



## JUDICIAL COUNCIL OF CALIFORNIA

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# REPORT TO THE JUDICIAL COUNCIL

For business meeting on: September 20–21, 2018

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Title

Court Facilities: Trial Court Facility  
Modifications Report for Quarter 4 of  
Fiscal Year 2017–18

Agenda Item Type

Information Only

Date of Report

August 6, 2018

Submitted by

Trial Court Facility Modification Advisory  
Committee

Hon. Donald Cole Byrd, Chair

Hon. William F. Highberger, Vice-chair

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### Executive Summary

This informational report to the Judicial Council outlines the allocations of facility modification funding made to improve trial court facilities in the fourth quarter (April through June) of fiscal year (FY) 2017–18. To determine allocations, the Trial Court Facility Modification Advisory Committee (TCFMAC) reviews and approves facility modification requests from across the state in accordance with the council’s *Trial Court Facility Modifications Policy*.

### Relevant Previous Council Action

This report is submitted quarterly as required by the council’s *Trial Court Facility Modifications Policy* (see Link A).<sup>1</sup> Most recently, on May 24, 2018, the council received the quarterly report for the third quarter of FY 2017–18 (see Link B).

### Analysis/Rationale

Funding decisions during the fourth quarter of FY 2017–18 were based on the prioritization and ranking methodologies of the *Trial Court Facility Modifications Policy*. There are six priority

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<sup>1</sup> Per this policy, each quarterly report includes a list of all facility modifications funded during the quarter as well as any reallocation of funds between the funding categories (i.e., facility modification priority categories 1–6).

categories of facility modifications: Priority 1, Immediately or Potentially Critical; Priority 2, Necessary, but Not Yet Critical; Priority 3, Needed; Priority 4, Does Not Meet Current Codes or Standards; Priority 5, Beyond Rated Life, but Serviceable; and Priority 6, Hazardous Materials, Managed but Not Abated. The current level of funding allows the TCFMAC to address only the most critically needed Priorities 1 and 2 and some Priority 3 facility modifications statewide.

Facility modification requests are also reviewed and approved in accordance with the Judicial Council's *Court-Funded Facilities Request Policy* (see Link C). This policy presents the procedure and requirements to allow trial courts to make court-funded facilities requests (CFRs). Trial courts may assist with the funding of certain facilities costs (i.e., facility modifications and lease-related costs) by contributing funds toward urgent facilities costs (not including capital-outlay expenses) through allocation reductions from the Trial Court Trust Fund. Allowable facilities costs that a trial court can fund through a CFR include (a) facility modifications as defined in the *Trial Court Facility Modifications Policy*; (b) court operations costs allowable under rule 10.810 of the California Rules of Court, such as equipment, furnishings, interior painting, flooring replacement or repair, furniture repair, and records storage; and (c) lease-related costs, such as lease payments and operating costs, repairs, and modifications authorized by a lease. CFRs are approved by Judicial Council staff, with the following exceptions, which require TCFMAC review and approval: ongoing operational cost increases to the Judicial Council beyond the initial outlay for the project (e.g., additional utility or maintenance costs); staff concerns about whether the CFR meets the policy's criteria or whether the proposed budget is accurate; and appeals of staff determinations.

### **Fiscal Impact and Policy Implications**

During the fourth quarter of FY 2017–18, the TCFMAC reviewed and approved 228 facility modifications for a total estimated cost of \$3.07 million (see Attachment A). Of these, 58 were Priority 1 facility modifications and 170 were Priority 2 facility modifications. The council's facility modifications program's share of the estimated cost was \$2.73 million, with the effected counties responsible for the balance. Most of these facility modifications involved elevator, roofing, plumbing, and heating, ventilation, and air conditioning repairs or replacements.

In addition, the TCFMAC reviewed and approved a reallocation of funds to Facility Modifications Less than \$100K: \$559,000 from Priority 1 Facility Modifications and \$341,000 in savings from Planned Facility Modifications.

Also, Judicial Council staff approved and the TCFMAC reviewed 13 CFRs in the fourth quarter of FY 2017–18 (see Attachment B).

### **Completed project spotlights**

Below are examples of facility modification projects completed during this quarter.

#### ***Priority 2: Roof repair and coating, Chatsworth Courthouse, Los Angeles County***

- Repair roof and apply Acrylic coating over the entire roof. Prepare existing roof (approximately 85,270 SF) for repair work and apply reinforced Acrylic coating over the

entire roof to get additional 20-year warranty on the roof. The final project cost was \$1,003,838.



**Above:** Previous roof in need of repairs

**Below:** Newly repaired roof with reinforced acrylic coating



***Priority 2: Roof replacement, Hall of Justice (East), Santa Clara county***

- Removal of the existing roofing to the structural deck and replacing with Class-A fire rated, 80 mil PVC single ply membrane over new insulation for a total area of 14,500 square foot roof. The final project cost was \$1,326,723



**Above:** Old roofing material (brown) compared to new roofing material (white)  
**Below:** Newly replaced roof



***Priority 2: Roof replacement, Civic Center Courthouse, San Francisco county***

- Removal of the existing roofing to the structural deck and replacing with Class-A fire rated, 80 mil PVC single ply membrane over new insulation for a total area of 28,000 square foot roof. The final project cost was \$2,433,558.



**Above:** Old roof  
**Below:** Newly replaced roof





## Attachments and Links

1. Attachment A: *TCFMAC-Funded Project List: Quarter 4, Fiscal Year 2017–18*
2. Attachment B: *Court-Funded Facilities Requests (CFRs): Quarter 4, Fiscal Year 2017–18*
3. Link A: *Trial Court Facility Modifications Policy* (revised Dec. 12, 2014),  
[www.courts.ca.gov/documents/jc-20141212\\_tcfmp-update.pdf](http://www.courts.ca.gov/documents/jc-20141212_tcfmp-update.pdf)
4. Link B: *Court Facilities: Trial Court Facility Modifications Report for Quarter 3 of Fiscal Year 2017–18* (May 24, 2018),  
<https://jcc.legistar.com/View.ashx?M=F&ID=6236135&GUID=77D19F07-00E6-4531-A3DA-A5DDB2C3D5B4>
5. Link C: *Court Facilities: Court-Funded Facilities Request Policy* (Aug. 26, 2016),  
<https://jcc.legistar.com/View.ashx?M=F&ID=4625695&GUID=15BB7747-C300-48DA-AA81-5546168A1991>



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TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

Attachment A

TCFMAC-Funded Project List  
Quarter 4, Fiscal Year 2017-18

#	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE % OF COST
1	FM-0061830	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Interior Finishes - Replace one (1) 1/4" grey glass 48" x 117 3/8" window that was broken. Work will require a high lift. An exterior metal louver fell from exterior of the building.	\$ 2,467	\$ 2,213.89	89.74
2	FM-0061881	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior Finishes Replace (1) fallen 1'x1' ceiling tile has fallen in 7th floor secured hallway near the Judge's Elevator. Set up (1) containment (4x4x8h) with single decon chamber. Ceiling tile fell due to seismic vibration in area. ACM working environment	\$ 2,500	\$ 2,125.75	85.03
3	FM-0061884	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing -2" CI pipe above 1st floor jury room is leaking. Twelve (12) 2' x 2' ceiling tiles are wet and a 12' x 12' area of carpet in jury room. Water travelled to the basement, where a 12' x 12' area of carpet is wet. The basement has an open ceiling. 2 inch cast iron drain pipe failed on floor #1 causing water to penetrate to the basement level. Plumbing repairs and remediation performed under ACM conditions.	\$ 30,275	\$ 20,995.71	69.35
4	FM-0061892	Los Angeles	West Covina Courthouse	19-X1	1	County Managed: HVAC - Replace failed controller that regulates water flow to the Carrier chiller. This is one of two (2) chillers that supplies the Building HVAC and the controller is Proprietary Equipment.	\$ 5,479	\$ 5,479.00	100
5	FM-0061893	Los Angeles	Compton Courthouse	19-AG1	1	Roof-Rain water leaked through from roof to twelfth floor secure hallway. Ten (10) 1' x 1' ceiling tiles are wet and approximately 5 GL of water is on tile floor by department 261. Water has seeped under door into the adjacent jury assembly room	\$ 2,500	\$ 1,653.25	66.13
6	FM-0061903	Los Angeles	Norwalk Courthouse	19-AK1	1	Plumbing -6th floor secure men's restroom urinal overflowed, spilling category 3 water. Water flowed down to the 5th floor men's secure restroom. Water affected 6' x 6' area of hard ceiling and flowed onto the floor. Erected (1) critical barrier.- Erected (1) 70"x90" Critical Barrier, (1) Decon Chamber, (1) 36"x36" water diverter; Applied Detergent, Disinfectant, Rinsed and Sanitized	\$ 2,500	\$ 2,125.75	85.03
7	FM-0061909	Los Angeles	Pasadena Courthouse	19-J1	1	Vandalism - Replace damaged plaster in 1'x1' hole in wall, damaged by an in-custody punching the wall. Environmental remediation contractor conducted testing and installed door barrier due to positive ACM results. Clearance testing conducted and approved by FACS for re-occupancy.	\$ 3,500	\$ 3,500.00	100
8	FM-0061927	Los Angeles	El Monte Courthouse	19-O1	1	Elevators, Escalators, & Hoists - Elevator technician identifies broken (1) hall door lock contact and replaced. Elevator #3 stopped and not responding on 1st floor with doors open, no entrapment.	\$ 2,627	\$ 2,627.00	100
9	FM-0061931	Stanislaus	Modesto Main Courthouse	50-A1	1	Plumbing - Replace broken 1 inch domestic hot-water pipe in 1st floor public women's room and approximately 20 ceiling tiles in the basement - pipe broke and sprayed water onto floor and ceiling below.	\$ 4,330	\$ 4,330.00	100
10	FM-0061935	Riverside	Southwest Justice Center	33-M1	1	Plumbing -Replace leaking pipe-Domestic water line feeding multiple public restrooms has developed several leaks flooding the restrooms and Sheriff's ladies locker room. Emergency service is required to stop leak and flooding.	\$ 7,075	\$ 5,405.30	76.4
11	FM-0061943	Los Angeles	El Monte Courthouse	19-O1	1	Elevators- Replace (1) MFT timer that has is malfunctioned on Public Elevator #2 causing intermittent stoppages. MFT timer relay will be replaced and installed due to wear and tear	\$ 2,500	\$ 2,500.00	100
12	FM-0061946	Los Angeles	San Fernando Courthouse	19-AC1	1	Plumbing - Hard lid ceiling in 3rd Floor Men's Public restroom collapsed due to leak from 4th Floor Men's Public restroom. 4'x4' section of ceiling fallen; leak from yet unknown source. Known ACM environment.	\$ 6,000	\$ 5,004.60	83.41



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#	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE % OF COST
13	FM-0061947	Alameda	Wiley W. Manuel Courthouse	01-B3	1	Plumbing - P1 flood response - Main sewer line has failed - Replace approx. 15 feet of cracked cast iron sewer piping located in ceiling at 18 feet above floor level – Enovity engineers performed clear water extraction dried approximately twenty square feet of carpet and replaced an equal amount of ceiling tile in sheriff's office area.	\$ 11,979	\$ 11,979.00	100
14	FM-0061954	Los Angeles	Compton Courthouse	19-AG1	1	Electrical- Emergency diesel generator is leaking fuel and equipment may not run in case of an emergency. Replaced (24) Fuel transfer lines, flushed oil pan, added 30 gallons of oil, and replaced (4) oil filters.	\$ 11,935	\$ 7,892.62	66.13
15	FM-0061973	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Replace defective cold deck damper 19x22 and a defective hot deck damper 15x 22. Replace both dampers and install (2) 8-13# actuators and 10ft copper tubing for pneumatic air and insulation of the VAV box.	\$ 2,500	\$ 1,653.25	66.13
16	FM-0061980	Los Angeles	Monrovia Training Center	19-N1	1	Plumbing - Replace (1) Leaking Gas valve and (2) black pipe fittings and (1) black pipe union. Leaks were caused corroding valve and fittings	\$ 2,500	\$ 2,500.00	100
17	FM-0061982	Los Angeles	Compton Courthouse	19-AG1	1	HVAC – Replace failed flow switch that caused Boiler #4 leaking in Mechanical Room penetrating down to Dept. 260. Approximately 35 gallons of water lost affecting ceiling tile and carpet in known ACM environment. Area was isolated and remediation protocols followed including containment and abatement.	\$ 2,500	\$ 2,500.00	100
18	FM-0061798	El Dorado	Main St. Courthouse	09-A1	1	HVAC - Trouble shoot chiller failure. Located a refrigerant leak at a flare union and replaced the fitting. Recharged the chiller with 30lbs. of R-22 refrigerant. Returned the equipment to service. Re-checked for leaks and proper operation.	\$ 3,567	\$ 3,567	100
19	FM-0061987	Merced	Main Merced Courthouse	24-A8	1	Fire -Life-Safety - Correction to deficiencies in court building identified during project review by fire inspector. Upgrades required to bring building into compliance. Installing a smoke detector in Room M135. Changing candela ratings on devices listed by AHJ. Revising drawings showing changes to battery calculations and addressing missing strobe devices B8 and B9.	\$ 20,000	\$ 20,000	100
20	FM-0061992	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Entire 6th floor has no heat; AHU 3-way valve has failed restricting airflow. Replaced (1) 3 way 1 inch control valve, (2) 2 inch ball valves, (3) 2 inch dielectric unions, (1) valve actuator, (1) 2 inch strainer, and 10 ft. of 2 inch piping. Conducted environmental testing, and removed identified ACM insulation on piping.	\$ 2,500	\$ 2,500	100
21	FM-0061994	Madera	New Madera Courthouse	20-F1	1	Fire Protection - Replace faulty variable frequency drive for smoke exhaust fan #2 (SEF-2) - Drive is integral to operation of smoke exhaust system.	\$ 5,269	\$ 5,269	100
22	FM-0061998	Santa Barbara	Figuroa Division	42-B1	1	HVAC - Replace leaking solenoid valve, site glass and 2 drier cores for Chillers 1 and 2 - refrigerant found to be at unacceptable levels and present shutdown and further damage to chiller units if faulty parts not restored and leaking parts replaced.	\$ 15,188	\$ 15,188	100
23	FM-0062014	Santa Clara	Hall of Justice (East)	43-A1	1	Fire Protection - Fire main piping is corroded and leaking caused the system to fail - - Replaced (1) 6-inch fire main pipe above ceiling of holding cell work station three. Install approx. 10' of new piping - Currently affecting the court fire protection capability.	\$ 6,806	\$ 6,806	100



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24	FM-0062017	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Erect (1) 5'x20'x9' containment, (1) Decon Chamber, remove & replace (28) 1'x1' Ceiling Tiles. Replace (1) 15-3/4" damper & (1) 19-3/4" damper, (2) damper actuators, (1) pneumatic thermostat. 6th Floor Dept. 14 VAV is not operating causing inconsistent temperatures in the affected area.	\$ 2,500	\$ 2,500	100
25	FM-0062018	Los Angeles	Burbank Courthouse	19-G1	1	Elevators -Custody elevator#3 - Replace the following defective parts, (3) fuses and (1) ground cab wire#3, causing elevator not to function and impacting court operations.	\$ 2,500	\$ 2,500	100
26	FM-0062019	Los Angeles	Airport Courthouse	19-AU1	1	Elevators, Escalators, & Hoists - Replace (1) Elevator Drive on Judge's Elevator, re-program, test for operation, and put back into service. Judge's Elevator stopping and hesitating upon reaching floors. This poses potential entrapment and safety issue.	\$ 52,974	\$ 52,974	100
27	FM-0062020	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	HVAC - Replace (1) defective VFD for Supply fan for AHU-3. Air Handler Unit #3 is not operational and impacting the HVAC for the south section of the building	\$ 5,000	\$ 5,000	100
28	FM-0062022	Los Angeles	West Covina Courthouse	19-X1	1	County Managed - Fire Protection Replace (2) gauges for downstairs risers, eight (8) 1.5" Polyflex fire hoses, and one (1) 1.5" Fire hose valve. To have System certified per Fire Code Regulation #19.	\$ 4,151	\$ 4,151	100
29	FM-0062028	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Replace (1) 1/2" Angel Stop, drain riser from 6th to 8th flr, abate and replacement of 15 square feet of vct flooring and mastic. Disinfect Bacteria Contamination on 20sf ceiling tiles, 10sf carpet flooring and 1-wood table, clear drain to allow proper drainage. Water intrusion caused by a leaking drinking water fountain causing the water to continuously run overwhelming the drain. Affected area 2nd floor Secure Corridor and 1st floor Rm 111. Work performed in known ACM Environment.	\$ 2,432	\$ 2,365	97.26
30	FM-0062029	Alameda	Fremont Hall of Justice	01-H1	1	HVAC – Boilers 1 and 2 off line - Replace onboard failed low water cutoff control board - Specialized vendor with high efficiency boiler diagnostic equipment was required to determine what had failed and was causing the boilers shutdown - Court impact due to complete loss of heating capacity.	\$ 7,927	\$ 7,927	100
31	FM-0062032	Los Angeles	Compton Courthouse	19-AG1	1	Fire Protection - Fuel distribution is not acceptable to the fire pumps - Install a temporary fuel system to adequately supply fuel to the two fire pumps in the penthouse. Work will include a temporary 500 gallon sual wall fuel storage tank, new double wall piping to the existing fuel lines and installing in line fuel pumps to push fuel to the penthouse	\$ 82,663	\$ 54,665	66.13
32	FM-0062044	Los Angeles	El Monte Courthouse	19-O1	1	Elevators-Public elevator #2 -Replace (1) dampering motor, elevator is current not in operation. This building only has 2 public elevators.	\$ 7,597	\$ 4,415	58.12
33	FM-0062049	Los Angeles	Pomona Courthouse South	19-W1	1	HVAC - Replace (1) blower wheel for Air Handling Unit #3.Air Handling Unit#3 had to be shut down and impacting the HVAC building system.	\$ 12,951	\$ 12,951	100



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34	FM-0062066	Santa Clara	Morgan Hill Courthouse	43-N1	1	Exterior shell - Excessive air pressure under roof membrane - Install (2) air release vent in failed roof membrane - Seal (2) second floor failed window ledge sealant - Install (1) tie off bracket to access window - Replace (3) vent pipes due to excessive air pressure - install (1) access hatch to hard deck ceiling to access piping - currently compromising the courts exterior shell.	\$ 11,360	\$ 11,360	100
35	FM-0062073	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Leak replaced 2, two inch isolation ball valves, removed and replaced 2 faucet stems on the hot & cold in janitorial closet faucet on the 2nd floor. Hot and cold risers drained and restored to complete the work. Including remediation containment and drying equipment, Poly 6 mil cover over carpet, water leaked inside wall on second floor, into rooms 243C, 241H, and down to room 119.	\$ 2,500	\$ 2,500	100
36	FM-0062089	Los Angeles	Compton Courthouse	19-AG1	1	Interior Finishes - Emergency Board-up of (1) 30"x72" window after pane fell out due to high wind. Replace (3) 30"x72" Bronze Glass window panels with assistance of high boom lift. (1) Glass window panel fell out and while boarding up it is was discovered (2) more badly cracked and replaced to prevent a repeat occurrence.	\$ 5,000	\$ 5,000	100
37	FM-0062094	Los Angeles	Santa Monica Courthouse	19-AP1	1	Plumbing - Water leak above ceiling Lock-Up Rooms 108A & 108B, replaced (6) 9 inch X 9 Inch VCT tiles, replaced app. 3 ft. of 2-inch pipe on the chilled water loop, remove and replace Insulation on exposed chilled water pipe. Abated and removed 10 linear ft. of pipe insulation to expose the leak coming from the 2-inch domestic water line, erected containments. (7) critical barriers (40 inch x 80 inch) on main doors, ACM environmental protocol required.	\$ 2,500	\$ 2,500	100
38	FM-0062095	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - 6th floor replaced the cold deck damper, 16x19 7/8 x5, and hot deck damper, 16x15 7/8. Installed (2) 8-13# actuators and 12ft of copper tubing for pneumatic air and insulated the VAV box. Installed a 14x14 access panel on side of VAV box, calibrated pneumatic thermostat with new dampers and actuators. 6th floor Dept. 9 is non responsive to T-Stat Signal.	\$ 2,500	\$ 2,500	100
39	FM-0062115	Placer	Bill Santucci Justice Center	31-H1	1	Fire Protection - The mother board in the fire control panel has failed. Fire watch is required until the new board is obtained, installed, and programmed.	\$ 20,000	\$ 20,000	100
40	FM-0062118	Los Angeles	Chatsworth Courthouse	19-AY1	1	Plumbing - Replace (1) 3" No Hub Flange on 3 cast iron pipe for the Sewage Injector Pump. No hub flange failed causing the cast iron pipe to separate and spill sewage in the mechanical room. Environmental and remediation performed under P1	\$ 5,000	\$ 5,000	100
41	FM-0062132	Los Angeles	Eastlake Juvenile Court	19-R1	1	County Managed - HVAC - Repairs in Dept 201 judges chamber due to steam condensate return leak. LAISD conducted remediation of hazardous materiel of walls and removal of ceiling tiles during the repair of condensate line.	\$ 9,587	\$ 9,587	100
42	FM-0062134	Los Angeles	Airport Courthouse	19-AU1	1	Elevators, Escalators, & Hoists- Replace corrupted CPU Boards and Software, download new software in Freight Elevator. Existing CPU Board failed and software corrupted causing elevator to not operate.	\$ 16,034	\$ 12,373	77.17



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43	FM-0062136	Santa Clara	Palo Alto Courthouse	43-D1	1	HVAC – The basement HVAC Exhaust fan that serves the entire building failed due to age– Replace 12000 CFM Dual fan exhaust. Includes welds to (1) stock shaft piece to existing shaft, new bearing and pulley, and connect to duct work. Rigging was needed to remove old and install new fan. Affecting the buildings HVAC exhaust system.	\$ 36,006	\$ 36,006	100
44	FM-0062140	Riverside	Hall of Justice	33-A3	1	Plumbing - Holding - Remove and replace two (2) failed sewage ejector pumps, located in the in-custody holding of the courthouse, with two (2) new Tsurumi 3ph cutter pumps. The original pumps were tested and found unrepairable with temporary pumps in place to ensure building operation. Work includes cleanout of ejector tank, removal of debris.	\$ 27,144	\$ 27,144	100
45	FM-0062146	Los Angeles	Norwalk Courthouse	19-AK1	1	Plumbing - Replace one (1) defective low water board on the Domestic Hot Water Boiler. Attempted to reset and restart; boiler unresponsive to reset signal. Only Hot Water boiler in Courthouse; No Hot Water service to building.	\$ 2,500	\$ 2,500	100
46	FM-0062147	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Water leaked from a cracked 4" expansion line in the 3rd floor Women's restroom. Impacting Room 213 Probation Office(2nd Floor); affecting (130) 1'x1' ceiling tiles, (150) Sq. Ft. floor, (25) gal. water extracted. Leaking into ceiling of 1st Floor Room 100; affecting (4) 2'x2' Ceiling tiles wet; No water leaking to floor. Replaced one (1) 4" expansion line, (134) ceiling tiles. Containment and environmental cleaning had to be performed.	\$ 2,500	\$ 2,500	100
47	FM-0062148	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Category 3 water remediation due to toilet overflow. Eight (8) gallons of water in 9th floor employee restroom. Water seeped down to department 87 on 8th floor. A 3' x 3' area of carpet and two (2) 2' x 2' ceiling tiles are wet. HEPA equipped vacuums utilized to remediate and disinfect all affected surfaces and disposed of properly in accordance with all state, local and federal regulations that pertain to bacterial disposal practices	\$ 2,500	\$ 2,500	100
48	FM-0062157	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing – Repaired defective drain pipe, replaced 10 ft of 4 inch cast iron pipe, (1) 4 inch combe, (4) 4 inch heavy weight couplings. Remediation performed for ACM and bacterial clean-up., completed build back of ceiling, total 70 1x1 ceiling tiles. Ceiling leaking into 8th Floor Southwest public hallway	\$ 1,653	\$ 1,093	66.13
49	FM-0062158	San Diego	County Courthouse	37-A1	1	Plumbing - Replaced two (2) 4' x 2' ceiling tiles, tightened hot water line coupling, set-up 10' x 10' x 10' containment, clean-up all surfaces, removed fallen debris, extracted water from carpet, and performed environmental air testing within known ACM area. A Loose hot water line coupling caused water to leak and saturate ceiling tiles and fall onto D44 Judge's Chambers.	\$ 6,303	\$ 6,303	100
50	FM-0062164	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replaced failed shut off valves, remediated and replaced eighty (80) square feet of ACM 4" Pipe Elbow Insulation. AHU-14-4 Chilled Water line leaking due to excessive deterioration.	\$ 5,000	\$ 5,000	100
51	FM-0062165	Santa Cruz	Watsonville Courthouse	44-B2	1	Fire Protection - Fire door failed - Restrung (1) sash chain on rolling steel fire door - Reset Fire Fly system - Align drive side gears and retention chain - Perform complete operational and drop test.. – The court is unable to secure the public counters and this is a Fire life safety issue	\$ 7,187	\$ 7,187	100



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52	FM-0062167	San Diego	County Courthouse	37-A1	1	Elevators- Replace one (1) S11 board and installed 6 new amp traps (fuses) on Public Elevator #N2. N2 Elevator became stuck on the 3rd floor and not responding to calls, doors remained closed with no entrapments.	\$ 3,429	\$ 2,655	77.42
53	FM-0062175	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Elevators -Replace (1) defective edge board for Elevator #4. Elevator#4 has stopped on 4th Floor and the defective edge board was found after an analysis. This is currently impacting court operations.	\$ 5,000	\$ 5,000	100
54	FM-0062180	Alameda	Hayward Hall of Justice	01-D1	1	Plumbing – Cast Iron and Copper Waste Pipe failed and is leaking in 1st floor Courtrooms - Remove concrete around drain to allow approx. (6) fittings and (10') of pipe to be replaced. Erect ceiling support scaffolding in courtroom - Install planks above ceiling supports to provide access - - Water Pipe Leak - Remove insulation and replace multiple areas of pipe leaking .	\$ 26,106	\$ 26,106	100
55	FM-0062185	Santa Clara	Palo Alto Courthouse	43-D1	1	Interior Finishes - Door hardware failed and is not functioning - Replace (2) crash bar exit devices for courtroom doors, includes new locking mechanism.	\$ 7,356	\$ 7,356	100
56	FM-0062191	Los Angeles	El Monte Courthouse	19-O1	1	Elevators -Re-build generator for judges elevator #5 and take to shop to refurbish. Rewind, dip, and bake stator. Rewind armature. Bore and machine bearings housing. Replace bearings and bushings. Return and re-install generator. Elevator was stuck on 1st floor and not responding.	\$ 52,349	\$ 52,349	100
57	FM-0062192	Orange	Central Justice Center	30-A1	1	Fire Protection - Remove and replace one SIGA-270 Pull Station and MBA1024 Fire Bell. A fire sprinkler burst inside the basement steam room creating steam and causing multiple other fire sprinklers to burst. An area of about 30,000 square feet in the basement flooded causing water damage. Restoration and clean-up required to dry out the basement and return it to operational.	\$ 10,652	\$ 9,711	91.17
58	FM-0062050	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Electrical - Replace (1) failed 4160 V transformer. Required 1 week rental & installation of 1-Megawatt temporary generator to restore lighting and HVAC. Building power loss due to failed transformer in sub-level electrical room. Air Handler Units to entire building 19 floors and lighting on West side building impacted. ACM testing required due to Soffit removal, needed for accessibility for electricians and removal/installation of transformer.	\$ 445,864	\$ 445,864	100.00
59	FM-0061230	Calaveras	Calaveras Superior Court	05-C1	2	Exterior - Replace one approx. 4x6ft section of glass balcony panel - Glass has shattered. The glass has to be replaced because of safety regulations, as workers have to go to access the area for landscaping maintenance.	\$ 6,231	\$ 6,231	100.00
60	FM-0061249	San Francisco	Civic Center Courthouse	38-A1	2	Fire Protection - replaced failed duct detectors (2), photo sensors (12), strobes(4) and dialer; Failed fire devices are causing false alarms and evacuations.	\$ 19,876	\$ 19,876	100.00
61	FM-0061387	Los Angeles	Compton Courthouse	19-AG1	2	Exterior Shell – Repair and restore 50 benches approximately 1,000 SF of exterior bench seating extensive graffiti etching, splinters and missing slats/screws. Multiple reports of personnel getting cuts, and ripping there clothing due to the damage. Splinters on benches continue to causing a safety concern to public, and staff.	\$ 33,059	\$ 21,862	66.13



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62	FM-0061836	San Diego	South County Regional Center	37-H1	2	COUNTY MANAGED-PLUMBING- County project MM18731-Both domestic hot water tanks are in failure mode and an attempt to have them repaired (relined) was not feasible. Two 1,200 gal domestic hot water storage tanks serving the center have deteriorated and are beyond repair and need to be replaced. Demolish the 2 existing hot water storage tanks; provide and install 2 new 1,200 gal tanks with new pipe connections, isolation valves and insulation	\$ 62,720	\$ 62,720	100.00
63	FM-0061878	Merced	Main Merced Courthouse	24-A8	2	HVAC - Install (4) Magnehelic Differential Pressure Gauges in 2 each Package Air Handler Units - There is no means to actively measure DP across filter bank and as HVAC PM no longer part of service contract, this allows for proper out of cycle filter changes.	\$ 2,887	\$ 2,887	100.00
64	FM-0061880	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Exterior Shell – Window – Replace glass pane which appears to have been broken by a small projectile possibly a bullet – 6.5 foot square three eights thick bronze laminated glass – work to be performed off hours.	\$ 10,160	\$ 8,514	83.80
65	FM-0061885	Orange	Central Justice Center	30-A1	2	Elevators – Judge’s Elevator #6 - Remove and replace the failed controller, door operator, and wiring of elevator #6 with new MCE iControls Controller and GAL MOVFR Door Operator. Since April 2016 the elevator has failed 38 times and with 26 entrapments. Failure to resolve will result in disruption to court operations and Judges being entrapped. The current controller and door operator are proprietary and need to be replaced together; new equipment will be non-proprietary.	\$ 76,288	\$ 76,288	100.00
66	FM-0061887	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	HVAC – Remove and replace 30ft of leaking 6" fire sprinkler piping, (1) 90 degree elbow, (1) tee and couplings from above cable rack running from the fire pump room to the loading dock. The piping has previously failed in numerous locations requiring separate repairs. Work includes the use of 19ft lift to access piping.	\$ 6,245	\$ 4,993	79.95
67	FM-0061888	Los Angeles	Alhambra Courthouse	19-I1	2	HVAC - Replace five (5) pneumatic controllers for the five (5) air handlers that serve the building. The controllers are not functioning, so it is not possible to control the temperature in the building.	\$ 3,607	\$ 3,102	86.00
68	FM-0061889	Orange	North Justice Center	30-C1	2	Plumbing - Replace 10 linear ft. of 4 inch and 10 linear ft. of 2 inch cast iron pipe above Courtroom N18 chambers. A break in the drain line, above chambers, leaked onto the ceiling tile. There is overspray of fire proofing on the leaking drain line. Vendor to abate 25 square feet of fire proofing material prior to performing the drain line repairs/replacement.	\$ 12,233	\$ 12,233	100.00
69	FM-0061891	San Bernardino	Juvenile Dependency Courthouse	36-P1	2	HVAC - Replace failed 2-ton compressor on Split System for Server Room. Room is too hot due to Split System is no longer working.	\$ 4,383	\$ 2,390	54.53
70	FM-0061894	Butte	Butte County Courthouse	04-A1	2	Vandalism: Vandals broke two panes of glass in the front entry door. The work includes removal of broken glass, filling the door frame with plywood to temporarily secure, order and install tempered replacement panes.	\$ 2,829	\$ 2,829	100.00





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71	FM-0061896	Los Angeles	Pasadena Courthouse	19-J1	2	HVAC - Refurbish one (1) motor each for the pumps for cooling towers 1 and 2. The pumps are leaking and failing, causing the towers to lose make up water. Cooling towers will fail if pumps are not refurbished.	\$ 14,679	\$ 10,180	69.35
72	FM-0061902	Imperial	Imperial County Courthouse	13-A1	2	HVAC - Replace failed condenser unit, compressor grounded and coil has failed weld joints. System will need to be isolate, lockout tag out of all electrical, Recover refrigerant, install liquid dryer for burnout, check for leaks, charge system with Freon, perform operations check of equipment & system, monitor & record all readings, perform follow up service tell all levels are within factory specs, remove all trash & defective compressor, dispose of refrigerant oils and parts	\$ 3,131	\$ 3,131	100.00
73	FM-0061904	Riverside	Hall of Justice	33-A3	2	Plumbing - Fire Service Backflow - Remove and replace failed 6" fire service backflow located on the Main St. side of the building - #25fz/fs RPDA Wilkins 375DA 6.000 - with new. Previous attempts at long term repairs are no longer holding due to epoxy coating coming off inside of the backflow device. The unit currently leaks and will not pass certification without replacement. Work also includes raising of pipe level to bring up to plumbing code.	\$ 13,440	\$ 13,440	100.00
74	FM-0061907	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Fire Protection - Replace two (2) engine block heaters, including new hoses. Block heaters are no longer functional, which will cause the pump to fail.	\$ 5,105	\$ 4,109	80.48
75	FM-0061910	Monterey	Salinas Courthouse North Wing	27-A1	2	HVAC - Tower blower/shaft and bearings have failed - Provide (1)crane and rigging crew for the new shaft and wheels - Provide and install one (1) new OEM fan shaft - Provide and install three (3) new OEM blower wheels - Install two (2) new shaft bearings - Install (2) new drive sheaves for both motors - Install (2) new driver bushings for both motors - Install (2) new driver sheaves for both fans - Install (2) new drive bushings for both fans - Install (4) new belts - Test for proper operation and return to service - Tower failure is effecting court cooling capacity	\$ 44,928	\$ 44,928	100.00
76	FM-0061912	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	2	Exterior Finishes - Remove and replace the broken 61" X 121" X 1/4" tempered window in room 611 located on the 6th floor. The window appears to be stressed cracked possibly from an improper original fit. The work includes a crane, 4 Glaziers to install, and replacement of the existing window tint film to match existing. The work to take place after hours.	\$ 8,796	\$ 8,796	100.00
77	FM-0061913	Fresno	Fresno County Courthouse	10-A1	2	Elevators - Remove failing encoder wheel in staff Elevator 4 and replace with new landing control system - Existing rubber wheel is breaking apart and failure will put the car out of service. Wheel is obsolete and updated landing control system will be installed.	\$ 10,642	\$ 10,642	100.00
78	FM-0061914	Tulare	South County Justice Center	54-I1	2	HVAC - Remove leaking chilled water pump. Replace bearings, seals, gaskets, sleeve, slinger. Re-install and re-align - Pump is leaking and must be rebuilt.	\$ 5,694	\$ 5,694	100.00
79	FM-0061916	San Bernardino	San Bernardino Justice Center	36-R1	2	Interior Finishes - Replace ADA door MC521 board and Operator; AAADM Certify. Board and operator on the 1st floor main lobby front ADA entrance doors failed.	\$ 5,264	\$ 5,264	100.00
80	FM-0061918	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	2	Interior - FM - DA Kitchen - Remove and replace 80 SF of vinyl composite tile flooring. The flooring is lifting, cracked, broken, and missing in spaces creating a safety hazard. Work will include abatement of ACM in tile mastic, clearance test, and installation of new flooring.	\$ 7,426	\$ -	0.00



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81	FM-0061922	Tulare	Dinuba Division of the Tulare Superior Court	54-E1	2	Fire Protection - Remove and replace one damaged addressable heat detector and base and reprogram into fire alarm panel - Heat detector located in plumbing chase in holding cell area is inoperable due to water damage from recent leak in pipe above ceiling.	\$ 2,059	\$ 1,030	50.00
82	FM-0061925	San Bernardino	San Bernardino Justice Center	36-R1	2	Plumbing - Replace 3in Hobley commercial mixing valve and plumbing connections on the domestic hot water line for the lower level. Mixing valve not functioning properly and is not allowing hot water to be distributed throughout holding and the lower level to meet required code of 110 degrees.	\$ 9,676	\$ 9,676	100.00
83	FM-0061926	San Bernardino	San Bernardino Courthouse	36-A1	2	Elevators, Escalators, & Hoists - Replace contacts, relays, and elevator control handle. Additional labor hours for troubleshooting of existing elevators. Elevator is very old and parts are not readily available.	\$ 6,822	\$ 6,525	95.64
84	FM-0061928	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	EXTERIOR SHELL - Replace the failed 18' barrel and springs for the bus bay roll up door. The Sheriff's Department reported the roll up door would not close and had to be manually lowered to secure. Action Door identified a failed barrel and springs and advised they need to be replaced for the door to operate properly.	\$ 6,377	\$ 5,098	79.95
85	FM-0061932	Stanislaus	Hall of Records	50-A2	2	Interior - Safety - Resurface (6) 4-ft wide steps (24linear feet) in public hallway basement level - stairs have damaged areas that require resurfacing, documented trip from public	\$ 5,364	\$ 5,364	100.00
86	FM-0061933	Merced	Main Merced Courthouse	24-A8	2	Fire Protection - Replace failed power supply for fire alarm control panel NAC#2 - unit has failed and needs to be replaced.	\$ 3,454	\$ 3,454	100.00
87	FM-0061937	Alameda	Hayward Hall of Justice	01-D1	2	HVAC - Boiler off line - Replace failed inline flow switch - Specialized vendor with high efficiency boiler diagnostic equipment was required to determine what had failed and was causing multiple error or fault codes - Court impact due to reduction of heating capacity.	\$ 3,204	\$ 2,829	88.30
88	FM-0061938	Butte	Butte County Courthouse	04-A1	2	HVAC - Replace failed furnace section draft motor multizone unit 3 om3729 - replace failed furnace section draft motor multizone unit 3 om3729	\$ 992	\$ 992	100.00
89	FM-0061940	Los Angeles	Whittier Courthouse	19-AO1	2	Exterior shell -Replace all the black aluminum letters on the front of the building. Letters were stolen off of the building.	\$ 3,319	\$ 2,869	86.43
90	FM-0061944	Los Angeles	Norwalk Courthouse	19-AK1	2	Elevators, escalators, & hoists - Replace the selector board for public elevator #4. Selector has failed and elevator is not functioning.	\$ 3,038	\$ 2,583	85.03
91	FM-0061945	Alameda	Hayward Hall of Justice	01-D1	2	Fire Protection – Replace failed Fire Alarm Panel (FAP) printer data cable - Correct multiple faults on FAP - (1) Ground Fault, and (2) Com Error - Specialty vendor required to trouble shoot and repair - FAP needs to be fully functional	\$ 6,059	\$ 5,350	88.30
92	FM-0061948	Los Angeles	Whittier Courthouse	19-AO1	2	Elevators - Replace (1) CPU battery to address building emergency power issue. Custody Elevator stuck in basement and not responding to calls.	\$ 5,540	\$ 5,540	100.00
93	FM-0061950	San Bernardino	San Bernardino Justice Center	36-R1	2	Fire Protection - Fire Pump #1 replace failed bearings, seals and packing. Fire pump bearings have failed and seals/packing are leaking.	\$ 7,213	\$ 7,213	100.00



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94	FM-0061956	Merced	New Los Banos Courthouse	24-G1	2	Electrical - Replace faulted wire in underground conduit to back parking lot lighting - burned wire in conduit was causing main building circuit breaker to trip intermittently	\$ 2,832	\$ 2,832	100.00
95	FM-0061957	Los Angeles	Downey Courthouse	19-AM1	2	Vandalism - Replace (1) 41"x48-1/2"x13/16" clear laminated glass panel in the existing steel frame with security screws. Glass broken by in-custody.	\$ 2,383	\$ 1,995	83.70
96	FM-0061958	Los Angeles	Compton Courthouse	19-AG1	2	Fire Protection - Replace one (1) water pump, one (1) cooler base, and associated gaskets for water cooler pump for fire pump #1. Water pump is leaking and is not able to keep the fire pump cool. This could cause the fire pump to fail.	\$ 5,567	\$ 3,681	66.13
97	FM-0061964	Los Angeles	Compton Courthouse	19-AG1	2	HVAC - Rebuild Boiler #5 Recirculating Pump. Boiler #5 is currently off-line due to excessive leaking from pump seals.	\$ 3,989	\$ 2,638	66.13
98	FM-0061967	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	2	Plumbing - Health and Safety - In the courthouse deli the flooring and concrete have deteriorated at a floor drain because of poor drainage causing a health issue and tripping hazard. The work includes replacing and lowering the floor drain, remove and replace the deteriorated concrete around the floor drain, and install new floor tiles as required to bring to compliance.	\$ 3,227	\$ 3,227	100.00
99	FM-0061968	Los Angeles	Inglewood Courthouse	19-F1	2	Plumbing-Replace one (1) lav sink with one (1) 18" penal ware lav sink with air control valves. Water supply valves are not functioning and obsolete lav is unable to be repaired.	\$ 3,941	\$ 2,938	74.56
100	FM-0061970	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	HVAC-Replace one (1) 7.5 Hp ABB VFD for exhaust fan #11. VFD has failed and fan is not working.	\$ 3,474	\$ 2,554	73.51
101	FM-0061971	Los Angeles	Airport Courthouse	19-AU1	2	Plumbing - Remove accumulated debris from custody sump pit and repair non-operational sump blocked with custody lunch waste. Debris has caused sump to seize. As a result, the odor and insect infestation have increased. Vacuum truck required to access seized pump.	\$ 4,350	\$ 3,357	77.17
102	FM-0061972	Tulare	South County Justice Center	54-I1	2	Plumbing - From the existing 3-way chilled water valve, disconnect and remove two existing failed 6 butterfly valves and joining linkages from actuator and replace the two butterfly valves with factory parts (body, seal, disc and stem on each) - Existing 3-way chilled water valve is leaking and inoperable.	\$ 9,787	\$ 9,787	100.00
103	FM-0061977	San Diego	Kearny Mesa Court	37-C1	2	Grounds and Parking Lot - Replace damaged underground PVC conduit and wire between the two parking lot light poles. No power to two light poles, underground wire/conduit is broken and causing breaker to trip. Break/damage was discovered and pinpointed using camera to trace line.	\$ 17,212	\$ 17,212	100.00
104	FM-0061983	Los Angeles	Chatsworth Courthouse	19-AY1	2	Fire Protection - Replace defective / discontinued First Floor Pre-Action System. Existing system failed; ball valve jammed not responding on "Fire Call".	\$ 11,421	\$ 9,571	83.80
105	FM-0061629	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	Electrical - Replace approx. 150LF of electrical wiring, 15LF of 1" schedule 40 PVC conduit. Saw cut concrete and re-pour 0.25 CY of new concrete. Currently impacting 25% of the parking lot lights.	\$ 34,293	\$ 25,209	73.51



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106	FM-0061838	Alameda	New East County Hall of Justice	01-J1	2	Vandalism - Holding Cell – Replace (1) 22x34 fire rated custom made cell door window pane deliberately broken by in-custody. Work to be done during non-business hours.	\$ 15,507	\$ 15,507	100.00
107	FM-0061906	Los Angeles	Van Nuys Courthouse East	19-AX1	2	Roof - Patch (20) 1 x 1holes in stucco of West Penthouse wall; Replace (1) 6 x 36 louver missing from West Penthouse wall. Water was penetrating inside the mechanical room. The louver became loose and flew away because of wind.	\$ 11,355	\$ 10,190	89.74
108	FM-0061920	Shasta	Main Courthouse	45-A1	2	HVAC - Boiler - Replace 3 failed control gas valves and ignitors on the courthouse boiler.	\$ 2,000	\$ 1,335	66.73
109	FM-0061929	Mendocino	County Courthouse	23-A1	2	Plumbing - Correction and ACM abatement for leaking drain pipe - Setup containment/abate approximately 75 square feet of ACM lath/plaster ceilings at (2) bathrooms (One each men's/women's) to access plumbing for repairs; air monitor for clearance; remove/replace approximately 10' of drain line at women's restroom; tighten or replace leaking steam pipe union at men's restroom; install two ceiling access panels approximately 18" x 24 in each restroom. - Plumbing drain and steam pipe leaking at restroom ceilings; access panel installation instead of patch/paint.	\$ 24,360	\$ 16,472	67.62
110	FM-0061934	Los Angeles	Santa Monica Courthouse	19-AP1	2	Roof - Rain water has leaked and penetrated through roof affecting several ceiling in depts S & T. Scrape approx. 300 SF of old gravel, apply asphalt primer & mastic, fiberglass mesh to re-enforce the area top coat on the mastic, and add 1 coat of sphalt primer. Provide emulsion roof surfacing then broadcast new gravel on the affected area.	\$ 7,724	\$ 6,063	78.49
111	FM-0061936	Sutter	New Sutter County Courthouse	51-C1	2	Grounds and Parking Lot - Relocate security camera due to tree blocking viewing location.	\$ 2,154	\$ 2,154	100.00
112	FM-0061939	Sutter	New Sutter County Courthouse	51-C1	2	Security -Replace 3 DSX Control Boards to elevator- Bad control board is not allowing #2 Elevator not going to 3rd floor.	\$ 6,953	\$ 6,953	100.00
113	FM-0061949	Solano	Old Solano Courthouse	48-A3	2	Fire Protection - LOTO fire sprinkler system; Place fire alarm in test mode; Disassemble 4" test valves; remove failed seals; Install new (4) seals. - Test valves were leaking after preventive maintenace.	\$ 3,797	\$ 3,797	100.00
114	FM-0061955	Riverside	Riverside Juvenile Court	33-N1	2	Vandalism - Front Entry/Public Defenders - Remove and replace one front left quarter inch bronze glass pane (28 x 105) at the building entry, one 3068 solid core birch wood door, and two door handles (one ND53 office lever lock and one ND80 store room lever lock). A vandal (03/03/2018) broke the front window pane of the building and forced his way into the building and the District Attorneys space breaking one door and two door handles. The DA space is currently unsecured and needs the locks replaced for safety and security. Suspect was apprehended.	\$ 5,041	\$ 2,487	49.34
115	FM-0061965	Los Angeles	Compton Courthouse	19-AG1	2	Elevators, Escalators, & Hoists - Elevator #4 Compensating cable has come loose, and needs to be re-attached. Non-mechanical impact, loose compensation cable making loud noise when in operation and therefore taken out of service.	\$ 16,861	\$ 11,150	66.13
116	FM-0061981	Madera	New Madera Courthouse	20-F1	2	Elevators, Escalators, & Hoists - replace spliced/shorted wire in the seismic system with unspliced wire - spliced wire in seismic system was determined to be cause of intermitent shutdown of elevator.	\$ 4,957	\$ 4,957	100.00



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117	FM-0061984	Orange	Civil Complex Center ("CXC")	30-A3	2	Grounds and Parking Lot Main Entrance - Remove 6' X 12' section of broken concrete at the entrance to the Civil Complex Center and replace with new 6 x 12 4 inch pour to match existing. The broken section of concrete is creating a trip hazard and attempts to grind down have proved insufficient to remediate hazard. Tree roots, causing the lift, will also be removed.	\$ 5,471	\$ 4,988	91.17
118	FM-0061989	San Bernardino	Fontana Courthouse	36-C1	2	Interior Finishes - Replace failed fire rated door with stain grade fire rated door with same rating and of similar color and grade using existing hardware. Fire rated door is compromised, top part of door broke off. This work is necessary to be in compliance.	\$ 3,248	\$ 2,700	83.13
119	FM-0061995	Riverside	Hemet	33-F1	2	Vandalism - Front Exit Door Replace broken 25 x 68 bronze tinted glass door panel damaged by a customer on 02/26/2018. Work includes 36 x 79 sheet board up and removal. Failure to board up and replace glass will result in an unsecured building.	\$ 2,244	\$ 2,244	100.00
120	FM-0061999	Los Angeles	Torrance Courthouse	19-C1	2	Grounds & Parking Lot- Replace (5) solar batteries, (1) control panel on (5) solar powered pole lights. Batteries have failed due to failed control panel. North Employee Parking Lot lights are currently non-operational due to failure, and areas are extremely dark when staff are heading home.	\$ 5,930	\$ 5,049	85.14
121	FM-0062000	Solano	Old Solano Courthouse	48-A3	2	Electrical - Emergency generator - Remove failed battery charger and block heater; Install new battery charger and block heater. These items have failed and during generator did not start during preventive maintenance.	\$ 2,698	\$ 2,698	100.00
122	FM-0062001	Butte	Butte County Courthouse	04-A1	2	HVAC - Remove and replace defective multizone 3 return motor with new motor. This is a return fan motor that has failed (bearing failed), motor is mechanically locked. Need to be replaced due to improper air flow of judges chambers, jury rooms and offices.	\$ 2,495	\$ 2,495	100.00
123	FM-0062002	San Joaquin	Lodi Branch- Dept. 2	39-D2	2	HVAC - Replace and program multi-zone VAV controller for AHU2 (Trane Custom unit) - Control Board has failed and replacement with programming is required to restore unit to operation	\$ 3,703	\$ 3,703	100.00
124	FM-0062003	Stanislaus	Modesto Main Courthouse	50-A1	2	Plumbing - Replace failed 1.5in backflow preventor (RP) device in basement boiler room - unit failed annual inspection repair kit was unsuccessful and full replacement is required.	\$ 4,107	\$ 4,107	100.00
125	FM-0062005	Lassen	Hall of Justice	18-C1	2	Utilities - Boiler 3 that runs the snow melt was off line. Leak was found under concrete in Zone 3, the north east front corner of building. Ordered Glycol to refill system and get back on line. Leak was found under concrete at zone 3 (northeast front corner). Shut zone 3 down and isolate. Vendor will demo and replace approx. 124 sq.ft. of concrete in front entry area. They will install construction fencing around work area. Then saw cut , demo, and haul away concrete. Place and finish new concrete. Pride will then inspect piping and make repairs. Once repair is made Pride will pressurize zone 3 and verify leaks are fixed. Re-fill with glycol mixture of 40% glycol and 60% water. Pour concrete and finish to match area.	\$ 13,468	\$ 13,468	100.00
126	FM-0062006	Los Angeles	Airport Courthouse	19-AU1	2	Elevators, escalators, & hoists - Replace (1) power drive for public elevator #2. Power drive has failed and the elevator does not function. Elevator has been placed out of service to prevent any entrapments.	\$ 42,367	\$ 32,695	77.17



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127	FM-0062007	Contra Costa	Bray Courts	07-A3	2	HVAC - Added new isolation for the hot water loop; Replace failed Hot water Valve and actuator; replace the circuit setting. - Valve has failed and the temp in room cannot be controlled	\$ 2,799	\$ 2,799	100.00
128	FM-0062009	San Bernardino	Fontana Courthouse	36-C1	2	Interior Finishes - Replace 96 sq. ft. of damaged VCT floor tiles in the Courthouse lobby tiles. The floor tiles are broken and loose, water damage caused slab and tile to lift and break the tiles.	\$ 4,115	\$ 3,421	83.13
129	FM-0062010	Los Angeles	Downey Courthouse	19-AM1	2	HVAC - Remove and replace (1) Pneumatic Air Compressor Motor and Pump including adapting all piping and electrical as needed. Existing Pneumatic Air Compressor motor and pump is failing due to the bearings in the motor and the bearings in the pump creating possible P1 emergency. Pneumatic Compressor provides air to operate Court HVAC system.	\$ 6,573	\$ 5,502	83.70
130	FM-0062011	Fresno	Fresno County Courthouse	10-A1	2	Plumbing - Replace South HVAC hot water pump and motor - Pump leaks at seal and repairs have been unsuccessful as pump is obsolete. New pump is required.	\$ 5,866	\$ 5,626	95.91
131	FM-0062012	Fresno	B.F. Sisk Courthouse	10-O1	2	HVAC - Replace two defective insertion flow meters in the condenser water lines, calibrate and program - Flow meters have failed and are non-functional.	\$ 5,586	\$ 5,586	100.00
132	FM-0062013	Santa Clara	Hall of Justice (West)	43-A2	2	Vandalism - Holding Cell – Replace (1) 30x38 and (1) 22x34 holding cell laminated glass windows broken by in-custody's - affecting courts holding capacity. Work to be done during non-business hours.	\$ 9,033	\$ 9,033	100.00
133	FM-0062016	Riverside	New Riverside Mid-County Courthouse.	33-G4	2	Vandalism - Cell #1 Remove and replace broken 16.5 inch x 34.75 inch laminate glass with opaque glazing tape that was damaged by an in-custody on 03/08/2018. The broken glass has created a safety hazard. Failure replace the glass will result in an unsafe, unusable holding cell.	\$ 2,100	\$ 2,100	100.00
134	FM-0062024	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	Grounds - Replace (1) 1" inline valve; (5) PGP Rotor Sprinklers; (5) 6" pop-up sprinklers; (2) station battery timers; (6) DC solenoids; (10') 1" PVC Irrigation pipe. Grass in areas dying due to irrigation controller, & irrigation valve, out living life expectancies.	\$ 2,150	\$ 1,505	69.99
135	FM-0062026	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	HVAC - Replace defective Fan Bearings (2), (1) Fan Guard; (2) Fan Belts for Supply Fan#1. Bearings and belts are worn out, causing excessive vibration and damaging belt guard.	\$ 7,127	\$ 4,988	69.99
136	FM-0062031	Orange	Central Justice Center	30-A1	2	Plumbing - Remove and replace one (1) 4" flange and one (1) 4" butterfly valve for the main domestic cold-water intake to the building. The flange and valve were found leaking, are old and could burst at any time. In the event of complete failure, this would bring the whole building down, negatively affecting Court operations.	\$ 7,200	\$ 6,564	91.17
137	FM-0062033	Los Angeles	Inglewood Courthouse	19-F1	2	Grounds & Parking Lot - Remove the door barrel leaving the curtain in place; return barrel to shop and rebuild; install springs, bearings, shaft assembly. Reinstall barrel and test door. Barrel spring is broken causing the gear motor operator to lift the entire weight of the door curtain. Door cannot be safely operated in automatic mode. Continued operation without rebuild will permanently damage the motor causing it to fail.	\$ 5,582	\$ 4,162	74.56



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Attachment A

TCFMAC-Funded Project List  
Quarter 4, Fiscal Year 2017-18

#	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE % OF COST
138	FM-0062034	Los Angeles	S. Bay Muni Court Jury Assembly Trailer	19-C3	2	Grounds and parking lot- Replace existing deteriorated parking barrier with 24 linear feet of cement k-rail in parking lot remove and replace deteriorated wood pole parking barrier with four (4) 20 linear foot poles to prevent public from entering employee parking area causing a liability issue to employee lot and staff.	\$ 5,225	\$ 4,449	85.14
139	FM-0062035	Los Angeles	Torrance Courthouse	19-C1	2	Elevators, escalators, & hoists- Replace severely worn carbon brushes for all 5 elevators. The carbon brush performs both an electrical and a mechanical function within the system Brushes are worn and, if not replaced, Can cause damage to the generator motors or loss of function.	\$ 5,135	\$ 4,372	85.14
140	FM-0062036	Los Angeles	Torrance Courthouse	19-C1	2	Plumbing - Replace (1) 120 gallon electric water heater, (2) isolation valves, (1) flue vent, & re-insulate piping. Existing water heater is leaking and cannot be repaired.	\$ 14,830	\$ 12,626	85.14
141	FM-0062037	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	2	HVAC - Chiller #2 Remove and replace the failed o-rings and flow switch on circuit #2 of chiller #2. Circuit #2 has a refrigerant leak and needs new o-rings on the compressor, solenoid, and valve body. The flow switch is sticking and needs to be replaced.	\$ 3,310	\$ 3,310	100.00
142	FM-0062038	Placer	Bill Santucci Justice Center	31-H1	2	County Managed - Grounds and Parking - Shared Plaza Area - Locate and repair the leak in the buried irrigation piping. The pipe is 10 feet deep and located beneath a concrete panter box.The plaza area is shared cost with Placer County.	\$ 11,696	\$ 5,848	50.00
143	FM-0062039	San Bernardino	San Bernardino Justice Center	36-R1	2	Interior Finishes - Replace broken Corian wall panel (approx: 147" X 32" ) in the R-18 Courtroom as well as the broken Corian swinging door panel (approx: 37 3/4" x 35 7/8") in the Jury room. Both panels were broken in separate vandalism related incidents. This work is necessary to address an immediate safety risk associated with the current broken sharp edges of the Corian panels.	\$ 11,037	\$ 11,037	100.00
144	FM-0062040	Los Angeles	Metropolitan Courthouse	19-T1	2	Plumbing - Replace (2) 5HP Submersible Sewage Ejector pumps; Pumps #1 & #2 are failing due to bearing failure caused by constant clogging by debris, heavy usage & wear/tear. clean out sewage sump well. Existing Pump #1 very noisy and failing; Pump #2 not running to capacity and would not handle capacity load if #1 fails. Failed pumps would cause flood of Level C elevator lobby and elevator pits with sewage water.	\$ 23,404	\$ 22,126	94.54
145	FM-0062041	Los Angeles	San Fernando Courthouse	19-AC1	2	HVAC - Replace one (1) VFD for Air Handler Unit #3. The VFD has failed and is inoperative because of end of life. Temperatures cannot be controlled properly for the public hallway on the 3rd floor and it's impacting court operations.	\$ 8,747	\$ 7,296	83.41
146	FM-0062042	Los Angeles	El Monte Courthouse	19-O1	2	Plumbing -Replace one (1) 100 GL commercial water heater for domestic water, two (2) isolation valves, and hardware for valves, one (1) exhaust flue, and re-insulate.. Water heater is leaking and cannot be refurbished	\$ 12,243	\$ 7,116	58.12
147	FM-0062043	San Bernardino	San Bernardino Courthouse - Annex	36-A2	2	Elevators, Escalators, & Hoists - Replace elevator hall call button on the first floor that is failing. Work is needed to ensure elevators are operating properly as these are the only elevators for the building.	\$ 2,240	\$ 2,142	95.64
148	FM-0062045	Los Angeles	Norwalk Courthouse	19-AK1	2	HVAC -Replace one (1) flange bearing, two (2) pillow block bearings, and three (3) fan belts for 5th floor return air handler. Parts are worn and the air handler is not working properly.	\$ 7,496	\$ 6,374	85.03



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149	FM-0062047	Los Angeles	County Records Center	19-AV3	2	Interior Finishes - County Managed - Room A-110 Replace damaged Fire Rated Steel Doors; Furnish and replace (1) set of 16ga Fire Rated Steel Doors rated at 90 min 6'x7' fabricated with (3) butt hinges, brass flush bolts, Shilage electronic lock-set, ND-80 Rhodes Lever, surface closer flat plate astragal and wire loop.	\$ 11,000	\$ 11,000	100.00
150	FM-0062048	Los Angeles	Bellflower Courthouse	19-AL1	2	HVAC - Rebuild (1) Hot water pump and replace (1) 2 HP motor. Pump and motor are very noise and indicating imminent failure of bearings.	\$ 4,107	\$ 3,201	77.94
151	FM-0062052	Los Angeles	Bellflower Courthouse	19-AL1	2	Elevators, Escalators, & Hoists - Replace (1) failed A-1 Power Relay Board in Public Elevator #2. Power Relay Board has failed causing elevator not to function.	\$ 3,993	\$ 3,112	77.94
152	FM-0062055	Los Angeles	Chatsworth Courthouse	19-AY1	2	HVAC-Replace one (1) temperature control valve in chiller #2. Control valve has failed and chiller will not operate.	\$ 2,662	\$ 2,231	83.80
153	FM-0062058	Los Angeles	Bellflower Courthouse	19-AL1	2	Plumbing- Replace (1) 3" CI Tapped P-Trap; (10') 3" CI pipe; (10') 6" CI pipe; (3) 6" Husky Couplings; (3) 3" Husky Couplings. Cast iron drain line is cracked creating potential leak into lower floors.	\$ 5,451	\$ 4,249	77.94
154	FM-0062059	Los Angeles	Norwalk Courthouse	19-AK1	2	Interior Finishes-Re-grout the tiles around the 3rd floor mop sink. Replace 4x6 amount of drywall. The failed grout lines allowed water to penetrate down to the 2nd floor. Environmental testing and remediation had to be performed.	\$ 13,469	\$ 11,453	85.03
155	FM-0062060	San Bernardino	San Bernardino Justice Center	36-R1	2	HVAC- Chiller #2 is currently in alarm. Replace the first stage guide vane operator gaskets and replace three solenoid valves for the purge unit. A leak check found that there were leaks at the first stage guide vane operator and one of the solenoid valves that serves the purge unit.	\$ 8,681	\$ 8,681	100.00
156	FM-0062062	Los Angeles	Inglewood Juvenile Court	19-E1	2	Plumbing- Remove and dispose of (200) Sq. Ft. existing cap sheet roofing at drain area. Remove (1) scupper drain system, expose plywood deck, mechanically fasten #75 GAFGLASS base sheet, heat weld bitumen roof membrane at drain, mechanically fasten replacement scupper drain with asphalt primer, heat weld granulated bitumen roof membrane, and color to match. Rain water has penetrated through northwest roof drain, and southwest roof drain due to defective membrane.	\$ 12,775	\$ 10,320	80.78
157	FM-0062063	Los Angeles	Torrance Courthouse	19-C1	2	Interior Finishes - Replace (300) 23"x23"x1/8" glass panels in Elevator Lobby light fixtures with (300) 23"x23"x030 Polar White Acrylic Panels, Matte/Matte finish. Safety concern for court patron and personnel. Heavy glass panels may fall out during earthquake occurrence causing serious injury to staff and public.	\$ 15,645	\$ 13,320	85.14
158	FM-0062067	Kern	Bakersfield Superior Court	15-A1	2	Plumbing - Replacement of 80' of leaking galvanized pipe and fittings and replace with 80' of copper pipe and fittings - ongoing leak issues to be corrected on existing pipe currently patched with multiple clamps.	\$ 7,449	\$ 4,656	62.50
159	FM-0062068	San Diego	Juvenile Court	37-E1	2	Interior Finishes -Replace closer on one door on the double doors. District Attorneys double doors are not securing properly. Doors lead into common area	\$ 3,497	\$ 2,609	74.62
160	FM-0062069	Los Angeles	Whittier Courthouse	19-AO1	2	Exterior - Replace (2) Clerk's Windows on East elevation of building; 1/4" bronze glass in aluminum frame (105) Sq. Ft. Windows have been cracked by vandals creating security & safety concerns.	\$ 5,189	\$ 4,485	86.43





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161	FM-0062070	Los Angeles	Whittier Courthouse	19-AO1	2	Vandalism - Replace (4) 72 Sq. Ft. of 1/4" Bronze Glass Panels; (225) Sq. Ft. Graffiti Window Film on Courthouse main entrance. Glass has been vandalized with gang etchings creating security concerns and needs to be replaced.	\$ 6,594	\$ 5,699	86.43
162	FM-0062071	Contra Costa	Walnut Creek Courthouse	07-C1	2	Fire Protection - Replace leaking Sprinkler Flow Switch above Holding Cell 3 that was found during the Annual FAP Inspection PM (2724402) - Leaking valve is sending a trouble alarm to the Fire Panel.	\$ 2,930	\$ 2,930	100.00
163	FM-0062072	Sonoma	Main Adult Detention Facility	49-A2	2	Electrical - Replace -remove 5 spot/flood lamps from CR 9 and replace with (5)new 2'x2' 2 lamp fixture, Remove 8 spot/flood lamps from CR 15 and replace them with (8)new 2'x2' lamp fixture. Multi defendant trial the judge said there was not enough light in the gallery to see the public.	\$ 5,916	\$ 5,916	100.00
164	FM-0062074	San Bernardino	San Bernardino Justice Center	36-R1	2	Elevators, Escalators, & Hoists - Replace the door clutch for elevator #8. Faulty door clutch is causing a grinding noise when the doors close.	\$ 3,259	\$ 3,259	100.00
165	FM-0062075	San Bernardino	San Bernardino Justice Center	36-R1	2	Exterior Shell-Replace upper and lower door rods then adjust for proper operation. Upper door rod was damaged and lower door rod was free-floating. Door will not secure because of the rods not latching.	\$ 3,732	\$ 3,732	100.00
166	FM-0062079	Orange	North Justice Center	30-C1	2	Plumbing - 3rd Floor - Remove and replace 3 feet of damaged sewer line, including 90 degree elbow, located on the 3rd floor above room 490. The pipe has developed a leak/crack in the Victims Witness Department ceiling with no impact to the space. Without replacement the restrooms in the area will be out of service.	\$ 2,701	\$ 2,439	90.31
167	FM-0062080	Los Angeles	Airport Courthouse	19-AU1	2	Plumbing- Replace 15 LF of 3" CI pipe, two (2) 3" 45s, one (1) 3" CI Wye, and eleven (11) 3" CI couplings, using scaffold. Pipe has slow leak that has been diverted to floor drain, if not repaired could present slip and fall issue if issue exacerbates.	\$ 8,449	\$ 6,520	77.17
168	FM-0062081	Los Angeles	Whittier Courthouse	19-AO1	2	Exterior - Install (40) 2"x 4-1/8"x2-1/2" tall anti-skateboard guards commonly used on bull nose brick and poured concrete & anchored with Smart Pin Plus anchors with 2-part epoxy. Install on (1) continuous planter around exterior of building as deterrent to skate boarders skating on edges causing cracking of tiles and damaging court property.	\$ 3,673	\$ 3,175	86.43
169	FM-0062082	Riverside	Hemet	33-F1	2	Vandalism - Men's Public Restroom Mirror - Remove and replace one vandalized 47 inch x 56 inch restroom mirror with two new 18 inch x 30 inch mirrors with anti-graffiti film. The current mirror has offensive and graphic graffiti etched into it; gang and profanity. The anti-graffiti film and smaller mirrors will make potential future vandalism clean-up efforts easier to remediate.	\$ 3,543	\$ 3,543	100.00
170	FM-0062083	Los Angeles	San Fernando Courthouse	19-AC1	2	Fire Protection - Replace (4) Horn Strobe, (4) OSYS-U Tamper, (2) CPD-u021 Duct Detector, (2) 12 Volt 18 AMP Batteries, and (92) 12 Volt 12 AMP Batteries. Fire Panel failed Level IV PM Test SWO 2731691.	\$ 3,446	\$ 2,874	83.41
171	FM-0062084	Contra Costa	Jail Annex	07-A4	2	HVAC - Replace (1) BAS computer and BAS Software. The current BAS software is no longer supported by the manufacturer. The current hardware does not support the installation of the upgraded BAS software.	\$ 6,725	\$ 6,725	100.00
172	FM-0062085	San Bernardino	San Bernardino Justice Center	36-R1	2	Elevators- Replaced (1) Wire harness. Restore off-line elevator #3 to proper working condition.	\$ 2,978	\$ 2,978	100.00



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173	FM-0062087	Contra Costa	George D. Carroll Courthouse	07-F1	2	HVAC - Replace 2 Failing Hot-Water Valves and Actuators; Install 200 lf of 1/4 inch Pneumatic Tubing from the 3rd Floor Mechanical Room to the 1st floor Clerk's Offices; Install and calibrate (2) new room thermostats- Currently, the room temps are being controlled by a constant Supply Air Temp, causing Multiple hot/cold calls.	\$ 6,807	\$ 6,807	100.00
174	FM-0062088	Fresno	Juvenile Delinquency Courthouse	10-P1	2	Elevators - Labor and materials to re-establish operation of inmate Elevator #5 - Elevator has failed and will not operate.	\$ 5,000	\$ 5,000	100.00
175	FM-0062091	Sonoma	Hall of Justice	49-A1	2	Interior Finished - Replace existing lockset -Remove existing passage style lock and install new security lock with cylendar pinned to management/master level key.	\$ 665	\$ 665	100.00
176	FM-0062092	Merced	Old Court	24-A1	2	Roof - Make repairs to single ply roofing where it has been torn or cut in (4) places. Seal roof boots at (59) pipe penetrations to be water tight - Roof is leaking from compromised areas of the roof into building, causing damage to other building systems.	\$ 11,145	\$ 11,145	100.00
177	FM-0062093	El Dorado	Johnson Bldg.	09-E1	2	Boiler - Repair boiler. Found motor vibrating badly, the resilient motor mounts are beyond repair, not the motor itself. The motor mounts need to be changed because it will cause damage to the boiler.	\$ 2,796	\$ 2,796	100.00
178	FM-0062096	Fresno	B.F. Sisk Courthouse	10-O1	2	HVAC - Replace failed condenser fan motor and capacitor in ACU #1 - Fan is not operating properly and the unit is not providing proper cooling.	\$ 956	\$ 956	100.00
179	FM-0062099	Riverside	Family Law Court	33-A1	2	Plumbing - Fire Backflow Bypass - Remove and replace failed 3/4 inch bypass unit with a new for Fire Backflow. A repair attempt was made however, the repair failed inspection process for certification. The replacement of the bypass is necessary to receive certified status for required compliance. Non-compliance can result in punitive fines.	\$ 1,400	\$ 1,400	100.00
180	FM-0062101	Contra Costa	Juvenile Hall	07-B1	2	HVAC - Replace (1) BAS computer and BAS Software. The current BAS software is no longer supported by the manufacturer. The current hardware does not support the installation of the upgraded BAS software.	\$ 6,725	\$ 6,725	100.00
181	FM-0062102	Contra Costa	George D. Carroll Courthouse	07-F1	2	HVAC - Replace (1) BAS computer and BAS Software. The current BAS software is no longer supported by the manufacturer. The current hardware does not support the installation of the upgraded BAS software.	\$ 6,725	\$ 6,725	100.00
182	FM-0062105	Los Angeles	Alhambra Courthouse	19-I1	2	Fire Protection - Provide and install (33) Evacuation Plan Signs to be publicly posted in Basement Elevator Lobbies & Stairwells, 1st Floor Elevator Lobbies & Stairwell, 2nd Floor Elevator Lobbies & Stairwell, 3rd Floor Elevator Lobbies & Stairwells, 4th Floor Elevator Lobbies & Stairwells. Signage required to be Fire Code compliant.	\$ 10,485	\$ 9,017	86.00
183	FM-0062109	Los Angeles	Metropolitan Courthouse	19-T1	2	Plumbing - Replace (1) defective Domestic Water Backflow Prevention device Wilkins 975 8.0" located on East Side. Device is leaking severely and is turned off to prevent flooding. Westside DW main is on and providing water to all building.	\$ 12,384	\$ 11,708	94.54
184	FM-0062110	Fresno	B.F. Sisk Courthouse	10-O1	2	Fire Protection - Replace three gauges at pre-action control panel in basement server room, add one fire alarm relay to be programmed for the pre-action system trip valve, and reprogram trip valve and detectors activation sequence - Deficiencies noted during PM inspection.	\$ 2,679	\$ 2,679	100.00



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185	FM-0062112	Los Angeles	Glendale Courthouse	19-H1	2	HVAC - Replace (1) 1.5 HP motor, (2) belts, (1) pulley on Exhaust Fan-1. During Rounds and Readings Site Technician identified by smell Exhaust Fan-1 motor failing. Exhaust Fan-1 provides proper air circulation to entire first floor of Courthouse.	\$ 3,255	\$ 2,947	90.54
186	FM-0062116	Los Angeles	Whittier Courthouse	19-AO1	2	Elevators, Escalators, and Hoists - Replace damaged sight guards on Elevator #2 Doors. Doors off rails and cannot close for proper car use. In addition, fabricate new 1st floor call button cover due to it missing button covers and pose an electrical hazard due to exposed wires.	\$ 4,330	\$ 3,742	86.43
187	FM-0062119	San Bernardino	San Bernardino Justice Center	36-R1	2	Vandalism - Replace broken 1/4" glass with sandblasted laminated glass approx. size 58" X 132". A person cracked the dividing glass in the elevator lobby.	\$ 15,600	\$ 15,600	100.00
188	FM-0062121	Los Angeles	Downey Courthouse	19-AM1	2	HVAC-Replace four (4) failed burnt contactors on compressor and replace O-rings on liquid line flange on chiller #2 due to refrigerant leak. Test for leaks once work is completed.	\$ 10,314	\$ 8,633	83.70
189	FM-0062123	Shasta	Justice Center Court Modular	45-A9	2	HVAC - Replace capacitor on heat pump #1. The current capacitor is failing and not allowing the compressor to run. It is also delaying the start of the condenser fan. This could cause damage to both the compressor and fan motor.	\$ 344	\$ 344	100.00
190	FM-0062124	Los Angeles	Whittier Courthouse	19-AO1	2	Vandalism - Replace etched glass with 1/4" Bronze Glass in existing Aluminum Frames; (3) North Elevation floors 1,2,3; (13) East & West Elevations floors 1,2,3; (3) Fire Box Cabinets with clear Annealed Glass; Total of 255 Sq. Ft. Glass replaced. Existing glass is etched with Graffiti Gang symbols.	\$ 8,121	\$ 7,019	86.43
191	FM-0062126	Los Angeles	Torrance Courthouse	19-C1	2	Fire protection- Install two (2) 2" Automatic Seismic Gas Shut-Off Valves. In the event of seismic activity, the valves isolate the flow of natural gas to the facility. currently no valves are installed at this facility	\$ 5,371	\$ 4,573	85.14
192	FM-0062127	San Diego	East County Regional Center	37-I1	2	Fire Protection - Replace bearings and repack pump assembly on diesel fire pump, replacing bolts, lantern rings and packing rings. Pump Assembly bearings and packing needs to be replaced with new bearings and packing. Pump is leaking while running and the packing cannot be tighten down anymore.	\$ 4,251	\$ 2,878	67.71
193	FM-0062129	Contra Costa	Bray Courts	07-A3	2	HVAC - Replace (1) BAS computer and BAS Software. The current BAS software is no longer supported by the manufacturer. The current hardware does not support the installation of the upgraded BAS software.	\$ 6,725	\$ 6,725	100.00
194	FM-0062130	Sacramento	Juvenile Courthouse	34-C2	2	HVAC - CWP #1 Main Motor bearings for Primary water pump are have failed and it is causing the motor to vibrate very badly. Other nearby components and piping on the cooling system are being damaged from the vibrations. Remove motor and replace with new, rewire and test.	\$ 2,829	\$ 2,829	100.00
195	FM-0062133	Solano	Old Solano Courthouse	48-A3	2	Exterior Shell - Remove (1) failed door controller and install (1) new door controller; safe off work area/direct traffic; LOTO power; Program controller to correct parameters - Failed door opener/closer required for ADA compliance.	\$ 4,727	\$ 4,727	100.00
196	FM-0062137	Santa Clara	Downtown Superior Court	43-B1	2	HVAC - Replace welds and fittings to the leaking, heating hot water and piping connections - Isolate and drain system - Recharge system test for leaks insure system functionality. Work to be performed during non-business hours.	\$ 3,684	\$ 3,684	100.00
197	FM-0062142	Los Angeles	Metropolitan Courthouse	19-T1	2	Fire protection - SFM Correction-Install seventy-six (76) glass rods on pull stations throughout building. Glass rods missing per SFM Correction, item #5.	\$ 2,854	\$ 2,698	94.54



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198	FM-0062144	San Francisco	Civic Center Courthouse	38-A1	2	Vandalism - Exterior Shell - replace damaged glass on door - remove existing damaged glass and replace with a temporary 1/2" laminated glass - install new etched glass when custom glass is ready (3 weeks).	\$ 12,416	\$ 12,416	100.00
199	FM-0062145	San Bernardino	San Bernardino Justice Center	36-R1	2	HVAC - Replace (40) 24in x 24in x 12in Rigid Header Filters and (46) 12 x 24 x 12 Rigid Header Filters. AHU-PH1 need to replace the Box Filters due to the magnehelics are reading above 2"WC.	\$ 4,324	\$ 4,324	100.00
200	FM-0062149	San Bernardino	San Bernardino Courthouse	36-A1	2	Elevators, Escalators, & Hoists - Replace faulty rope gripper for elevator #2. Rope gripper intermittently trips and leaks oil on the pads. This is a safety concern.	\$ 12,477	\$ 11,933	95.64
201	FM-0062150	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	2	Plumbing - Install two new straps to support water main line (building system) in two places above the ceiling tiles above the District Attorney's space. The existing straps have broken and failed. The current lack of support puts a strain on the 90 degree bends in the pipe and the whole line shakes when toilets are flushed. Failure to re-strap the line will cause the pipe to break and cause a flood.	\$ 3,350	\$ 2,825	84.32
202	FM-0062151	Los Angeles	Van Nuys Courthouse East	19-AX1	2	HVAC -Replace two (2) dampers and one (1) thermostat for the air handler mixing box that controls air to 4th floor. The dampers failed and temperature cannot be controlled for 4th floor.	\$ 11,391	\$ 11,391	100.00
203	FM-0062155	San Diego	County Courthouse	37-A1	2	Plumbing - Replace (2) 2ft x 4ft ceiling tiles, adjusted no-hub coupling, water remediation and abatement, environmental testing. A loose no-hub coupling was found in an abandoned floor drain line above ceiling, causing water leak in ceiling.	\$ 7,962	\$ 7,962	100.00
204	FM-0062156	San Diego	County Courthouse	37-A1	2	Elevators, Escalators, & Hoists - Restore Elevators S2 & S3, adjusted generator brushes and doors, reseated ribbon cables. During the courts move to the new building (37-L1) elevators S2 & S3 stopped responding while being utilized by the movers (no entrapments), leaving only elevator S1 for service to the public and movers. This work is necessary as to not impact the move / cause a delay with the scheduled move to the new building.	\$ 2,918	\$ 2,259	77.42
205	FM-0062159	San Diego	County Courthouse	37-A1	2	Elevators, Escalators, & Hoists - Replaced auxiliary contactor, tightened controller wiring and reseated boards. Elevator #4B down with no entrapments. Elevator landing was unlevel and over traveling.	\$ 4,490	\$ 3,476	77.42
206	FM-0062160	San Diego	New Central San Diego Courthouse	37-L1	2	Vandalism - Replace broken 3/4" clear interior 22" x 72" block size window. In-custody broke holding cell window, broken glass is a safety hazard and cell is un-usable with broken window.	\$ 3,788	\$ 3,788	100.00
207	FM-0062162	San Diego	County Courthouse	37-A1	2	Plumbing - Replace faulty vacuum breaker and (2) failed mechanical seals on hot water pumps. Hot Water Pumps deaerator tank has (2) leaking hot water pump seals and a faulty vacuum breaker, causing water to pool up. Steam is escaping intermittently causing damage to surrounding equipment.	\$ 5,209	\$ 4,033	77.42
208	FM-0062168	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	HVAC-Replace one (1) timer for the oil pressure line for chiller #2. Oil pressure timer has failed due to outliving its life expectancy, causing low oil pressure.	\$ 6,614	\$ 4,629	69.99



JUDICIAL COUNCIL  
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

Attachment A

TCFMAC-Funded Project List  
Quarter 4, Fiscal Year 2017-18

#	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE % OF COST
209	FM-0062169	Glenn	Historic Courthouse	11-A1	2	HVAC - Repair PKU01. Found run and start capacitors bad. Remove and install new capacitors. Package unit for staff admin area not cooling. Package unit is not cooling and effecting court staff and court operations.	\$ 1,131	\$ 1,131	100.00
210	FM-0062170	Los Angeles	Santa Clarita Courthouse	19-AD1	2	County Managed - HVAC - Replace (1) check valve on chilled water condenser pump. Valve failed, HVAC not able to provide cooling.	\$ 1,444	\$ 1,444	100.00
211	FM-0062174	Los Angeles	San Fernando Courthouse	19-AC1	2	HVAC - Replace (2) failed Transducer Sensors on Chiller Room Refrigerant Monitoring System. Sensors Failed PM SWO 2731700. Sensors required to allow Leak Detection System to operate properly in event of a Refrigerant leak.	\$ 5,756	\$ 4,801	83.41
212	FM-0062182	Fresno	B.F. Sisk Courthouse	10-O1	2	Plumbing - Replace both domestic hot water circulating pump assemblies (pump with integrated motor) - Both pumps have failed; one pump is completely down and the other constantly shuts down upon overheating.	\$ 4,814	\$ 4,814	100.00
213	FM-0062183	Sacramento	Juvenile Courthouse	34-C2	2	Plumbing - Repair main irrigation lines. Excavate sod and dirt, expose broken 2inch broken main irrigation line, conduct repairs, back fill excavated areas with native dirt and replace approximately 100 square foot of sod. The area suspected of failure is the T in the main line located in front NE corner of courthouse grounds.	\$ 5,265	\$ 5,265	100.00
214	FM-0062190	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Plumbing - Replace 125 linear feet of 2 backed insulation missing and damaged from Hot Water Storage Tank. Existing insulation is missing in numerous places and falling off in others. Missing insulation reduces the efficiency of the tank to maintain hot water.	\$ 3,194	\$ 2,571	80.48
215	FM-0062194	Fresno	B.F. Sisk Courthouse	10-O1	2	Interior Finishes - Replace deteriorating one piece, built-in walk off mat at inside front entry/exit with 184 sq. ft. of 24"x24" heavy duty carpet tiles. Raise and float floor. Walk-off mat is currently a safety hazard to court users.	\$ 2,818	\$ 2,818	100.00
216	FM-0062197	Merced	Main Merced Courthouse	24-A8	2	Fire Protection - Replace fire panel power supply - The fire panel has lost communication. Technician troubleshooted the fire panel and found that the power supply has failed.	\$ 3,750	\$ 3,750	100.00
217	FM-0062199	Merced	Main Merced Courthouse	24-A8	2	HVAC - PKU-1 repair refrigerant leak on circuit 2, Troubleshoot and repair communication on controls of the BAS - There is a refrigerant leak on circuit 2, BAS is not communicating with circuit 1.	\$ 6,176	\$ 6,176	100.00
218	FM-0062200	Contra Costa	Walnut Creek Courthouse	07-C1	2	Fire Protection - Replace failing fire rated door at top of the South East Stairwell The lower part of the door is separating and is not compliant as a fire rated door.	\$ 3,045	\$ 3,045	100.00
219	FM-0062204	Kern	Bakersfield Justice Bldg.	15-B1	2	COUNTY MANAGED - HVAC - Replacement of chilled water pumps that are showing signs of wear, are noisy and high amperage. Work is necessary to provide chilled water to the building's HVAC system.	\$ 8,569	\$ 8,569	100.00
220	FM-0062206	Los Angeles	Whittier Courthouse	19-AO1	2	Fire Protection - Provide and install 54 new fire extinguishers in accordance to title 19, Health & Safety Code. Current number of extinguishers do not meet code and are out of date. Building is being re-opened for building occupancy.	\$ 6,927	\$ 5,987	86.43
221	FM-0062207	Los Angeles	Bellflower Courthouse	19-AL1	2	Plumbing -Replace 6 LF of 4" CI pipe, four (4) 4" couplings, and one (1) 4" 45 in 4th floor janitor's closet. Existing pipe is cracked.	\$ 2,661	\$ 2,074	77.94
222	FM-0062208	Los Angeles	Norwalk Courthouse	19-AK1	2	HVAC - Remove and replace (2) Condensate Drain Pans on Air Handler#3. Condensate pans have rusted out and is leaking condensation on the floor of the mechanical room causing a potential hazard and additional damage to other areas and equipment.	\$ 8,573	\$ 7,290	85.03



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Quarter 4, Fiscal Year 2017-18

#	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE % OF COST
223	FM-0062209	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	Elevators, Escalators, & Hoists - Install (2) damaged phone lines to Lock-up Elevators #11 & #12. Phone lines not working due to a short in the lines. This prevent occupants from calling out in instance of emergency and entrapment causing a serious health & safety hazard.	\$ 2,493	\$ 1,745	69.99
224	FM-0062210	Butte	Butte County Courthouse	04-A1	2	HVAC - Replace failed compressor. Install new compressor and charge unit. Lift will be required to put compressor on rooftop. There is no cooling in the holding cells on the west side of the building. Repairing the system will restore cooling/heating to these areas.	\$ 4,557	\$ 4,557	100.00
225	FM-0062212	Merced	Main Merced Courthouse	24-A8	2	HVAC - Replace firing rod for the boiler and reset boiler. Boiler has been offline and the firing rod is corroded and no longer working.	\$ 4,136	\$ 4,136	100.00
226	FM-0062213	Riverside	Larson Justice Center	33-C1	2	Interior Finishes - 3R Holding Cell Remove and replace two (2) broken wire shield pieces of cell door glass in the 3rd Floor Courtroom holding cell with two (2) new Misco Wireshield glass. Window was broken by in-custody after breaking loose from shackles. The cell has been taken out of service until the glass is replaced, affecting flow within the courthouse.	\$ 3,400	\$ 3,400	100.00
227	FM-0062008	Santa Clara	Palo Alto Courthouse	43-D1	2	HVAC - Replace (2) Cooling Towers end of life original building equipment and on the verge of eminent failure. Install approx. 100 of 4 and 6 steel pipe, 40 of conduit, (1) condenser pump skip, and (2) sheet metal discharge hoods on roof. Includes commissioning of system. Court is impacted with inefficient cooling of the building. The towers are housed in the Penthouse with a high potential to flood the Courthouse. Work to be performed off hours so that Court operations is not affected.	\$ 403,494	\$ 266,467	66.04
228	FM-0002711	Riverside	Hall of Justice	33-A3	3	HVAC - Chiller #2 - Remove and replace chiller #2 with new 300 ton Carrier magnetic bearing chiller. Given the age of the chiller (25 yrs) and use of non-compliant R-11 refrigerant, major efficiencies will be gained by replacement. Work also includes new gauges, flow sensors, temperature gauges, new chilled water pipe insulation, and new Belimo valves.	\$ 305,580	\$ 305,580	100.00
						<b>Total</b>	<b>\$ 3,079,129</b>	<b>\$ 2,739,966</b>	





ITEM #	CFR NUMBER	COUNTY	BUILDING ID	FACILITY NAME	LEASE, LICENSE, OR FM	CFR DESCRIPTION	CFR TERM	FUND SOURCE	TOTAL ESTIMATED CFR COMMITMENT (CFR Term)
1	46-CFR003	Sierra	46-A1	Sierra County Courthouse	FM	Provide sound proofing for judicial officer from County probation staff by installing double door system and provide updated restroom facilities in judicial chambers.	One Year	TCTF	\$ 15,000
2	31-CFR008	Placer	31-H1	Hon. Howard G. Gibson Courthouse	FM	Install new door hardware on the interior vestibule doors for the nine courtrooms to allow the use of interview rooms located in the vestibule when the Court is not in session.	One Year	TCTF	\$ 30,000
3	15-CFR006	Kern	15-K1	Metro Traffic Facility	Lease	Cost for annual facilities lease, minor maintenance and utilities for Metro Traffic Facility leased in 2008.	Five Years	TCTF	\$ 3,622,144
4	16-CFR003	Kings	16-A5	Hanford Courthouse	Facility Modification	Exterior window washing CFR, which has not been cleaned from Dec 2015.	One-Time	TCTF	\$ 15,000
5	36-CFR047	San Bernardino	36-A2	San Bernardino Annex	Facility Modification	Demolition and tenant improvements to the first floor of the Central Annex. The detailed scope of work has been finalized and a building permit is ready for issuance. The proposed project is necessary to provide space for the Court's IT department. The use agreement for the space that this department is occupying currently expires in December 2018. The space is owned by the County of San Bernardino, and the County has expressed interest in regaining the space from the court when the agreement expires, necessitating a move. Additionally, the CEQA for the downtown area has been amended and approved for this change in operations.	One-Time	non-TCTF	\$ 760,000
6	36-CFR048	San Bernardino	36-J1	Barstow Courthouse	Facility Modification	Design costs for the installation of security fencing at Judges parking lot.	One-Time	non-TCTF	\$ 25,000
7	36-CFR049	San Bernardino	36-F1	Foothill Law & Justice Center	Facility Modification	Installation of security fencing at Judges parking lot.	One-Time	TCTF	\$ 150,000
8	36-CFR050	San Bernardino	36-A1 & 36-R1	Multiple Facilities	Facility Modification	Costs to cover exterior window washing services for multiple facilities.	One-Time	TCTF	\$ 65,000
9	19-CFR059	Los Angeles	Multiple	Multiple Facilities	Facility Modification	Provide secure parking for judicial officers in multiple facilities.	Two Years	TCTF	\$ 3,026,295
10	22-CFR019	Mariposa	22-B1, 22-B2, 22-B3	Storage Space 9, 5, 10	Lease	Three offsite storage vaults lease renewal.	Ongoing	TCTF	\$ 21,924
11	58-CFR004	Yuba	58-A1	Yuba County Courthouse	Facility Modification	Remodling of the third floor county leased space.	One-Time	TCTF	\$ 65,000
12	19-CFR060	Los Angeles	19-M1	Central Civil West	Lease	The LA Superior Court has reduced the space occupied to 37,597 sf which is still under lease by LA County through May 31, 2019. The submitted CFR includes \$20,787 due this fiscal year for a shortfall in the projected June 2018 rent as well as the rent due July 1, 2018 - May 31, 2019 which is \$880,740 for a total CFR of \$901,527.	Ongoing	TCTF	\$ 901,527
13	19-CFR058	Los Angeles	19-M1	Central Civil West	Facility Modification	Reconfiguration of the 3rd Floor Cler's office and improvements on the 16th floor.	One-Time	TCTF	\$ 265,843
								<b>Total</b>	<b>\$ 8,962,733</b>





## JUDICIAL COUNCIL OF CALIFORNIA

455 Golden Gate Avenue • San Francisco, California 94102-3688  
Telephone 415-865-4200 • Fax 415-865-4205 • TDD 415-865-4272

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# MEMORANDUM

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**Date**

August 22, 2018

**To**

Members of the Executive and Planning  
Committee

**From**

Judicial Council staff  
Leah Rose-Goodwin, Manager  
David Smith, Senior Research Analyst  
Office of Court Research  
Budget Services

**Subject**

Request for an Exception to the Conversion  
of One Subordinate Judicial Officer Position  
in the Superior Court of Placer County

**Action Requested**

Approve Staff Recommendation

**Deadline**

August 28, 2018

**Contact**

David Smith  
415-865-7696 phone  
[david.smith@jud.ca.gov](mailto:david.smith@jud.ca.gov)

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### Executive Summary

Office of Court Research staff recommend that the Judicial Council's Executive and Planning Committee (E&P) confirm the request from the Superior Court of Placer County for a temporary exception to the conversion of one vacant subordinate judicial officer (SJO) position to a judgeship. The Superior Court of Placer County has informed council staff that the caseload that this position hears is considerable and the vacancy represents a hardship for the court in terms of its subsequent ability to be responsive to the immediate needs of litigants for timely legal assistance in the adjudication of their cases, as well as service to the public more generally. If the exception were granted, the court intends to fill the position with a commissioner as soon as possible.

### Recommendation

Office of Court Research staff recommend that E&P confirm the request from the Superior Court of Placer County for an exception to the conversion of one vacant SJO position to a judgeship.

The court has previously been granted an exception to the conversion of this position by E&P<sup>1</sup> in fiscal year 2015–16. Confirming the court's current request for an additional exception to conversion of this SJO position will enable the court to fill the position with a commissioner in order to continue to manage the allocation of its judicial workload in a way that allows it to be more fully responsive to litigants seeking legal assistance at this court location and the needs of the public more generally.

Council staff also recommend that E&P acknowledge that the Superior Court of Placer County may treat this converted position as a position that the court may temporarily fill until a judge is named and sworn to fill it.

### **Relevant Previous Council Action**

The 2002 report of the Subordinate Judicial Officer Working Group led the Judicial Council to sponsor legislation to restore an appropriate balance between judges and SJOs in the trial courts. The 2002 report found that many courts had created SJO positions out of necessity in response to the dearth in the creation of new judgeships during the 1980s and 1990s. As a result, many SJOs were working as temporary judges. This imbalance between judges and SJOs was especially critical in the area of family and juvenile law.<sup>2</sup>

In 2007, the Judicial Council approved a methodology for evaluating the workload appropriate to SJOs relative to the number of SJOs working in the courts. In the same year, the Legislature passed Assembly Bill 159 (Stats. 2007, ch. 722), which adopted the Judicial Council's methodology. This resulted in a list of 25 courts in which a total of 162 SJO positions would be converted. Government Code section 69615(c)(1)(A) allows for the annual conversion of up to 16 SJO vacancies upon authorization by the Legislature in courts identified by the Judicial Council as having SJOs in excess of the workload appropriate to SJOs.<sup>3</sup>

Subsequent council action established and refined guidelines for expediting the conversion of SJO vacancies. These guidelines included:

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<sup>1</sup> See Executive and Planning Meeting, Request for an Exception to the Conversion of One Subordinate Judicial Officer Position in the Superior Court of Placer County (Mar. 22, 2016), <http://www.courts.ca.gov/documents/eandp-20160324-mm.pdf>.

<sup>2</sup> See Judicial Council of Cal., Subordinate Judicial Officer Working Group Rep., *Subordinate Judicial Officers: Duties and Titles* (July 2002), [www.courts.ca.gov/documents/sjowgfinal.pdf](http://www.courts.ca.gov/documents/sjowgfinal.pdf) (as of June 7, 2017).

<sup>3</sup> See Judicial Council of Cal., *Update of the Judicial Workload Assessment and New Methodology for Selecting Courts with Subordinate Judicial Officers for Conversion to Judgeships* (Feb. 14, 2007), [www.courts.ca.gov/documents/022307item9.pdf](http://www.courts.ca.gov/documents/022307item9.pdf); and the update of this report and SJO allocation list, Judicial Council of Cal., *Subordinate Judicial Officers: Update of Conversions Using More Current Workload Data* (Aug. 11, 2015), [www.courts.ca.gov/documents/jc-20150821-itemL.pdf](http://www.courts.ca.gov/documents/jc-20150821-itemL.pdf) (as of June 7, 2017).

- The adoption of four trial court allocation groups and a schedule that distributes the 16 annual SJO conversions across these groups in numbers that are proportional to the total number of conversions for which the groups are eligible;
- The delegation of authority to E&P for confirming SJO conversions;
- The establishment of guidelines for courts to notify the council of SJO vacancies and timelines for the redistribution of SJO conversions across the allocation groups; and
- The establishment of criteria for E&P to use in evaluating and granting requests by courts to exempt SJO vacancies from conversion.<sup>4</sup>

In addition to the above policies to expedite conversions, in 2015 the council refreshed the workload data used to determine the courts with eligible conversions. A list of eligible positions was established for the remaining conversions, and courts were notified of any changes in status based on the updated workload assessment.<sup>5</sup>

### **Analysis/Rationale**

The Superior Court of Placer County is eligible for a total of two of the 162 conversions authorized by the Legislature under Government Code 69615(b)(1)(A). The Placer court belongs to Allocation Group 4, which is allotted four conversions each year, of which one conversion is pending in fiscal year (FY) 2018–19. The court was previously granted an exception to the conversion of this position by E&P in FY 2015–16 and requests an additional exception for the reasons described below.

Under existing resource constraints and the workload currently faced by the court, granting a temporary exception to the conversion of the vacant SJO position described above will assist the court in allocating its judicial resources effectively and help the court minimize the negative impact this vacancy may have on the court's operations and services provided to the public. The challenges facing the Superior Court of Placer County are based on a number of factors including a shortfall in judicial resources. The court has an Assessed Judicial Need (AJN) of 19.2 judicial officers, but currently has authorization for the funding of only 14.5 judicial positions. The court has confirmed that this SJO, were the exception granted, would hear a calendar comprised of workload deemed appropriate for SJOs to handle. This would, in turn, allow the court's limited number of judges to continue to hear more complex cases. Finally, the

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<sup>4</sup> See Judicial Council of Cal., *Subordinate Judicial Officers: Update of the Policy for Deferrals of Conversions to Judgeships* (Aug. 26, 2016), <https://jcc.legistar.com/View.ashx?M=F&ID=4625050&GUID=80FC1733-CB19-4468-9822-E63668EBC1C4> (as of June 7, 2017).

<sup>5</sup> See Judicial Council of Cal., *Subordinate Judicial Officers: Update of Conversions Using More Current Workload Data* (Aug. 11, 2015), [www.courts.ca.gov/documents/jc-20150821-itemL.pdf](http://www.courts.ca.gov/documents/jc-20150821-itemL.pdf) (as of June 7, 2017).

geographical size of the court's jurisdiction—and the subsequent dispersion of the court's legal resources over five court locations in three cities—require that the court achieve a high level of efficiency as it tries to flexibly manage its limited judicial resources. The temporary retention of the SJO position in question may be seen as an important factor in the court's strategy for managing these resources wisely.

Council policies concerning SJO conversions grant E&P the authority to confirm conversions, as well as evaluate and grant requests by courts to exempt vacancies from conversion. Because this request falls within the scope of the current policy on exceptions, yet is consistent with the spirit of the statute governing SJO conversions, it is staff's recommendation that the request be granted.

### **Policy implications**

Confirming this request for an exception to conversion is consistent with well-established tenets of council policy on SJO conversions.

### **Comments**

This proposal, which is consistent with council policy on SJO conversions, did not circulate for comment.

### **Alternatives considered**

The proposed exception to an SJO conversion is consistent with council policy. On that basis, no alternatives were considered.

### **Fiscal and Operational Impacts**

If this temporary exception to SJO conversions is granted by E&P, the court would incur no new costs, and the requirement for eventual conversion of the aforementioned positions would continue to be in effect. Hence, the operational impact is projected to be minimal.

### **Attachments and Links**

1. Letter from Court Executive Officer Jake Chatters, Superior Court of Placer County, to Justice Douglas P. Miller, Chair, Executive and Planning Committee, August 9, 2018, regarding the request for an exception to SJO conversion, at page 5



Superior Court of the State of California  
In and For The County of Placer  
Roseville, California

JAKE CHATTERS  
COURT EXECUTIVE OFFICER  
AND CLERK OF THE SUPERIOR COURT/  
JURY COMMISSIONER  
(916) 408-6186 FAX (916) 408-6188

August 9, 2018

Hon. Douglas P. Miller, Chair  
Executive and Planning Committee  
Judicial Council of California

Transmitted via email to: [executiveandplanning@jud.ca.gov](mailto:executiveandplanning@jud.ca.gov)

Re: Notification of Commissioner Vacancy and Request for Deferral of Conversion Due to  
Operational Hardship

Dear Justice Miller:

The purpose of this letter is to seek approval by the Executive and Planning Committee to defer the conversion of a Commissioner position at the Placer County Superior Court to a judgeship. This request is occasioned by the recent appointment of one of the Court's Commissioners to an open judgeship. As explained below, this deferral request is being made due to an operational hardship created by various geographical and caseload considerations. The Court seeks to defer the conversion at this time such that it may proceed with recruiting a Commissioner to specifically serve one of our remote communities.

In considering this request, it is first important to take note of the locations of the Placer County Superior Court's courthouses. The main courthouse for the Placer County Superior Court is located in Roseville, in south Placer County. The courthouse in Roseville, which opened in 2008, operates nine courtrooms, the Court's administrative offices, and is located adjacent to the Placer County jail and Probation Offices. This Court helps serve the tremendous growth in population in south Placer over the past few decades. The Placer Superior Court also operates a historic courthouse and juvenile court facilities in Auburn. Placer County extends from its border with Sacramento County approximately 110 miles to north Lake Tahoe in the Sierra Mountains, an elevation change of 5,000 feet. The Court operates a single courtroom at a small facility in Tahoe City, which is more than 80 miles from the nearest other court facility in Auburn. The Tahoe City courtroom primarily handles traffic,

misdemeanor, unlawful detainer, small claims, and limited civil cases, with a small family law caseload. This court facility helps to serve the residents and attorneys in the north Tahoe area, who would otherwise be required to travel from the Sierras to other court facilities in Placer County. The Tahoe City courtroom has been served by a commissioner for decades.

Currently, the Placer Superior Court is eligible to convert up to two commissioner positions. However, the Court believes it can best serve the public and allocate its resources by continuing to maintain its current mix of judges and commissioners. The Court last requested a deferral in 2016 when our Commissioner serving Tahoe City retired. That deferral request was made due to the geographic remoteness of the court in Tahoe City, and the need to maintain a connection to that local community, and the Court felt a continued commissioner position was ideal at this location.

We noted that the Tahoe City location hears traffic cases, small claims cases, unlawful detainer cases, limited civil cases, and some criminal cases (misdemeanor cases through trial and felony cases up to preliminary hearing). We acknowledged that there is a small family law caseload at the Tahoe City court. However, the vast bulk of cases heard at the Tahoe City location are consistent with the traditional functions of a subordinate judicial officer, consistent with the report on Subordinate Judicial Officers: Update of Conversions Using More Current Workload Data.

The Court appreciated the Executive and Planning Committee's approval of the deferral request in 2016. We renew our request for deferral due to the same conditions outlined in 2016.

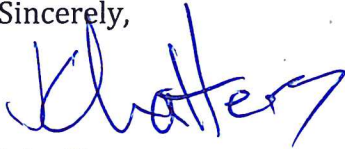
You may be aware that the Placer County Superior Court continues to operate with a significant deficiency in judicial resources. The Placer Superior Court has an Assessed Judicial Need (AJN) of 19.2. With only 14.5 authorized judicial positions, the Court is currently operating with 33% fewer judicial officers than necessary to address our caseload. This shortage is not likely to be cured until previously authorized new judgeships are funded. In the meantime, this deficiency in judicial positions requires the Court to maximize its judicial resources and to ensure that judges are able to hear the most serious cases, as occurs now under the assignments made by the Presiding Judge. The judges of the Court have given this issue considerable thought and deliberation and continue to believe that maintaining the current judicial assignments will best serve the public.

The Court highlights these points in support of our request that the current vacant SJO position not convert, at this time. We believe the confluence of factors continue to constitute a hardship under the policy and justify deferring a conversion at this time. Finally, in the event additional judgeships are funded for the Placer Court, we fully anticipate not having to request any additional deferrals in converting a commissioner position to a judgeship, with the exception of the commissioner position assigned to the Court in Tahoe City.

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Thank you, and the members of E&P, for considering the Court's request. Should E&P require further information or clarification, please do not hesitate to contact me using the information above.

Sincerely,



Jake Chatters  
Court Executive Officer

cc: Hon. Alan V. Pineschi, Presiding Judge, Superior Court of Placer County  
Ms. Lucy Fogarty, Deputy Director, Budget Services, Judicial Council of California  
Ms. Leah Rose-Goodwin, Manager, Office of Court Research, Judicial Council of California