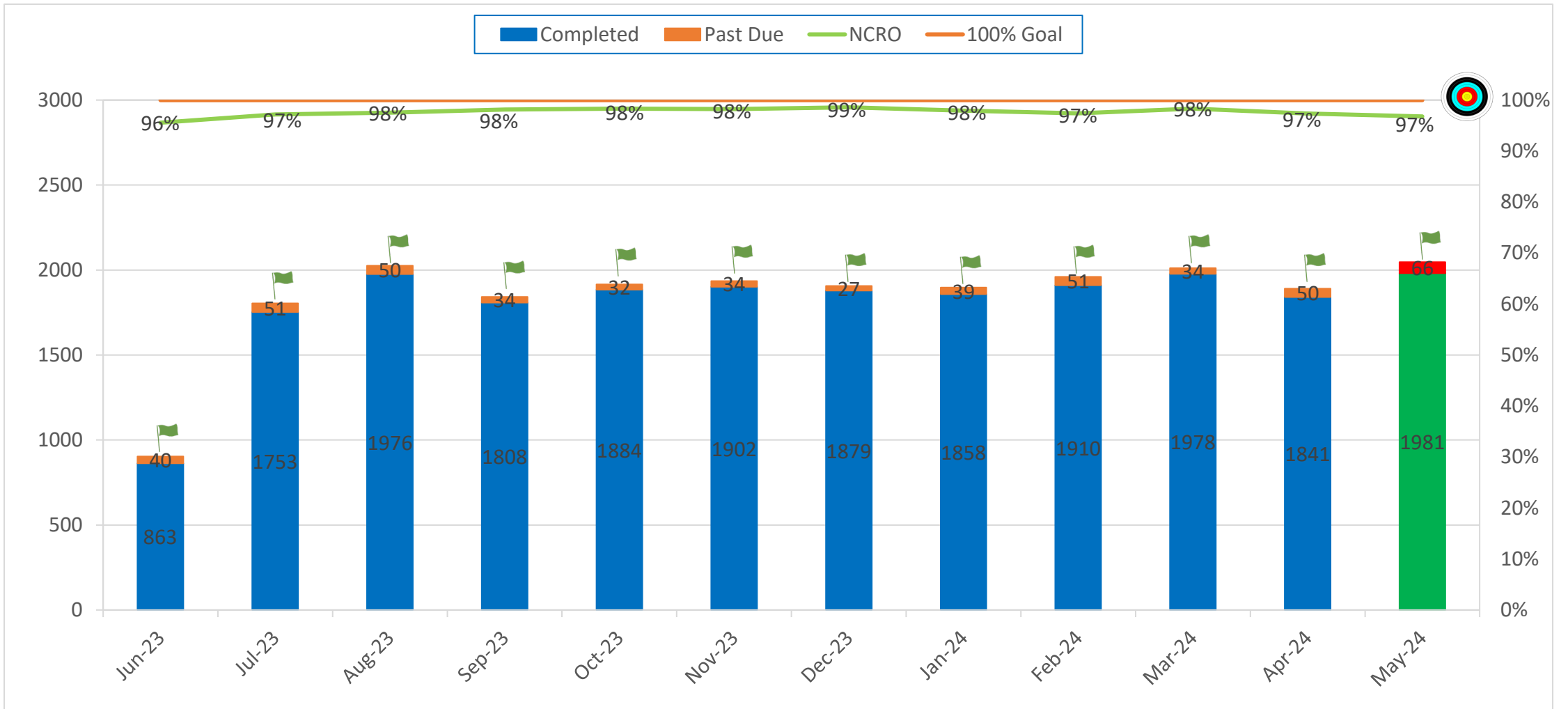


- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

1314 PM's Scheduled for May 2024

Report Run Date: 06/03/2024

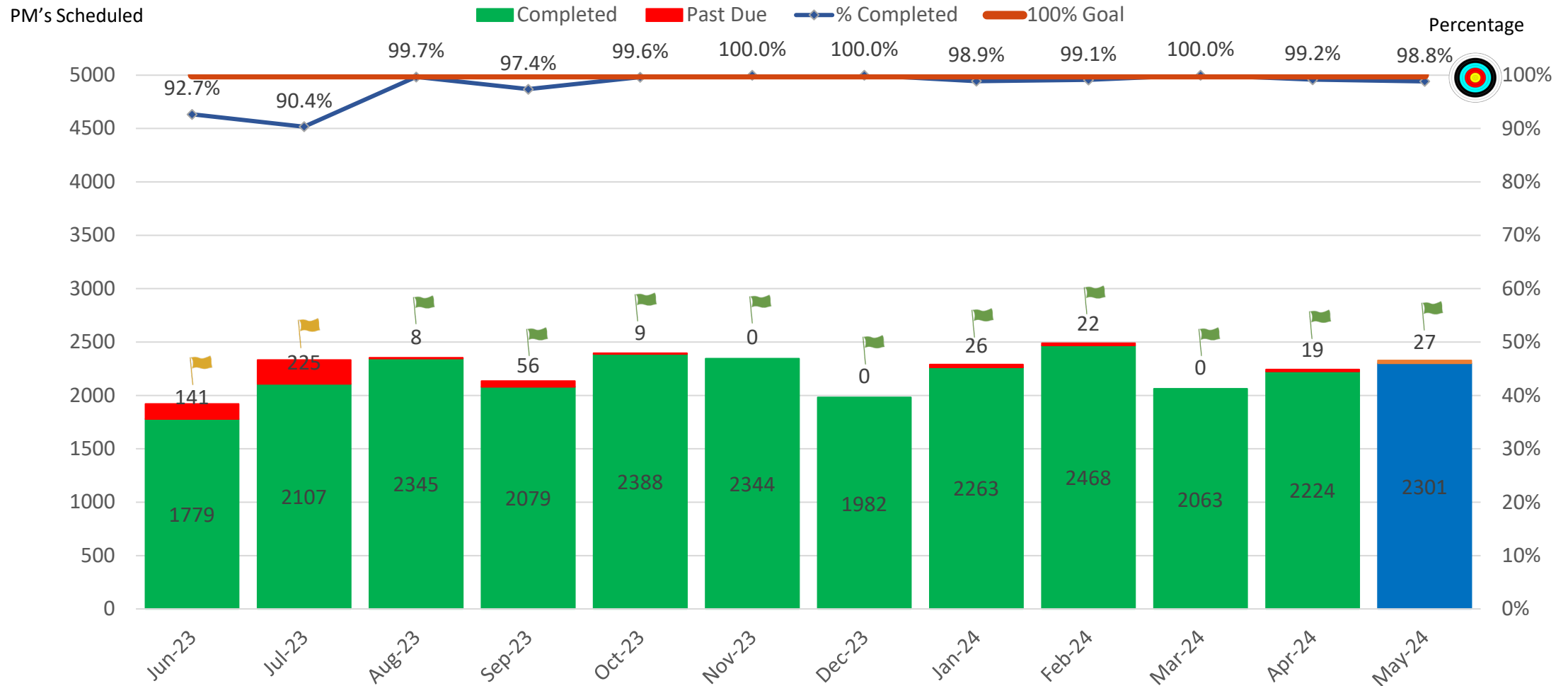
# Pride NCRO – Past Due SWOs



- 7%> Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE NCRO	
Monday, June 3, 2024 Snapshot	
Open SWOs	2047
Past Due SWOs	66

# Pride SRO - Preventive Maintenance



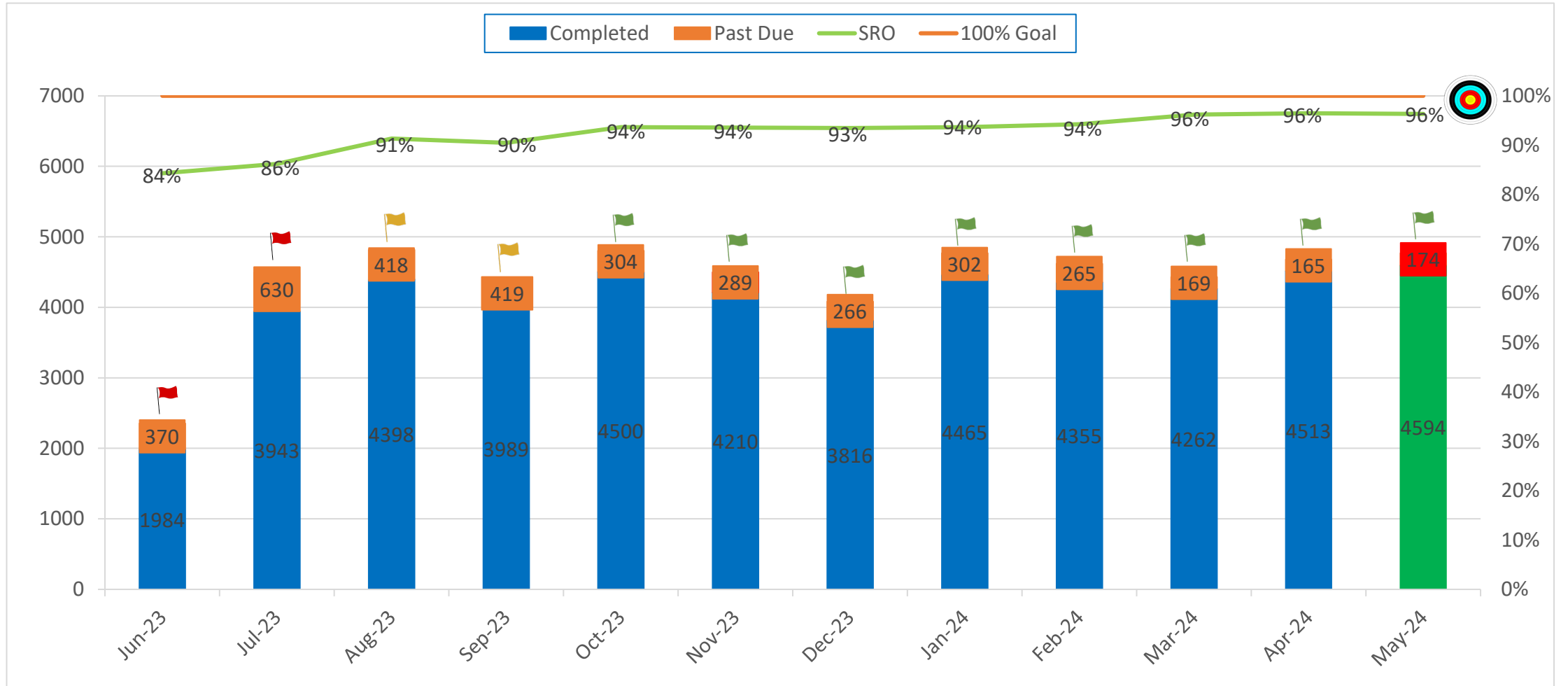
- 7%> Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

2328 PM's Scheduled for May 2024

Report Run Date: 06/03/2024



# Pride SRO – Past Due SWOs

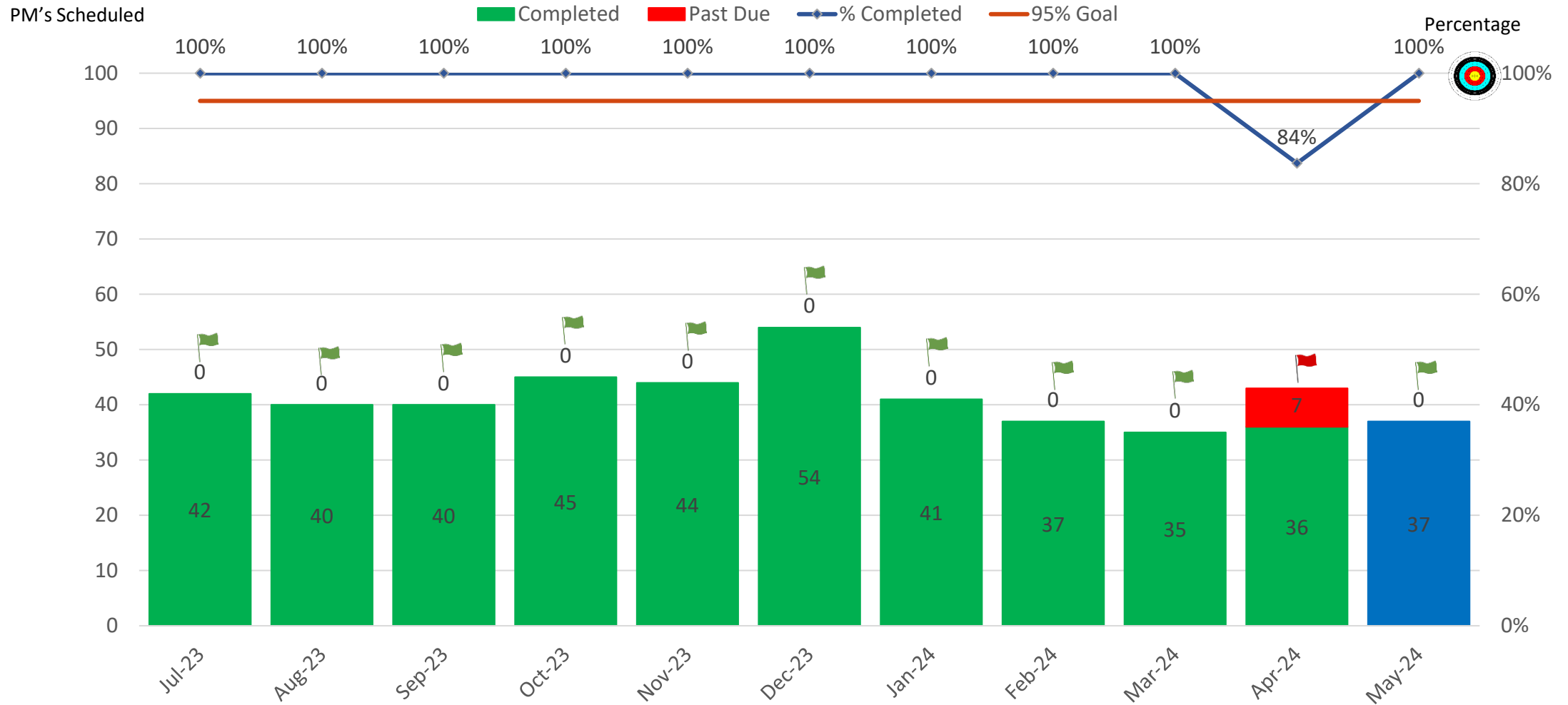


- 7%> Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE SRO	
Monday, June 3, 2024 Snapshot	
Open SWOs	4768
Past Due SWOs	174

# Delegated Court Performance Report

# Imperial Court - Preventive Maintenance



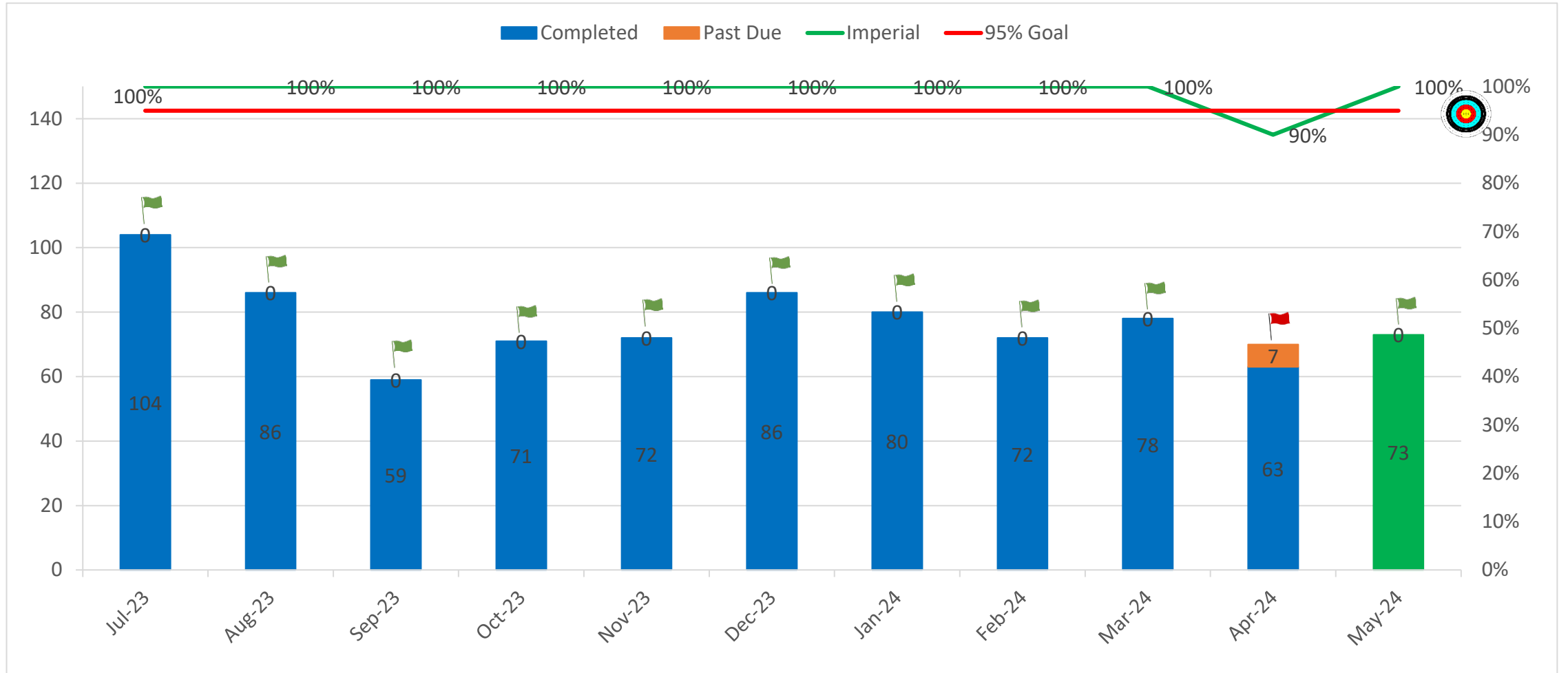
- 5% or less Meets expectations
- 6% + Does not meet expectations

37 PM's Scheduled for May 2024

Report Run Date: 06/03/2024



# Imperial Court – Past Due SWOs

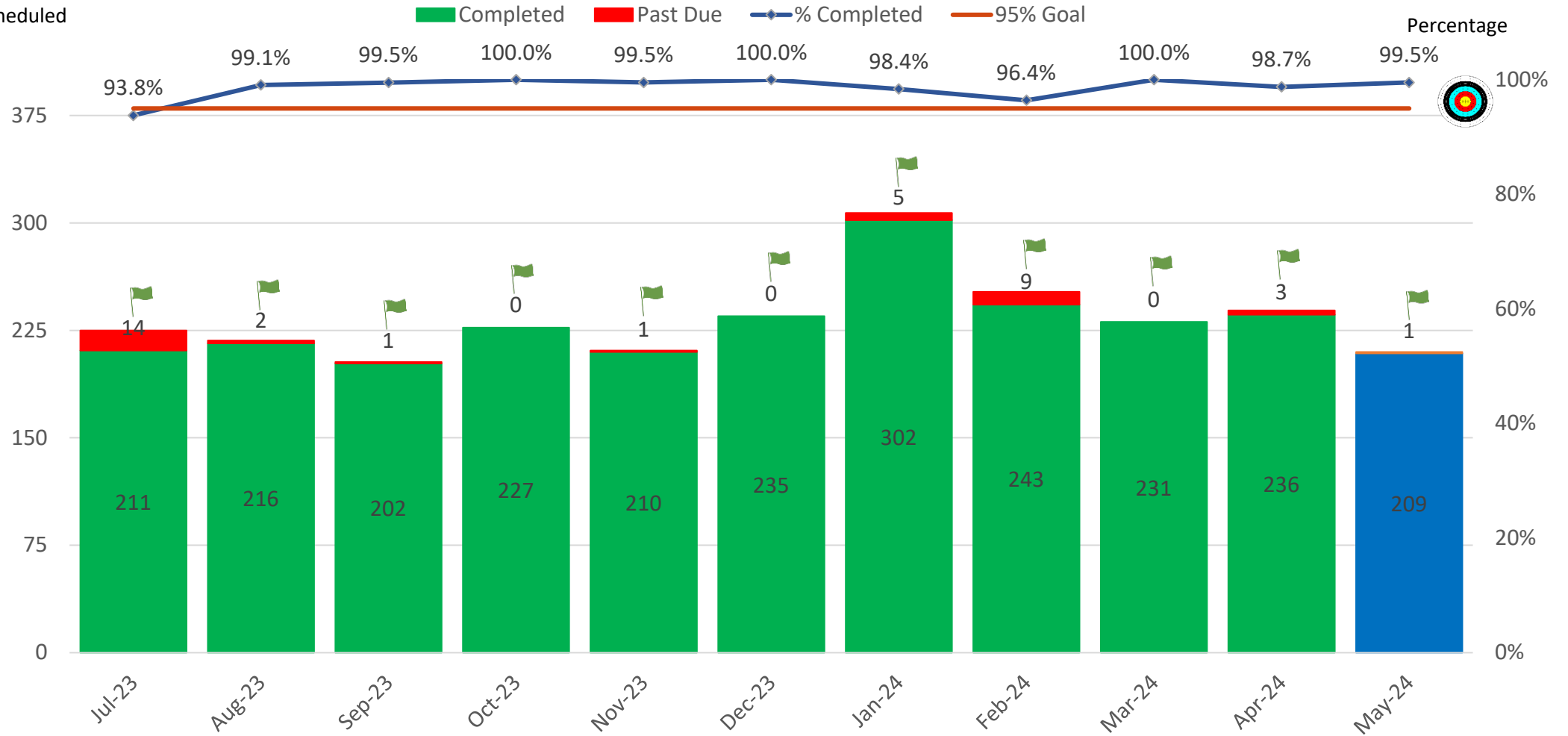




- 🚩 5% or less Meets expectations
- 🚩 6% + Does not meet expectations

Imperial County	
Monday, June 3, 2024 Snapshot	
Open SWOs	73
Past Due SWOs	0

# Orange Court - Preventive Maintenance

PM's Scheduled

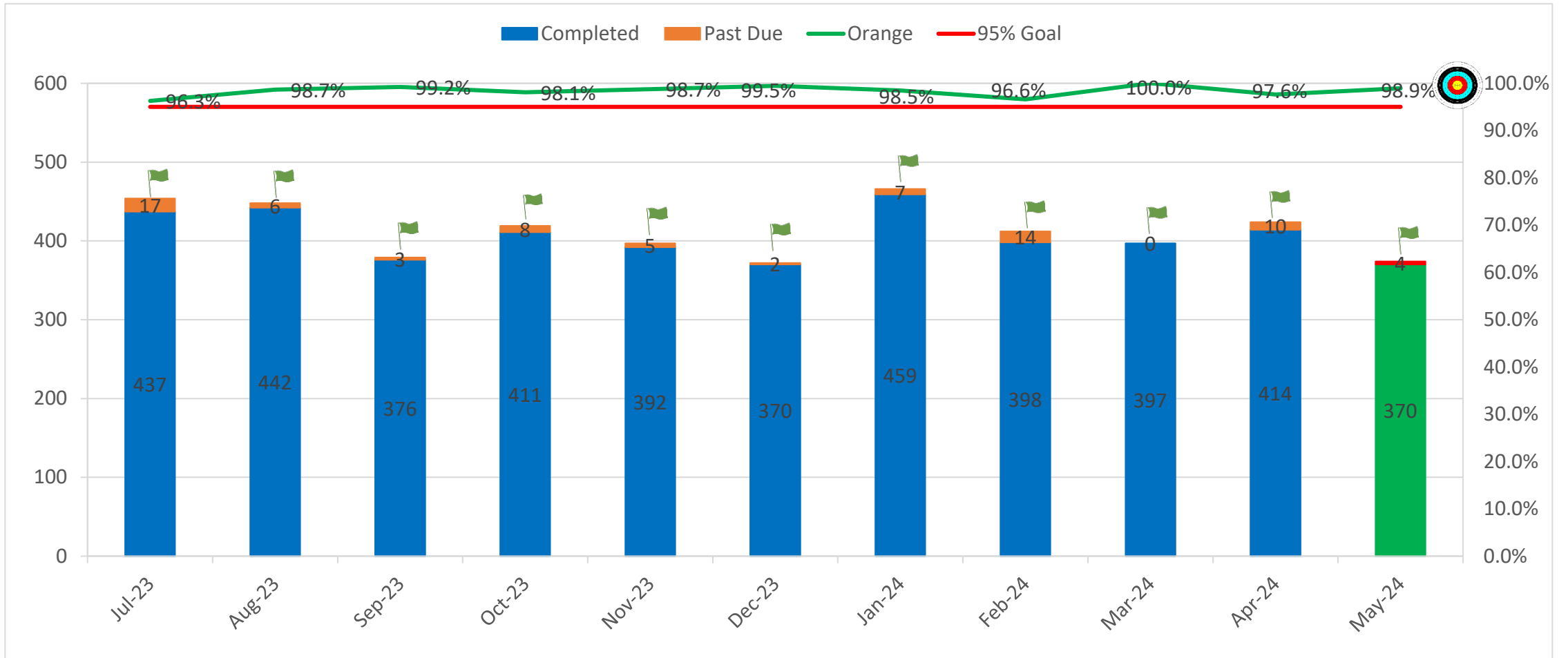


-  5% or less Meets expectations
-  6% + Does not meet expectations

210 PM's Scheduled for May 2024

Report Run Date: 06/03/2024

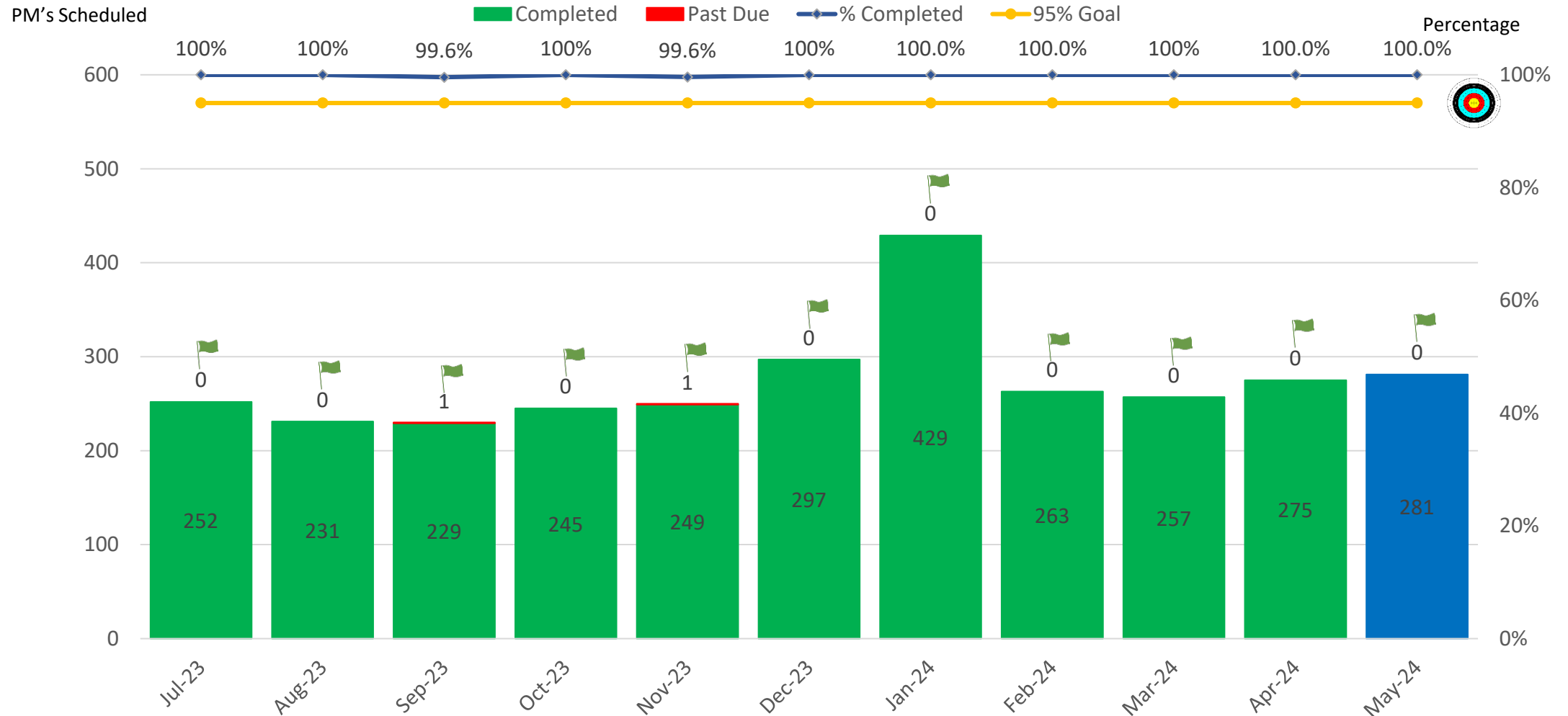
# Orange Court – Past Due SWOs



- 5% or less Meets expectations
- 6% + Does not meet expectations

Orange County	
Monday, June 3, 2024 Snapshot	
Open SWOs	374
Past Due SWOs	4

# Riverside Court - Preventive Maintenance



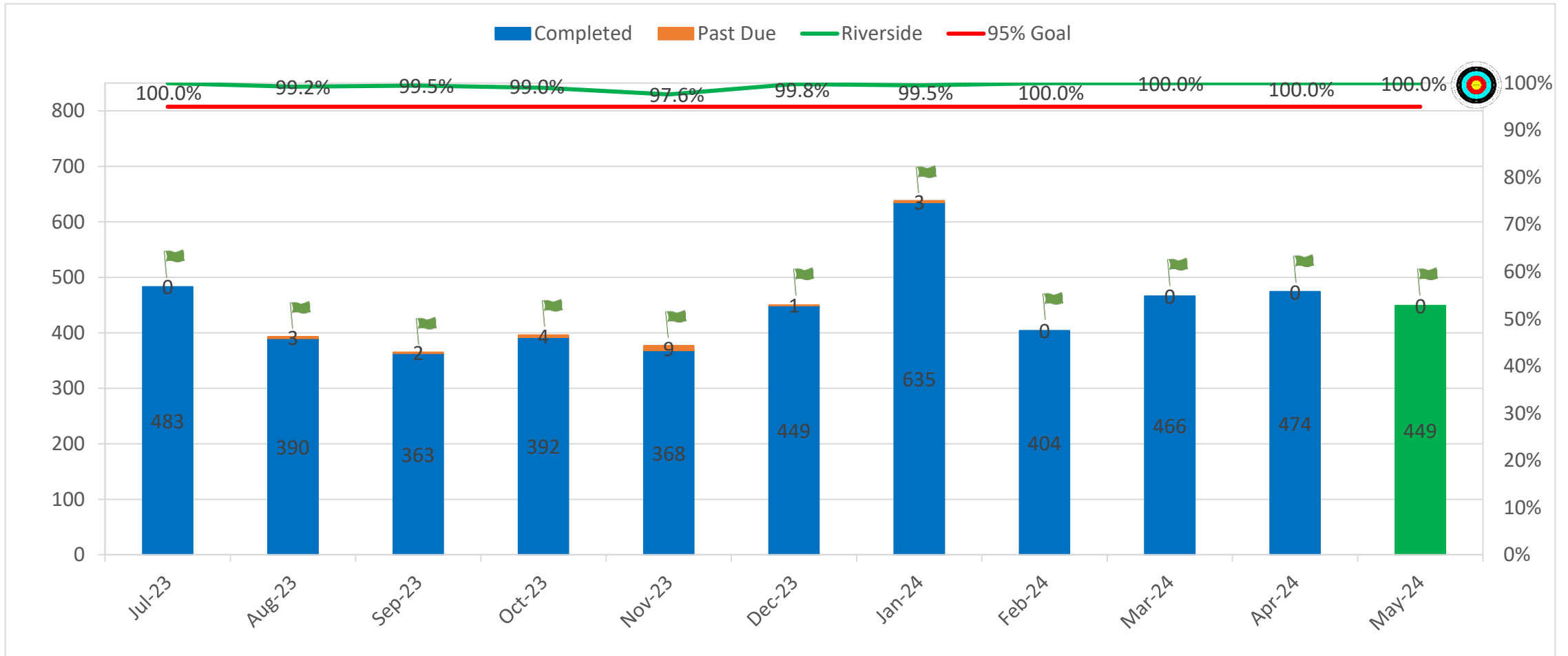
5% or less Meets expectations  
 6% + Does not meet expectations

**281 PM's Scheduled for May 2024**

Report Run Date: 06/03/2024



# Riverside Court – Past Due SWOs



- 5% or less Meets expectations
- 6% + Does not meet expectations

Riverside County	
Monday, June 3, 2024 Snapshot	
Open SWOs	449
Past Due SWOs	0

# Information-Only Item 1

## Deferred Maintenance Funding - DMF-4 Projects Update

Project Status	Number of Projects	Original Estimate	Current Amount
<b>Roof Projects</b>			
Construction	2	\$ 981,729	\$ 1,629,100
Close-Out	2	\$ 1,430,851	\$ 2,582,007
Completed	6	\$ 3,565,164	\$ 10,302,532
Cancelled	2	\$ 2,175,371	\$ 124,028
Deferred for the next DMF due to funding restraints	17	\$ 11,548,218	\$ 1,667,046
<b>Subtotal</b>	<b>29</b>	<b>19,701,333</b>	<b>16,304,714</b>
<b>Elevator Projects</b>			
Agency Review	3	\$ 9,128,125	\$ 4,743,438
Construction	6	\$ 40,364,701	\$ 29,595,897
Completed	1	\$ 1,069,097	\$ 1,372,668
Deferred for the next DMF due to funding restraints	7	\$ 20,204,515	\$ 1,559,691
<b>Subtotal</b>	<b>17</b>	<b>70,766,439</b>	<b>37,271,694</b>
<b>Fire Protection Projects</b>			
Close-Out	1	\$ 261,920	\$ 1,068,807
Completed	1	\$ 84,384	\$ 933,963
Cancelled	1	\$ 12,712	\$ -
Deferred for the next DMF due to funding restraints	1	\$ 12,740	\$ 14,331
<b>Subtotal</b>	<b>4</b>	<b>371,757</b>	<b>2,017,100</b>
<b>Electrical Projects</b>			
Cancelled	2	\$ 267,711	\$ 12,131
Deferred for the next DMF due to funding restraints	19	\$ 5,109,039	\$ 1,708,684
<b>Subtotal</b>	<b>21</b>	<b>5,376,750</b>	<b>1,720,815</b>
<b>BMS Projects</b>			
Agency Review	1	\$ 110,459	\$ 718,025
Construction	13	\$ 25,006,090	\$ 43,029,653
Close-Out	2	\$ 2,104,847	\$ 7,476,242
Completed	11	\$ 12,385,897	\$ 19,054,761
Cancelled	1	\$ 3,637,692	\$ -
Deferred for the next DMF due to funding restraints	10	\$ 22,245,764	\$ 708,197
<b>Subtotal</b>	<b>38</b>	<b>65,490,749</b>	<b>70,986,878</b>
<b>HVAC Projects</b>			
Construction	1	\$ 1,196,170	\$ 1,788,178
Close-Out	2	\$ 304,025	\$ 840,533
Cancelled	1	\$ 2,765,405	\$ 2,877
Deferred for the next DMF due to funding restraints	14	\$ 14,027,373	\$ 1,673,595
<b>Subtotal</b>	<b>18</b>	<b>18,292,973</b>	<b>4,305,182</b>
<b>Grand Total</b>	<b>127</b>	<b>\$ 180,000,000</b>	<b>\$ 132,606,383</b>

# Information Only – Item 2

## Architectural Revolving Fund – Projects Update

- Refer to materials for report

# Meeting Calendar

<b>Meeting Date</b>	<b>Type of Meeting</b>	<b>Time</b>
Monday, January 29, 2024	Sacramento	10:00-3:00
Monday, March 4, 2024	Virtual	12:00-1:30
Monday, April 8, 2024	Sacramento	10:00-3:00
Monday, May 20, 2024	Virtual	10:00-3:00
Friday, July 19, 2024	Virtual	10:00-3:00
<b>Monday, August 26, 2024</b>	<b>Virtual</b>	<b>12:00-1:30</b>
Friday, October 25, 2024	Courthouse tours 10/24/24 In person meeting 10/25/24 Location: tbd	08:30-4:00 10:00-3:00
Monday, December 2, 2024	Virtual	12:00-1:30

Next Meeting



# Adjourn Session

- Closing Discussions
- Chair Closing Comments