



Judicial Council of California · Administrative Office of the Courts

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

www.courts.ca.gov

REPORT TO THE JUDICIAL COUNCIL

For business meeting on: June 28, 2013

Title	Agenda Item Type
Annual Report of the Trial Court Facility Modification Advisory Committee for Fiscal Year 2011–2012	Information Item
Rules, Forms, Standards, or Statutes Affected	Effective Date
None	June 28, 2013
Recommended by	Date of Report
Administrative Office of the Courts Curt Soderlund, Chief Administrative Officer	October 2, 2012
Trial Court Facility Modifications Advisory Committee Hon. David Edwin Power, Chair	Contact Gerald Pfab, Senior Manager 916-263-1956, gerald.pfab@jud.ca.gov Office of Real Estate and Facilities Management

Executive Summary

The executive teams of the Court Facilities Working Group and the Trial Court Facility Modification Advisory Committee (TCFMAC) have completed their facility modification funding for fiscal year 2011–2012. To comply with the *Trial Court Facility Modifications Policy* adopted by the Judicial Council on July 27, 2012, the TCFMAC is submitting its *Annual Report of the Trial Court Facility Modification Advisory Committee for Fiscal Year 2011–2012* (Attachment A) for the council's review.

During this period, the TCFMAC reviewed and approved a total of 910 projects with a total approximate value of \$28.4 million. The projects are limited to Priority 1 Immediately or Potentially Critical projects and Priority 2 Necessary, but Not Yet Critical projects. Please see Attachment C of the annual report for a detailed list of approved projects.

Recommendation

The Administrative Office of the Courts, with the endorsement of the Trial Court Facility Modifications Advisory Committee, recommends that the Judicial Council, effective June 28, 2013, accept the Trial Court Facility Modifications Advisory Committee's Annual Report for Fiscal Year 2011-2012.

Previous Council Action

On December 2, 2005, the Judicial Council adopted *Prioritization Methodology for Modifications to Court Facilities (Methodology)*, a policy for prioritizing, budgeting, funding, and implementing trial court facility modifications. This policy established the Trial Court Facility Modification Working Group. The group has operated since then without a formal charge from the Judicial Council. The *Methodology* was updated and superseded on July 27, 2012, by the Judicial Council with the *Trial Court Facility Modifications Policy*. The new policy retained most of the provisions of the *Methodology*, including the TCFMWG.

At the August 31, 2012, meeting, the Judicial Council expanded the role of the Trial Court Facility Modification Working Group to include maintenance of existing court facilities, to be overseen by the Court Facilities Working Group.

At the April 25, 2013, meeting, E&P, RUPRO, & Technology Committee Recommended to the Judicial Council that the Trial Court Facility Modification Working Group become a standing advisory committee, with a charge and rule of court, and appointments made through the annual nominations process. RUPRO will oversee drafting of rule of court. The new name of this committee is the *Trial Court Facility Modification Advisory Committee*.

Rationale for Recommendation

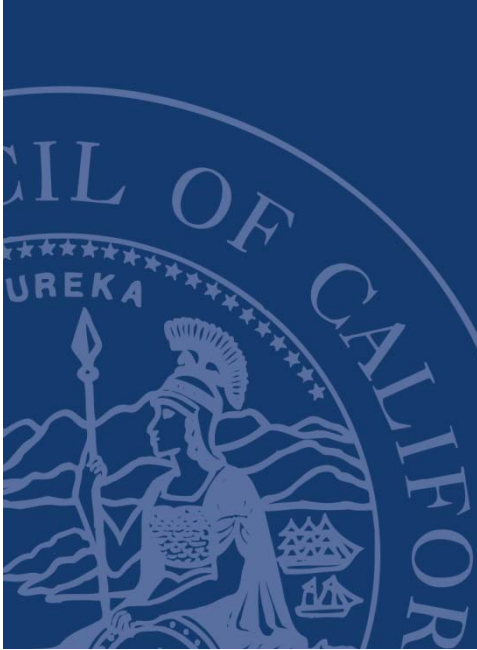
The recommendation to approve this report and schedule it as a consent item at the June 28 Judicial Council meeting is based on the fact that the TCFMAC has reviewed all projects in detail and in accordance with the current policy. Work has been approved and is in various states of completion. All review and approval has been done under the authority of the policy.

Comments, Alternatives Considered, and Policy Implications

Because of the limited Facility Modification budget, we anticipate continuing to limit our expenditures to Priority 1 emergency projects and Priority 2 critical need projects for the remainder of this fiscal year. Funding decisions were based on the prioritization and ranking methodologies under the aegis of the *Trial Court Facility Modifications Policy*. Delaying TCFMAC approval of Priority 1 emergency projects would cause continued court closures and operational failures within the branch. Delaying approval of Priority 2 critical need projects would create undue risk to continued court operations.

Attachments

1. TCFMAC Annual Report FY 2011–2012



Annual Report of the Trial Court Facility Modification Advisory Committee for Fiscal Year 2011–2012

PURSUANT TO THE *PRIORITIZATION
METHODOLOGY FOR MODIFICATIONS
TO COURT FACILITIES* ADOPTED BY
THE JUDICIAL COUNCIL ON JULY 27,
2012

OCTOBER 2, 2012

INTRODUCTION

This annual report for fiscal year (FY) 2011-2012 provides an overview of the Trial Court Facility Modification Advisory Committee (TCFMAC), and the committee's activities, project authorizations for the past year, on-going facility assessments and the funding concerns.

The Trial Court Facility Modification Advisory Committee reviews and approves facility modification requests from across the state in accordance with the Trial Court Facility Modifications Policy (Attachment A) The committee reviews facility modifications that have been ranked and prioritized by staff in accordance with Trial Court Methodology for Prioritizing and Ranking Facility Modifications (Attachment B).

The TCFMAC had an approved FY 2011-2012 budget of \$30 million to fund the required program components. In August of 2012, the Council approved FM Budget allocations of \$3.5 million to Statewide Planning, \$4 million to Priority 1 Emergencies, and the balance of \$22.5 million to Priorities 2-6 FMs. During fiscal year 2011/2012 the committee reviewed and approved 910 projects with a total approximate value of \$28.4 million (Attachment C) as TCFMAC limited approvals for facility modification projects, Priority 1- Immediately or Potentially Critical and Priority 2 - Necessary, But Not Yet Critical Facility Modification projects¹. The list includes facility modifications where costs are shared by both the AOC and various counties for common building systems and infrastructure.

Funding for facility modifications and for operations and maintenance has not kept pace with the need, and as a result the budget, which in FY 2012/2013 was restored to the planned level of \$50 million dollars, will not significantly maintain the condition or functionality of the current judicial branch facilities. Rather the current level of funding will allow the TCFMAC to addresses only the most critical facility modification needs across the state. An example of impacts to the budget includes changes in air quality pollution regulations enacted by local Air Quality Management Districts throughout the state. These changes are driving a significant capital investment in the upgrade or replacement of old and outdated boiler equipment, the cost of which will come at the expense of other needed but less critical projects. Lower priority projects will be deferred until they become immediate or critical needs. Current high priorities include roof replacements, elevator renovations, and the replacement of cooling towers and chillers. Lower priority projects such as the replacement of single pane windows, installation of new security fencing and the painting building exteriors will continue to be deferred.

¹ See Prioritization details on Page 3

BACKGROUND

The Trial Court Facility Modification Advisory Committee was established by Judicial Council policy in 2005. The committee operates under the Trial Court Facility Modifications Policy adopted by the council on July 27, 2012. It reviews facility modification requests from across the state and approves all facility modification funding. The committee, which consists of five judges and three court executive officers, first met in April 2006.

The Trial Court Facility Modification Advisory Committee was appointed by the Trial Court Presiding Judges Advisory Committee (TCPJAC) and the Court Executives Advisory Committee (CEAC), as directed by the policy. The committee is comprised of the following members:

Hon. David Edwin Power, Chair and Judge of the Superior Court of Solano County,

Hon. William F. Highberger, Vice-Chair and Judge of the Superior Court of Los Angeles County,

Hon. Donald Cole Byrd, Presiding Judge of the Superior Court of Glenn County

Hon. Laura W. Halgren, Judge of the Superior Court of San Diego County

Hon. Gary Nadler, Judge of the Superior Court of Sonoma County

Ms. Sherri R. Carter, Court Executive Officer of the, Superior Court of Riverside County

Mr. James Perry, Court Executive Officer of the, Superior Court of Yolo County

Ms. Kiri Torre, Court Executive Officer of the, Superior Court of Contra Costa County

The TCPJAC and CEAC appointed Hon. Laura W. Halgren, Judge of the Superior Court of San Diego County and Ms. Sherri R. Carter, Court Executive Officer of the, Superior Court of Riverside County to the committee in July 2011. In May 2012 the TCPJAC also appointed Hon. Gary Nadler, Judge of the Superior Court of Sonoma County.

The members have met about every 45 days, either in a full day in-person meeting or via a phone conference, to review facility modification requests, approve funding, and provide overall guidance to the Administrative Office of the Courts (AOC) on the prioritization and funding of facility modifications. In-person meetings are normally held in the AOC Northern/Central Regional Office in Sacramento; the exception was the October 2011 meeting, which was held at the Yolo County Historic Courthouse in Woodland.

ANNUAL REPORT

The committee is required by the policy to provide an annual report to the Executive and Planning Committee of the Judicial Council. This report fulfills that requirement and covers activities between July 1, 2011 and June 30, 2012.

FACILITY MODIFICATION PRIORITIES

The policy breaks facility modifications into six priority categories as follows:

Priority 1—Immediately or Potentially Critical. A Priority 1 ranking is appropriate where a condition of the facility requires immediate action to return the facility to normal operations or where a condition exists that will become critical if not corrected expeditiously. Such conditions necessitate a facility modification to prevent accelerated deterioration, damage, or dysfunction; to correct a safety hazard that imminently threatens loss of life or serious injury to the public or court employees; or to remedy intermittent function, service interruptions, or potential safety hazards. These conditions may include, but are not limited to, major flooding, substantial damage to roofs or other structural building components, or actual or imminent hazardous material release or exposure. Depending on scope, complexity, and impact, a severe deterioration in life safety or security components may also be considered a condition requiring a Priority 1 facility modification.

Because of their critical nature, Priority 1 facility modification requests are addressed immediately by AOC staff using internal procedures—including a method and a process for setting aside funds to address Priority 1 requests—that ensure timely and effective responses to unplanned damage, deterioration, or dysfunction resulting from an emergency or other potentially critical conditions. The TCFMAC reviews staff decisions at its next scheduled meeting. They validate that both the necessity and scope of the work meet the requirements of a Priority 1 Facility Modification.

Priority 2—Necessary, But Not Yet Critical. A Priority 2 ranking is appropriate where a facility requires a modification to preclude deterioration, potential loss of function or service, or associated damage or higher costs if correction of a condition is further deferred.

Priority 3—Needed. A Priority 3 ranking is appropriate where addressing a facility modification will reduce long-term maintenance or repair costs or improve the functionality, usability, and accessibility of a court facility. Such a condition is not hindering to the most basic functions of the facility, but its correction will improve court operations.

Priority 4—Does Not Meet Current Codes or Standards. A Priority 4 ranking is appropriate where a facility or one or more of its components do not conform to current code requirements, despite having complied with all codes in place at the time of initial construction. Such conditions are considered *legally nonconforming*, and their modification to meet current code requirements is generally not required.

Priority 5—Beyond Rated Life, But Serviceable. A Priority 5 ranking is appropriate where a facility is currently adequate to support court operations but, owing to some condition, cannot be expected to fully and properly function as designed for more than one year without the requested facility modification.

Priority 6—Hazardous Materials, Managed But Not Abated. A Priority 6 ranking is appropriate for a facility modification where a facility contains hazardous materials, such as asbestos or lead-based paints, that are managed in place and not yet abated.

FUNDING SOURCES AND RESTRICTIONS

The Facility Modification Program is funded from four sources:

- State Court Facilities Construction Fund (SCFCF)
- SB 1407 Funding
- An Architectural Revolving Fund (ARF) established by the AOC in previous fiscal years
- Reimbursements from counties to cover a county’s share of facility modification costs in shared use facilities

The SCFCF budget for (FY) 2011–2012 was \$30 million. The ARF contained \$5,445,596, but this money was reserved for FMs funded in previous years. The AOC has authority to encumber up to \$10 million per year and during FY2011/2012 encumbered \$4.1 million in funds for county reimbursement which will be billed to counties for repayment.

For FY 2011–2012, expenditures from the FM funds were made in the following categories:²

	(In millions)
• Priority 1, Emergency FMs	\$4.0
• Planned Priorities 2–6 FMs	0.0
• Unforeseen/Out of Cycle/Unplanned Priorities 2–6 FMs	\$22.5
• Statewide FM Planning	<u>\$3.5</u>
Total Expenditure	\$30.0

The budget for FY 2012–2013 is \$50 million, which restores the budget. However, as discussed, this allocation is insufficient to meet the needs of the approximately 18 million square feet of judicial branch managed facilities that are eligible for facility modification funding.

SIGNIFICANT EXPENDITURES IN FY 2011–2012

In FY 2011–2012 the committee authorized more than \$28.4million of FM work, including work funded by both the AOC and various counties through shared cost authorizations. The work was performed through more than 910 service work orders (SWOs) by AOC contractors and counties. The vast majority of individual authorizations was for less than \$15,000 each and involved minor renovations and hardware replacement within court facilities and the associated

² Expenditures are based on data as of June 30, 2012. Some are based on estimated costs for work not yet completed, and so the actual costs may vary slightly.

planning efforts. Of the for FY 2011–2012 SWOs, 13 FM projects each had a total cost of \$300,000 or more. These 13 projects were originally estimated at approximately \$16,213,048, about 57 percent of total FM expenditures for this year. Attachment D lists these large FMs and provides a short description of each. Estimates within this attachment reflect updated costs based on changes to project scope and design. Changes to project costs have been approved by the TCFMAC.

FACILITY ASSESSMENT PROGRAM

The key to the long-term management of the branch facilities is a solid facility assessment program that captures current requirements and identifies the normal, and likely, life cycle replacement needs of the facilities. The AOC has begun such a program and has completed assessments of over 14 million square feet in 207 facilities. This figure represents about 96 percent of the square footage slated for assessment. Not included in the current assessment effort are smaller, remote facilities; leased facilities; and county-managed facilities with a small portion of court space. When completed in FY 2012/2013, the assessment data will cover approximately 95 percent of the AOC's financial responsibility.

The assessments do not capture all building issues but focus on existing systems and equipment. They provide limited identification of enhancements required because of changes in building codes since original construction and ADA issues. They do not specifically address lack of security or functional obsolescence of design, court operational functionality or space issues.

The assessment program is using a software program developed by Vanderweil Facility Assessment Inc. (VFA), a national firm that specializes in facility assessment and capital renewal planning. VFA has assessed more than 18,000 facilities in the United States. Based on its assessment, VFA creates a Facility Condition Index (FCI) for the facility. The FCI indicates the cost of requirements versus the total cost of replacing the various systems of a facility. The lower the FCI, the better the facility's condition. Nationwide the average FCI in VFA's database is 9 percent. To date the average FCI for fully assessed California courts is 35percent. This indicates that the California courts within the last three years have moved from "Managed Care" to "Reactive Maintenance", see chart on Page 7. The FCI for all courts in VFA's database is 34percent, so unfortunately California courts are working in facilities that, collectively, are in slightly worse condition than their counterparts around the country. Further, lack of capital reinvestment will continue the decline of the operational capabilities for the existing branch portfolio.

The goal of the AOC is to maintain all courts at a level of "Comprehensive Stewardship" based on the standards of the service level matrix included in Figure 1. The figure uses industry standards to show a full range of facility conditions, from "Crisis Response," where there is a

constant need for emergency action to keep the court in operation, to those of the “Showpiece” category, which represents the ideal facility conditions (A description of service levels follows). With the FCI representing the best indicator, the worst AOC facilities fall in the “crisis response” category, a few are in the showpiece category, and the most are in the low range of managed care. The average AOC facility is currently in managed care. Most of the worst buildings are; facilities targeted for replacement via the Capital Construction Program should program budgets allow their construction; or small modular units that are beyond their useful life. Conversely, the best facilities are less than 10 years old.

Service levels:

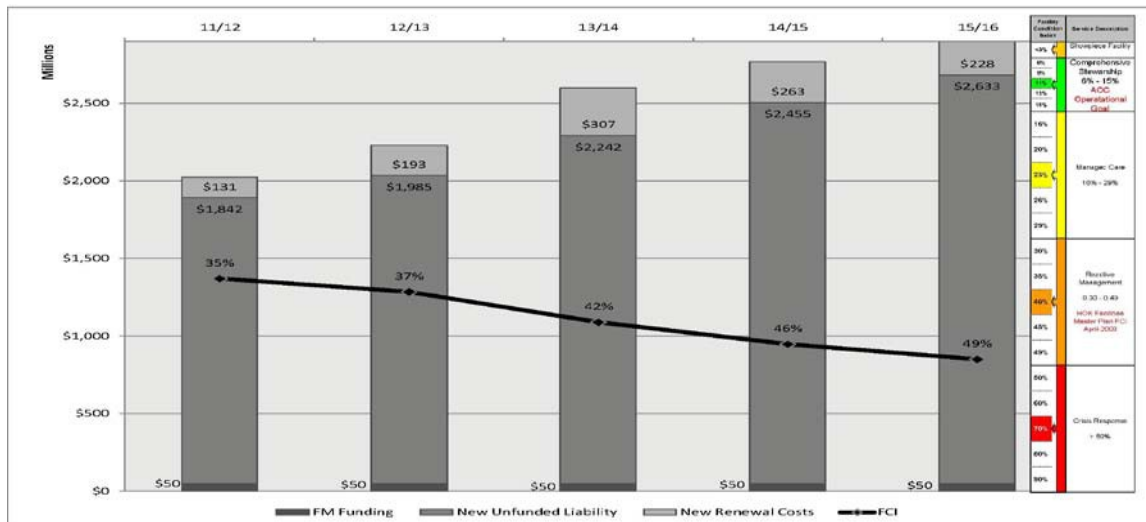
- **Showpiece Quality** – Facilities are maintained at highest level, majority of maintenance work is preventive. Equipment and building are fully functional and in excellent operating condition.
- **Comprehensive Stewardship** (AOC goal) – Equipment and building are usually functional and in good condition. Some reactive maintenance and emergency response is needed. There is timely response to service requests.
- **Managed Care** – Equipment and building components are mostly functional, with occasional breakdowns. Maintenance performed is more reactive than preventive. Response to service requests takes a little longer.
- **Reactive Management** – Equipment and building components are frequently broken and inoperative, and they continue to deteriorate. Maintenance is almost exclusively reactive, and response is no longer timely.
- **Crisis Response** – Building components and equipment are routinely broken and inoperative. Wear and tear continues unabated. Preventive maintenance is no longer performed and response is limited to emergencies.

Although some improvements would be noted in our worst facilities, the continued aging of our portfolio will not allow for significant overall improvement in the near term. With limited resources, system replacements can be funded only when systems fail or come close to failure, Priorities 1–3. A properly managed facility management program would replace systems when they reach the end of their functional lives, Priority 5, but before they fail or require excessive maintenance costs, which would require that many Priority 5 FMs be funded each year. Under even the best circumstances, Priority 3 FMs are unlikely to be funded in FY 2012/2013.

The current branch budget projection for the SCFCF includes no significant growth in the funding of the FM program. Figure highlights the current anticipated fund picture compared to the growing need for funding over the next five years. Unless the current plan is adjusted, the courts can expect the general condition of their facilities to continue to decline. This decline will place the portfolio well into "Crisis Response" range, which is typified by a high level of system and equipment failure that will make a significant negative operational impact on the courts. Attachment E contains a list of all assessed facilities and their FCI ratings.

Figure 1 also indicates expected changes to the FCI over the next five years based on our current assumptions for funding during this time of severe fiscal limitation for the state.

Figure 1: FCI Relative to Potential Funding, FY 2012–2013 to FY 2016-2017



COMMITTEE ACTIVITIES

The committee's *Trial Court Methodology for Prioritizing and Ranking Facility Modifications* (see Attachment B) implements the ranking requirement of the policy: potential FMs are prioritized by means of numerical scoring for each factor in six categories. FMs are first prioritized and then scored; the lower the score the higher the ranking. Thus, all Priority 2 FMs are ranked above all Priority 3 FMs. Recent revisions of the methodology distinguish the priority of graffiti removal based on whether the graffiti is in public versus nonpublic areas of the court and score county-managed projects in the same manner we score AOC-managed FMs.

Using this ranking methodology, the AOC staff prepares a preliminary ranking list for the committee. The committee then reviews, revises, and finalizes the list for use when considering which FMs to fund.

The committee has held eight meetings since last year’s annual report. Table 1 outlines the activities of the TCFMAC, indicating the number of FMs reviewed and funded and the number of FMs reported as completed by the Office of Real Estate and Facilities Management. Additionally, Table 2 chart references the attachments to this report that contains the relevant list of FMs in each category.

Table 1: Facility Modification Activity

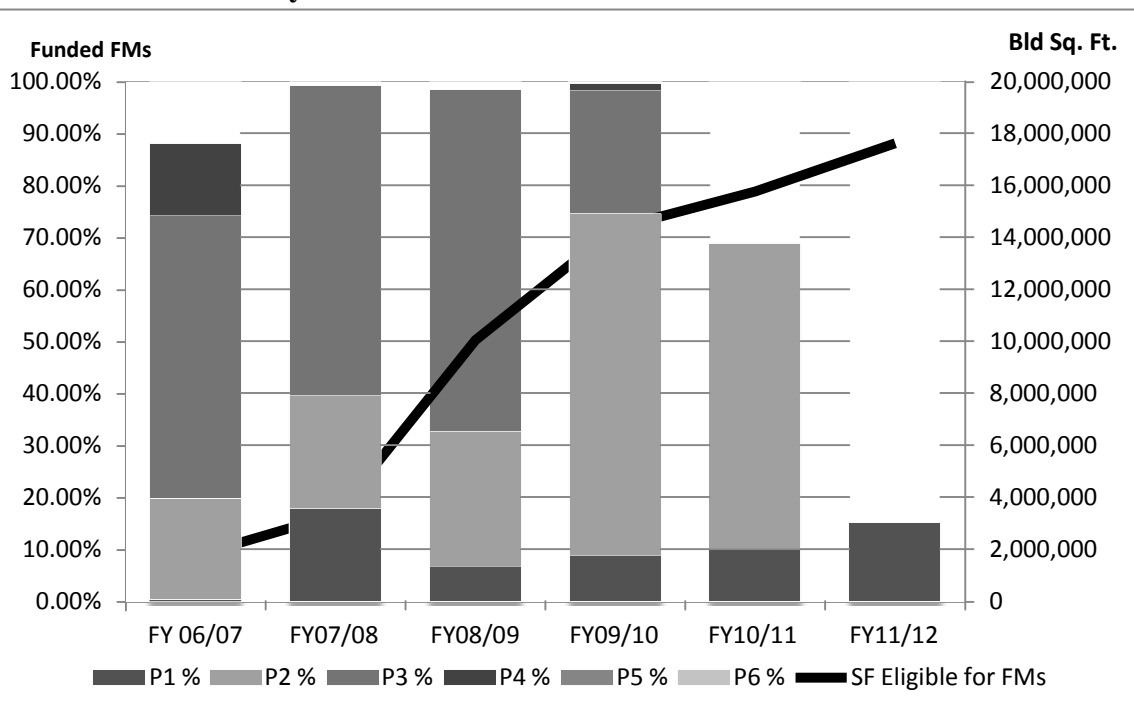
	Number of FMs	Estimated Cost
Reviewed and Approved	910	\$28,385,919
Funded and Open*	466	\$58,211,978
Completed**	1717	30,722,058

* Includes all funded FMs that were still open on June 30, 2011, regardless of the year of funding.

**Includes all FMs completed during FY 2011/2012, regardless of the year of funding.

A breakdown of FY 2011-2012 approved FM funding, by priority and court, are provided in Attachment F. The vast majority of funding went to Priority 2 FMs because of an increase in the AOC’s direct maintenance responsibility of more facilities coupled with no significant increase in funding. Figure 2 shows how funding of the various priorities has changed over time. The first few years show a balance between the various priorities, whereas this year shows that almost all funding went to the two highest priorities.

Figure 2: Funded FMs by Estimated Cost



This chart represents the breakdown of dollars spent by priority expressed as a percentage of the facility modifications funded during each fiscal year. The line represents the growth in responsible square footage.

When looking at total dollars allocated per county, the facilities of the Superior Courts of Los Angeles, Alameda, and San Diego Counties received more funding than other courts this year. Driving this statistic was the fact that these courts had facilities in the worst condition. When looking at funded dollars per square-footage, the courts in Sonoma, Ventura, and Placer Counties received the most funding. Exterior walls, conveying systems (elevators), HVAC system issues, and roofing continue to lead the list of projects receiving funding.

In addition to reviewing and funding FMs, the committee has continued to refine the processing and internal policies for managing all relevant data and making funding decisions. The committee has also:

- Continued to review and update the committee's methodology;
- Reviewed and supported full SB 1407 funding for the FM program and reviewed implications of reduced funding;
- Tracked the transfer and transition of services from county operation to the AOC
- Toured the Woodland Historic Court Building;
- Provided field evaluations of proposed facility modification in Santa Barbara;
- Worked directly with the Fresno court and the AOC to develop and validate the initial scope and prioritization of the Fresno Computer Room project;
- Provided input on the implementation of Job Order Contracting, the new contracting method that will be utilized for many facility modifications;
- Had briefing on the Facility Assessment Program, the status of the assessments, FCIs of the assessed facilities, and plan for future assessments;
- Discussed the role of AOC staff, contractors and the courts in management of court facilities;
- Continued to discuss the provision of Senate Bill 1732 specifying that at least 25 percent of the amount collected for the SCFCF by the individual courts is returned to them in the form of improved facilities, and the need for a policy; and
- Participated as members of the Court Facilities Working Group.
- The committee will serve as the Evaluation Committee to select the courts that will participate in the program for the delegation of Operations and Maintenance Services. The committee will continue to partner with the CEAC appointed committee as the program is implemented in the early part of fiscal year 2012-2013.

CUSTOMER SURVEYS

To validate that the FM program is successful in meeting the needs and requirements of the branch, the AOC requests court feedback through a formalized customer satisfaction survey process. The AOC conducts two types of recurring customer surveys related to the Facility Modification Program. The first is a customer satisfaction survey conducted at the completion of an FM requested by the courts, with a scale from 1 to 3. In the past year, 546 such surveys were requested, 291 were returned and 3 are pending. Of the 291 returned surveys, 183 scored a 3 (Met or Exceeded All Expectations), 10 scored a 2 (Room for Improvement), 1 scored a 1 (Unsatisfactory), and 95 declined to participate. The average score was 2.93.

The other related survey is a quarterly survey sent to Presiding Judges, Court Executive Offices and other key court contacts, asking them to rate the facility modification service they have received and other facility-related services on a scale of 1 to 5 (with 5 as the highest rating). During the past year, 235 surveys have been returned, with an average score of 3.78 for facility modifications.

Both of these survey programs indicate the courts' general satisfaction with the performance of the Facility Modification Program and the AOC's response when issues arise in the course of a modification. What is not measured in either survey is the courts' concern about the AOC's current and future ability to fund needed projects. In previous years this ability was not an issue, but it has become one during the past year as no Priority 3 FMs have been funded and even Priority 2 FMs often wait months to receive funding.

COMMITTEE'S FUNDING CONCERNS

With the final Los Angeles facility completing the transition process to branch management on June 1, 2012, the SB 1732 transfer process is completed. Although initial assessments have been made on these facilities, full analysis of their needs is ongoing. The committee will continue to plan and evaluate the program for immediate and future needs.

In addition, the FM program has faced funding challenges, and continues to do so. The proposed FM budget for FY 2010–2011 and FY 2011–2012 was \$80 million for each fiscal year. The actual FY 2010–2011 budget was \$50 million and the actual budget for FY 2011–2012 decreased by 40 percent, to \$30 million. The cumulative funding over this two year period was \$80 million.

This lack of funding capability is a result of continued state budget difficulties and the redirection of facilities modification funds to support court operations. Because of the funding reduction for FY 2011–2012, any work deemed non-critical to ongoing operations was not funded, likely leading to more emergency projects and increased cost to the state over the long term.

The \$50 million budgeted for FY 2010–2011, although significantly less than originally proposed, allowed the overall condition of facilities to remain fairly stable. The significant

decrease in FY 2011–2012 delayed funding of needed projects, and caused conditions to worsen.

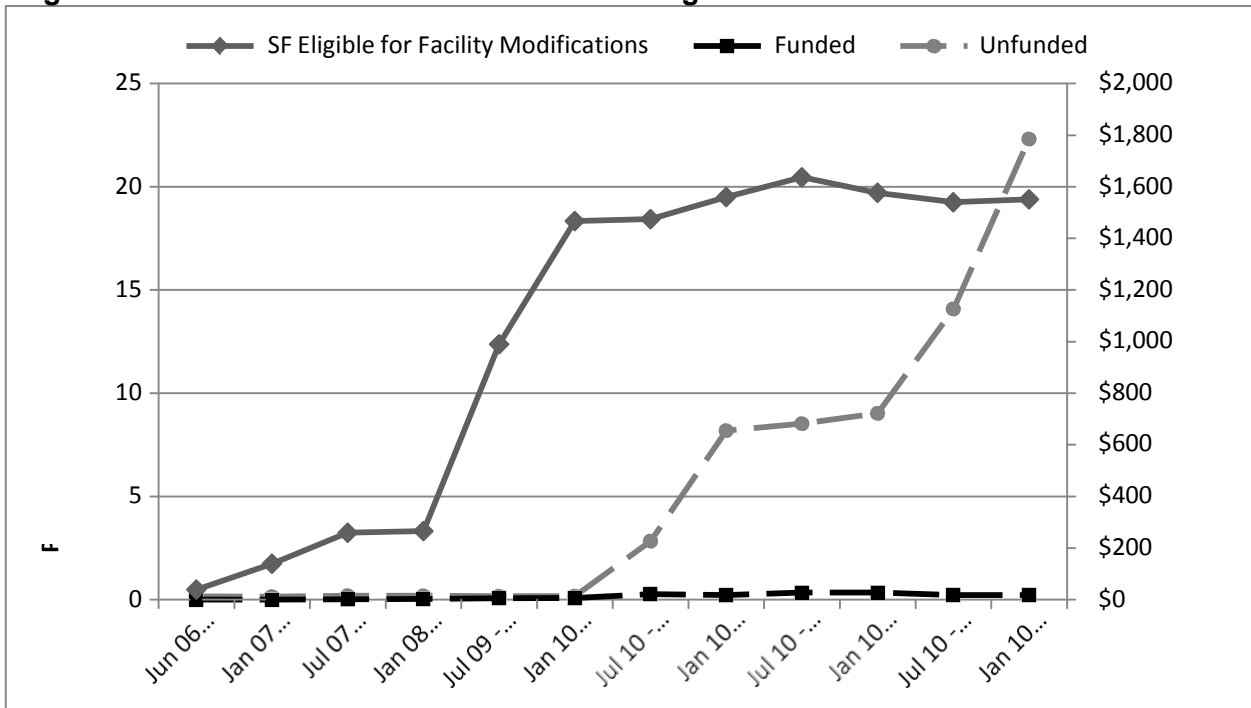
In FY 2012-2013 few, if any, Priority 3 projects are likely to be funded. At this stage there will be no ability to fund Priority 4, 5 or 6 FMs in the next few years. Hence, equipment and systems that are beyond their rated life will not be replaced until their condition degrades further and requires immediate action to prevent negative impacts to the public and court operations.

For example, the chiller system at the Superior Court of Alameda County's George E. McDonald Hall of Justice was beyond its useful life and a Priority 5 FM was created in July 2009. Because of a lack of funding, the renewal was never completed. When the system began to fail beyond the point where short-term repairs would suffice and the court was affected by the lack of system reliability, a Priority 1 project was executed.

Important projects like the renovation of the chiller system at the Traffic/Small Claims Annex in San Mateo, the elevator refurbishment at the Wakefield Taylor Courthouse in Contra Costa County, and various other projects such as boiler system replacements, courtroom renovations to meet ADA requirements, security sally port gate repairs and installations, and HVAC systems renovations will, as Priority 3 rated work, continue to be left unfunded

Figure 3 illustrates the growth of the AOC’s square-footage where facility modifications are anticipated, corresponding growth over the years of FM funding, and increases in documented FM requirements. The figure shows that the growth of square footage under AOC management is exceeding the growth in FM funding. It also shows that the documented requirements will take years to complete even under the best funding scenarios and assuming no requirements are added to the list.

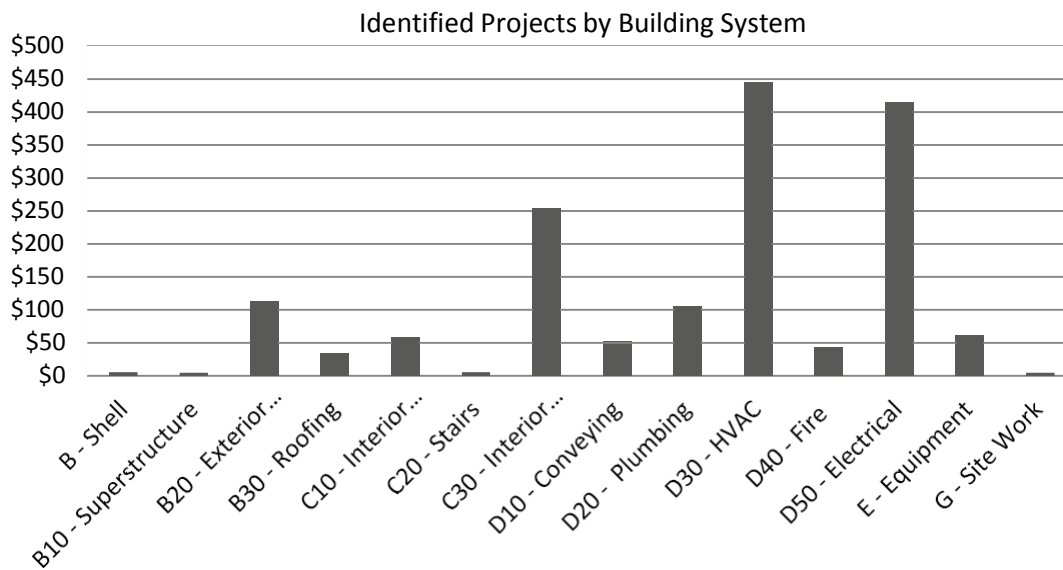
Figure 3: Funded FMs and Unfunded FM Backlog



This chart represents the funded FMs and unfunded FM backlog in relation to the increase in responsible square footage.

The largest need for additional funding is in the critical system areas of HVAC (heating ventilation and air-conditioning) and the aging electrical infrastructure. This is evidenced by the deferred projects currently identified but that remain unfunded. See figure 4 for a breakdown of unfunded projects by building system.

Figure 4: Identified Projects by Building System



CONCLUSION

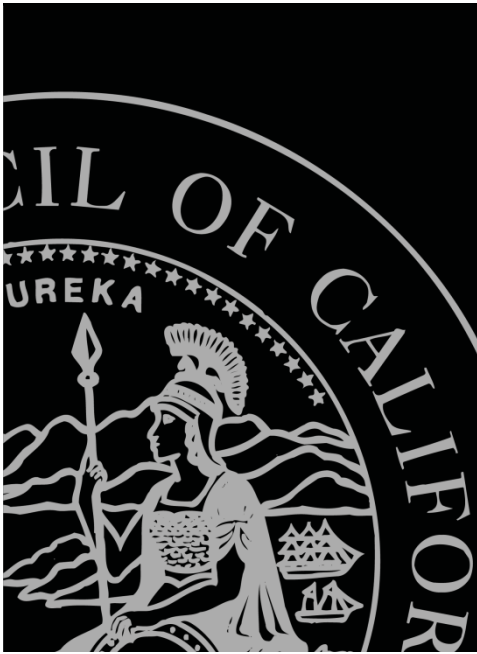
The conclusion of the transfer process and the resulting dramatic changes in the number of facilities and identified projects, the various issues each new facility brings, and budget constraints continue to challenge the committee in its efforts to implement the FM program as directed by policy. The limited resources available require that the committee continue to defer much needed renovation of the facility infrastructure.

Unless additional program funding is made available, facility conditions will continue to decline and critical system failures will increase. This decline will likely result in increased court and public dissatisfaction with the branch and hinder the branch’s ability to provide and maintain safe, dignified, and fully functional facilities, which accommodate the needs of all court users, as well as our justice system partners.

ATTACHMENTS

1. Attachment A: *Trial Court Facility Modification Policy, July 27, 2012*
2. Attachment B: *Trial Court Methodology for Prioritizing and Ranking Facility Modifications, March 29, 2010*
3. Attachment C: List of All FMs Reviewed and Approved During the Past Year
4. Attachment D: Description of Funded Facility Modifications Over \$300,000
5. Attachment E: Completed Assessment Report 2011-2012
6. Attachment F: Approved FM Funding by Priority and County

cc: Hon. Laurie Earl, Chair, Trial Court Presiding Judges Advisory Committee
Mr. Alan Carlson, Chair, Court Executives Advisory Committee



Trial Court Facility Modifications Policy

ADOPTED AND EFFECTIVE
JULY 27, 2012



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

I. Purpose

Government Code section 70391(h) requires the Judicial Council to allocate appropriated funds for the maintenance and construction of court facilities. Government Code section 70374(c)(1) authorizes the use of funds in the State Court Facilities Construction Fund for projects involving, among other things, rehabilitation, renovation, or replacement of court facilities. This document presents the methodology and process for identifying and prioritizing facility modifications (Facility Modifications) to be made to trial court facilities, the responsibility or title for which rests with the state.

This document replaces and supersedes the Judicial Council's Prioritization Methodology for Modifications to Court Facilities; last revised April 24, 2009 and, if approved, would become effective on July 27, 2012.

II. Definitions

A. Facility Modification

A Facility Modification is a physical modification to a facility or its components that restores or improves the designed level of function of a facility or facility components. A Facility Modification may consist of:

- A modification that alters or increases the designed level of services of a building;
- A "special improvement" meaning a one-time modification to a facility that is not expected to be repeated during the lifetime of the facility;
- An alteration, addition to, or betterment of a facility that changes its function, layout, capacity, or quality;
- A rehabilitation, which restores a facility to its former state or capacity;
- A renovation, which restores a facility to a former or better state, including by repairing or reconstructing facility components;
- A replacement, which puts a new facility component of the same or better quality or function, in the place of an existing facility component;
- The addition of new systems, equipment, or components to a facility that would not otherwise exist;
- A modification to a facility that is required to bring the facility into compliance with law, including but not limited to the Americans with Disabilities Act, title 24 of the California Code of Regulations, and federal and state hazardous materials laws and regulations;
- Any of the foregoing where a facility or its components are damaged, seriously deteriorated, dysfunctional, subject to intermittent service outage, or otherwise in insufficient operating condition as a result of

ATTACHMENT A

- deferred maintenance, emergency, acts of God, severe wind or weather conditions, vandalism, or criminal activity; and
- A correction of collateral damage arising from an emergency incident or unanticipated finding that is discovered during the performance of Facility Modification work.

A Facility Modification differs from routine maintenance and repair of a court facility, which is the routine, recurring, and generally anticipated work that must be performed periodically throughout the life of a facility to keep the building and its grounds, equipment, and utilities infrastructure in a condition adequate to support their designed level of service. Routine maintenance and repair includes annual or less frequent periodic repairs and replacements of building components and equipment consistent with manufacturers' recommendations or industry-recommended service cycles. While a Facility Modification may either restore or improve a facility's designed level of function, routine maintenance and repair always maintains, without materially improving, the facility and its components at their designed level of function. Routine maintenance and repair is the basic and ongoing work that is needed, as part of ordinary facility operation and management, to keep the facility and its components in a condition adequate to support existing facility operations and to prevent deterioration, break down, and service interruptions.

In some instances, it is difficult to distinguish between a Facility Modification, on the one hand, and routine maintenance and repair, on the other hand. Facility Modifications are distinguished from routine maintenance and repair based on the scope and complexity of the work to be performed, and the anticipated impact of the work on the ongoing operation of the facility. Factors to be considered in evaluating the scope, complexity, and impact of a project include:

- The amount of time and materials needed to complete the work;
- The number of steps involved in completing the project;
- The type and number of tools required to perform the work;
- The extent to which facility structures or equipment must be altered or moved to complete the project;
- Whether the facility component involved is a substantial part of a major facility system;
- Whether one or more facility systems will be disrupted or taken out of service as a result of the project; and
- Whether the project involves critical facility systems such as life safety or security equipment, HVAC equipment, utilities infrastructure, roofs and other structural components, or accessibility features (i.e., elevators, escalators, doors, parking lots and structures).

ATTACHMENT A

Projects of greater scope and complexity or with a more critical impact on the ongoing safe and secure operation of the court facility are more likely to be Facility Modifications; however, for projects that are more difficult to distinguish, case-by-case evaluation is required.

A Facility Modification differs from a capital project, which significantly increases the facility's gross area; substantially renovates the majority (more than 50 percent) of the facility; involves the construction of a new facility or a facility acquisition; or changes the use of the facility, as in a conversion from another use to court use.

B. Judicial Branch Facilities' Customer Service Center (CSC)

The Judicial Branch Facilities' Customer Service Center, or CSC, is a 24-hour service center established to receive, track, and control all work statewide related to court facilities. The center is managed by the Office of Court Construction and Management (OCCM), a division of the Administrative Office of the Courts (AOC), through its Real Estate and Asset Management Services' Facilities Management Unit. The CSC is the primary contact point for all Facility Modification requests and all maintenance services. The e-mail address is csc@jud.ca.gov.

C. Facility Modification Budget Allocation Categories

1. Statewide Facility Modifications Planning Allocation

The Statewide Facility Modifications Planning Allocation is the portion of the Facility Modifications budget set aside by the Judicial Council for planning, investigations, and other activities related to the identification, solution analysis or development of Facility Modification requirements, estimates, and plans. This includes studies of issues that may eventually require Facility Modifications as well as full facility assessments used for long-range planning of the Facility Modification program. This budget does not include detailed construction design work, which is incorporated into the cost of each specific Facility Modification.

2. Priority 1 Facility Modifications Allocation

The Priority 1 Facility Modifications Allocation is the portion of the Facility Modification budget set aside by the Judicial Council for performance of emergency Facility Modifications. Due to the unpredictable nature of these Facility Modifications funding must be set aside to ensure an adequate reserve to address any emergencies that may arise over the course of the Fiscal Year.

3. Planned Facility Modifications Allocation

The Planned Facility Modifications Allocation is the portion of the Facility Modification budget set aside by the Judicial Council for Facility Modifications that the TCFMWG has fully vetted and recommended for funding at the beginning of the Fiscal Year and that are approved by the Judicial Council. Typically these Facility Modifications are considered to be among the highest

ATTACHMENT A

priority from those not funded in the previous year due to budget constraints. Funds remaining in this allocation after all Planned Facility Modifications have been completed can be reallocated by the among the other Facilities Modification Budget Categories. The Judicial Council will be advised of any such reallocations in the annual information report submitted after the close of each fiscal year. The report also will indicate if any Planned Facility Modifications approved by the council are cancelled.

4. Priority 2-6 Facility Modifications Allocation

The remainder of the Facility Modifications budget is set aside by the Judicial Council for Priority 2–6 Facility Modifications that were either not received prior to the beginning of the fiscal year or involved lower-priority work not yet fully vetted and estimated but eligible for funding during the current fiscal year depending on funds available and priority of the requested modification.

This budget allocation is spread over the course of the Fiscal Year by the TCFMWG to fund requests that are ad hoc or unplanned, but that rank among the highest priority Facility Modifications. The TCFMWG will determine at the beginning of the fiscal year the amount to be used at each of its meetings as part of a plan to stage the work over the course of the year. This will allow for funding decision at each meeting to ensure funds are spent appropriately and fully for the fiscal year. Based on this funding determination the AOC staff will present a proposed list of Facility Modification at each meeting. The TCFMWG will then approve or disapprove funding for each of the proposed Facility Modifications.

III. Priority Categories

Priority Categories for Facility Modifications

Projects determined to be Facility Modifications will be assigned one of the six priority categories described below. These priority categories are based on methods commonly used by private sector facility management firms. Facility Modifications will be prioritized based on confirmation that the requested project qualifies as a Facility Modification under the criteria in section IIA above, as well as by priority category, specific justifications, effect on court operations, public and employee safety, risk management and mitigation, funding availability, equity among the courts, implementation feasibility, cost/benefit analysis, planning and design status, contribution to ADA compliance, and status of major capital improvements.

Facility Modifications determined to be Priority 1 will be addressed immediately and regardless of whether the court occupies a shared-use facility. Planned Priority 2–6

ATTACHMENT A

Facility Modifications requested for shared-use facilities will be assigned an appropriate priority category; their prioritization and implementation may be dependent, however, on financial participation by the county that shares the building.

Priority categories for Facility Modifications are as follows:

Priority 1—Immediately or Potentially Critical. A Priority 1 ranking is appropriate where a condition of the facility requires immediate action to return the facility to normal operations or where a condition exists that will become critical if not corrected expeditiously. Such conditions necessitate a Facility Modification to prevent accelerated deterioration, damage, or dysfunction; to correct a safety hazard that imminently threatens loss of life or serious injury to the public or court employees; or to remedy intermittent function, service interruptions, or potential safety hazards. These conditions may include, but are not limited to, major flooding, substantial damage to roofs or other structural building components, or actual or imminent hazardous material release or exposure. Depending on scope, complexity, and impact, a severe deterioration in life safety or security components may also be considered a condition requiring a Priority 1 Facility Modification.

Owing to their critical nature, Priority 1 Facility Modification requests will be addressed immediately by AOC staff using internal procedures—including a method and a process for setting aside funds to address Priority 1 requests—that ensure timely and effective responses to unplanned damage, deterioration, or dysfunction resulting from an emergency or other potentially critical conditions.

Priority 2—Necessary, But Not Yet Critical. A Priority 2 ranking is appropriate where a facility requires a modification to preclude deterioration, potential loss of function or service, or associated damage or higher costs if correction of a condition is further deferred.

Priority 3—Needed. A Priority 3 ranking is appropriate where addressing a Facility Modification will reduce long-term maintenance or repair costs or improve the functionality, usability, and accessibility of a court facility. Such a condition is not hindering to the most basic functions of the facility, but its correction will improve court operations.

Priority 4—Does Not Meet Current Codes or Standards. A Priority 4 ranking is appropriate where a facility or one or more of its components does not conform to current code requirements, despite having complied with all codes in place at the time of initial construction. Such conditions are considered legally nonconforming, and their modification to meet current code requirements is generally not required.

ATTACHMENT A

Priority 5—Beyond Rated Life, But Serviceable. A Priority 5 ranking is appropriate where a facility is currently adequate to support court operations but, owing to some condition, cannot be expected to fully and properly function as designed for more than one year without the requested Facility Modification.

Priority 6—Hazardous Materials, Managed But Not Abated. A Priority 6 ranking is appropriate for a Facility Modification where a facility contains hazardous materials, such as asbestos or lead-based paints, that are managed in place and not yet abated.

IV. Process for Requesting and Prioritizing Facility Modifications

A. Requesting Facility Modifications

Potential Facility Modifications will be identified by court and AOC personnel through requests made to the CSC. The AOC staff in collaboration with the local court staff will

- confirm that each requested project is a Facility Modification under the criteria set forth above in section II;
- assign a priority category to each request;
- resolve any questions and develop a preliminary cost estimate; and
- finalize the scope of the Facility Modification.

1. **Priority 1 Requests.** Owing to their critical nature, Priority 1 requests will be addressed immediately by AOC staff using internal procedures that ensure timely and effective responses to unplanned damage, deterioration, or dysfunction resulting from an emergency or other potentially critical conditions. AOC staff will report to the TCFMWG on all Priority 1 request as part of the next scheduled TCFMWG meeting.

2. **Priority 2–6 Requests.** Requests for Priority 2–6 Facility Modifications will be tracked by the AOC and the courts using the AOC’s Computer Aided Facility Management (CAFM) database. Each request will outline the problem to be addressed and state the impact if the problem is not addressed. Requests will be processed by CSC staff and tracked in CAFM.

B. Prioritizing Requests for Priority 2–6 Facility Modifications

The following criteria will be used in ranking of all noncritical Facility Modifications:

- priority category
- specific justifications, effect on court operations
- public and employee safety and security, and risk management
- funding availability
- equity among the courts
- implementation feasibility

ATTACHMENT A

- cost/benefit analysis
- design and plan status,
- contribution to ADA compliance
- planned major capital improvements

V. Trial Court Facility Modifications Working Group

A. Trial Court Facility Modifications Working Group: Membership and Terms

The Trial Court Facility Modifications Working Group (TCFMWG) has been established by the Judicial Council to review Facility Modification needs across the state. Judges or court executive officers from any California court who have knowledge of or interest in facilities management or construction are eligible to apply for membership. The TCFMWG consists of five judges selected by the Trial Court Presiding Judges Advisory Committee and three Court Executive Officers selected by the Court Executive Officers Advisory Committee. Members serve a three-year term, though terms may be extended at the discretion of the chair of the Court Facilities Working Group (CFWG). The chair and vice-chair of the TCFMWG are appointed from among the TCFMWG membership by the Chief Justice, with recommendations from the chair of the CFWG. AOC staff is responsible for notifying the pertinent selection committee when new members need to be appointed.

B. Trial Court Facility Modifications Working Group: Duties and Procedures

The TCFMWG will meet as needed to review the AOC staff prepared reports, which will include a suggested ranked list of all proposed Facility Modifications with fully developed scopes of work and cost estimates as well as current funding availability. The total cost of all modifications on the draft ranked list may not exceed total available funding for the current fiscal year. Based on a review of the AOC reports and any other available information, the TCFMWG will determine which modifications to recommend for funding in the current fiscal year and which should be deferred for future consideration based on funding availability. The group may also determine that certain items do not qualify as Facility Modifications and remove them from the list of recommended projects.

C. Trial Court Facility Modifications Working Group: Annual Recommendation to the Judicial Council

1. The Legislature appropriates funding to the annual Facility Modification budget (annual budget) out of the State Court Facilities Construction Fund and the Immediate and Critical Needs Account.
2. Based on the annual budget, the AOC staff to the TCFMWG will develop a proposed allocation among the four Facility Modification Budget Allocation Categories and a list of potential Planned Facility Modifications.

ATTACHMENT A

3. The TCFMWG will consider the AOC staff proposal and develop a recommended allocation among the four Facility Modification Budget Allocation Categories; Priority 1 Facility Modifications, Statewide Facility Modification Planning, Planned Facility Modifications, and Priority 2–6 Facility Modifications.
4. The TCFMWG will also use this AOC staff proposal to determine if there are high priority Facility Modifications that should be funded with the Planned Facility Modification allocation. A list of proposed Planned Facility Modifications, if any, will be developed, and will include the location, a short description, and estimated cost of each Planned Facility Modification. Based on the Annual Budget, the TCFMWG may recommend all funding be preserved for use on the highest priority Facility Modifications throughout the year and not recommend any Planned Facility Modifications.
5. The TCFMWG's draft recommendations of the proposed funding allocation and the list of Planned Facility Modifications will be made available to the trial courts for comment by posting them on Serranus and emailing them to the Presiding Judges and the Court Executive Officers. The comments and the TCFMWG's responses will be included with the final recommendations in a report to the CFWG.
6. Based upon comments received, the TCFMWG will determine its final recommended funding allocation and list of Planned Facility Modifications, which will be presented to the CFWG for review and approval. The CFWG may approve the TCFMWG recommendations in whole or it may revise the recommendations.

The CFWG will forward its recommended funding allocation and list of Planned Facility Modifications to E&P for placing on a Judicial Council business meeting agenda for the council's consideration and approval or revision.

7. This policy, and the budget allocations and list of Planned Facility Modifications approved by the Judicial Council will be the basis on which the TCFMWG and the AOC in collaboration with the local courts will proceed to implement Facility Modifications.
8. During the fiscal year, justifiable reasons may arise for reallocating funds among the four Facility Modification budget allocations—Statewide Facility Modification Planning, Priority 1, Planned, and Priorities 2–6. Under this policy, the Judicial Council delegates to the TCFMWG the authority to redistribute funds among the four budget allocations as necessary to ensure that

ATTACHMENT A

the funds are used in the fiscal year and are used for the highest priority Facility Modifications, consistent with this policy and the criteria outline in section IV.B above. All reallocations will be reported to the council as part of the annual report on the activities of the TCFMWG.

9. The Judicial Council also delegates to the TCFMWG the authority to approved Priority 1 and 2 Facility Modifications between the beginning of the fiscal year and the Judicial Council's approval of the annual budget allocation and list of Planned Facility Modifications. This is necessary to ensure that emergency and necessary Facility Modifications that could impact court operations are not delayed. The TCFMWG will not expend more than 20% of the annual budget prior to the Judicial Council's approval.

D. Trial Court Facility Modifications Working Group: Annual Informational Report

The TCFMWG will develop an informational annual report summarizing its activities during the preceding fiscal year. Like the annual budget allocation recommendation, this report will be provided to the courts for comment in the same manner as the recommendations to the Judicial Council outlined above.

This report will be developed in the second quarter of the new fiscal year after all data is available and analyzed for the preceding year. This report will include data on actual expenditures, requests received, any backlog of work based on industry standard major facility systems, funding of modifications by priority, time required to complete each project, cancellation of any council-approved projects, redistribution of funding between categories, and other significant TCFMWG activities.

The CFWG will review this report and forward it to E&P for placing on a Judicial Council business meeting agenda as an informational item.

E. Trial Court Facility Modifications Working Group: Quarterly Report to E&P

The TCFMWG will develop a quarterly report to provide to E&P, which will also be provided to the Judicial Council at the next council meeting. The report will include a list of all Facility Modifications funded during the quarter, as well as any reallocation of fund between the funding categories. The first of these reports will be presented to E&P in October 2012 covering the first quarter of FY 2012-13.



Trial Court Methodology for Prioritizing and Ranking Facility Modifications

ADOPTED BY
THE TRIAL COURT FACILITY
MODIFICATION ADVISORY COMMITTEE,
MARCH 29, 2010



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

Attachment B

This document presents a methodology and process adopted by the Trial Court Facility Modification Advisory Committee (Committee) for prioritizing and ranking modifications to trial court facilities. It also includes operating guidelines established to help guide Committee meetings and to establish AOC versus court funding for a variety of facility related issues.

Facility Modification Defined

Facility Modifications (FM) as defined by the Judicial Council in its [December 2, 2005 Report on Facility Modifications Prioritization \(Judicial Council Report\)](#) are a generally planned, *physical modification* to a facility component or components that restores or improves the designed level of function of a facility or facility components.

There is no upper or lower dollar limit for FM. Small repairs will normally be handled as Job Orders but depending on the operations and maintenance budget, some smaller repairs either individually or collectively may need to be funded as FMs. Larger projects may be funded as Capital Projects.

FMs are *distinguished from major capital outlay projects* in that the latter significantly increases the facility's gross area, as in an addition to a structure; substantially renovate a major portion of the facility; comprise a new facility or an acquisition; or change the use of the facility, as in a conversion from another use to court use.

Priority Categories

Facility modifications are assigned one of six priority categories. These categories, adopted by the Judicial Council Report, are based on methods commonly used by private sector facility management firms. Facility modifications that are determined to be priority 1 will be addressed immediately and regardless of whether the court occupies a shared-use facility. Planned priority 2–6 facility modifications requested for court exclusive and shared-use facilities will be assigned an appropriate priority category. Implementation of modifications in shared-use facilities, however, may be dependent on financial participation by the county that occupies space in the building.

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

Attachment B

life safety protection may also be considered a priority 1 condition requiring a facility modification.

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

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

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

Priority 4—Does Not Meet Current Codes or Standards. Condition does not conform to current code requirements, yet it complied at the time of initial construction. Such conditions are considered legally nonconforming and are generally not required to be modified to meet current code requirements.

Priority 5—Beyond Rated Life, but Serviceable. Condition is currently adequate but cannot be expected to function as designed in the future.

Priority 6—Hazardous Materials, Managed but Not Abated. Hazardous materials, such as asbestos or lead-based paints, which are currently managed in place but not yet remediated.

Ranking Requests for Priority 2–6 Facility Modifications

Executives of the State’s trial courts will be surveyed annually by AOC staff to document the court’s operational needs, and facility conditions will be assessed by staff and contractors periodically, to identify facility modification requests and requirements for each forthcoming fiscal year. AOC staff will assign a priority category to each modification requested or indicated, develop a preliminary cost estimate, and determine a high-level scope of work for the modification. AOC staff will then prepare a report on pending trial court facility modifications. Each report will include a preliminary ranked list of all pending requests by priority category, including a quantitatively-scored rationale for the ranking. Preliminary ranked lists of all modification requests will be prepared by AOC staff based on the following criteria from the December 2, 2005 Report to Judicial Council on facility modifications:

- priority category

Attachment B

- specific justifications
- effect on court operations, and public and employee safety
- risk management and mitigation
- funding availability
- equity among the courts
- implementation feasibility
- cost/benefit analysis
- design and plan status
- planned major capital improvements

The **Priority Category** will be used to create the initial ranking of facility modifications. By assigning point values to the criteria listed above, a score is produced to rank the facility modifications within each priority category. The proposed scoring methodology follows:

Justification and Effect on the Court: This will be a score of between 5 and 50 (with 5 being the court being closed or being significantly impacted and a 50 being a wish list item). *Please note that any number in between 5 and 50 can be used to quantify the justification and the effect this requirement has on the court.* The chart below will assist in determining the correct number.

5	court operations are <i>significantly</i> impacted (negatively)
20	court is operating but at less than standard productivity
35	court appearance and dignity is diminished by the condition of the facility
50	a “wish list” item

Safety, Security, Risk Management: This score works the same way as the *Justification and Effect on the Court* scoring. The focus here is not so much on court operations but on safety, security, and risk management. *Please note that any number in between 5 and 25 can be used to quantify the justification and the effect this requirement has on the court.* The chart below will assist in determining the correct number.

5	potential serious risk
20	no significant risk
25	no risk

Equity among Courts: This score is used to help ensure that all courts scheduled to transfer obtain at least some FM funding.*

0	If Priority 2
5	If Court’s highest priority is between 3 and 6
10	Court’s second highest priority
15	Court’s third highest priority
30	All other FMs for the Court

*For each full calendar year that the project has been on the list, subtract 5 points (to a minimum score of 10 points).

Attachment B

Feasibility: This score helps rank the easy to implement jobs higher than complex ones.

- 10 Easy to perform with little or no planning or design
- 15 Requires some planning and design
- 20 Requires major design effort
- 25 Requires major design effort and may not be practical

Cost/Benefit: This criterion allows for FMs that will pay back the cost of the effort over shorter time frames to move up the list by using a negative score. An energy-saving improvement yielding reduced utility bills or an automation project resulting in a demonstrable reduction in labor expenses are good examples. Only facility modifications with a documented cost savings and a payback of less than five years will be considered in criterion.

- 10 Cost pay back of less than 5 years

Design Status: FMs which require no design effort, or are already in design, will receive higher scores than those still requiring design effort.

- 5 Designed, ready to perform
- 15 Designs will be ready within 90 days
- 25 Designs will take more than 90 days to complete

The final criteria, **Planned Major Capital Improvements** will utilize a yes/no test for *implementation* of a facility modification project, though this will not affect the ranking of those facility modification requests or needs. In some cases, a facility modification may be implemented even though a major capital project that would address the need is being planned but, for example, has not yet been funded. On the other hand, if a planned major capital improvement will address the facility modification need in a reasonable period of time, the request may not need to be implemented. A specific funding guideline is included in Attachment 1 as Guideline 9.

Budget Allocation

The AOC-produced report will be presented to the Trial Court Facility Modification Committee in advance of each budget year cycle. The Committee will also consider a proposal by AOC staff to allocate the forthcoming fiscal year's facility modifications budget among four categories:

1. Priority 1 facility modifications (not subject to ranking)
2. Planned Priority 2-6 facility modifications (represented in the report)
3. Unforeseen and out-of-cycle Priority 2-6 facility modifications (addressed below)
4. Statewide Facility Modification Planning

Attachment B

The methodology and process used to produce the ranked report and proposed budget allocation will be reviewed with the Committee to evaluate the approach and answer any questions. The Committee will have the opportunity to modify the prioritization ranking methodology, adjust the allocation of the facility modifications budget among the four categories, make other changes as necessary, or validate the methodology adopted and budget allocation proposed by AOC staff.

In the event a facility modification can be performed using funds from sources other than the facility modifications budget, implementation without regard to the prioritization and ranking methodology may be considered by the Committee. An example would be the provision of grant funds for the purchase and installation of security equipment. If facility modification funds were required to complete the installation of any equipment, provided it was a Priority 1 modification, the installation would still be eligible to proceed without ranking. If the modification was classified as a Priority 2 or higher, it would be subject to the ranking methodology.

Following review by the Committee, the report will be made available for court comment by posting to Serranus. All comments will be considered and addressed by the Committee. All comments and Committee responses will be presented to the Executive and Planning Committee of the Judicial Council of California (E&P), as part of the final report of the Trial Court Facility Modification Advisory Committee. The E&P will then consider the report and budget proposal for approval.

The Facility Modifications List approved by the E&P will be the basis on which the AOC will proceed to implement facility modifications. AOC staff will manage the work from design through construction, inspection, and acceptance. The AOC will work collaboratively with local courts to implement all facility modifications.

Based on changes to the pace of certain facility transfers from county to state jurisdiction and the development of new conditions and needs among the court facilities, the Committee will meet on an every other month basis to review unforeseen and out-of-cycle requests for Priority 2-6 facility modifications. The Committee will have the authority to approve adjustments to the E&P approved report and, as necessary, reallocate funds among the facility modifications budget categories.

The Committee's decision are normally implemented by the AOC without further consideration or approval. Reconsideration of decisions made by the Committee will only be reviewed in accordance with Guideline 11 located at Appendix 1.

AOC VERSUS COURT FUNDING

Not all request for facility related services are funded though the AOC facility modification budget. Some items such as furniture are expressly excluded while others such as painting and floor covering are only funded under certain circumstances. To help establish a predictable outcome when requesting facility work the Committee has established a number of Guidelines cover a variety of areas.

Attachment B

The full text of the guidelines are included as Attachment 1. The guideline cover the following topical areas:

1. Paint/Wall Covering and Window Covering
2. Floor Covering
3. Special Purpose HVAC
4. Security Related Projects
5. Hazardous Material Management and Disposal
6. Patron Seating
7. Installation and Support of Court Owned Equipment/Furniture
8. Art, Interior Decorations, Special Purpose Decorations
9. Facility Modifications in Facilities to be Replaced with Funded Capital Projects
10. Funding of Facility Modifications in Court Funded Leased Facilities
11. Request for reconsideration of Trial Court Facility Modification Advisory Committee Decisions

The Trial Court Facility Modification Advisory Committee may establish additional Guidelines or modify existing guidelines as necessary to achieve the goal of the Council, consistent with budget restraints.

Advisory Committee Meeting Protocols and Other Guidance

Cost as a Prioritizing and Ranking Factor: The cost of a FM will not be a factor when prioritizing and ranking FMs.

\$15/5 Rule: FMs with a Priority 2 or 3 and a cost of less than \$15K, and FMs with a Priority of 4 or 5 with a cost of less than \$5K can be approved and funded by the OCCM staff without first going through the Committee. All such FMs will be reported to the Committee at the next meeting and will be funded using Out of Cycle funds. \$15/5 Rule FMs will be limited to \$100,000 for each 100,000 SF of space per facility annually. For example, a 80,000 SF facility is limited to \$100,000 and a 120,000 SF facility is limited to \$200,000.

Facility Modification Cost Increases: FM cost increases do not have to be approved by the Committee in advance. Cost increases of more than \$50K over that initially approved by the Committee will be reported at the next meeting.

Meeting Materials: Meeting materials to include an Executive Summary, cumulative list of policy decisions, slides, and spreadsheets should be sent out two weeks prior to the meeting. The slides should be sent in black and white and as three to a page handouts.

Members Absences: In the event a member cannot attend, they cannot have someone else represent them at the meeting. A quorum will consist of the member present for a scheduled meeting. OCCM will contract each member who is not able to attend and brief them on the discussions and decision of the Committee.

Attachment B

**Attachment 1
Guidelines**

**Guideline 1
Paint/Wall Covering and Window Covering Guidelines**

The AOC has the responsibility for the interior painting and maintenance of wall/window coverings. Rule 10.810 allows the courts to use their operating funds for painting and wall/window coverings, but does not require them to fund the maintenance to an AOC standard. Thus if the court is not willing or able to fund this to meet the AOC standard of finish and appearance the AOC as the building owner must provide necessary funding

This guideline does not apply to art work such as murals, paintings, or other non-standard wall covering that is intended as decorative items, not simple wall paper or cloth coverings. It also does not apply to wall finishes that are a part of a larger renovation or remodeling project.

Use the following to guide when the AOC will fund and what priority painting and wall/window covering request should receive.

Priority 1: Only when done as part of a larger Priority 1 FM that would require painting to complete the repair. Example; If a water leak resulted in replacement of sheetrock, painting to match the preexisting color would be included in the repair effort.

Priority 2: Only used for vandalism/graffiti cover up or to repair damage, in public areas, that must be repair immediately to prevent further deterioration of wall coverings. Priority 2 work should be limited to the minimum effort needed to address the immediate concern (corner to corner painting versus whole room). Priority 2 work will normally be limited to a Job Order scope.

Priority 3: Use when excessive wear does not justify a Priority 2 but impacts the dignity of the court to a level that its correction will improve court operations and provide minimal maintenance standards. E.G.: Repainting and wall covering repairs in public common areas and courtrooms where the wear/damage indicate a total lack of concern for basic maintenance standards. This is often in the eye of the beholder but should not include work that covers *normal wear and tear*. Priority 3 work should be limited to the minimum effort needed to address the immediate concern (corner to corner painting versus whole room). Priority 3 work can often be limited a Job Order scope.

Priority 4: Only used where painting is required for code compliance.

Priority 5: Most painting and wall/window covering replacement will fall into this priority. The AOC will over time develop a cyclical painting program that will set standards for desirable painting cycles. Due to the limited funding for this priority, courts should be encouraged to budget for recurring painting and wall covering replacement.

Attachment B

Priority 6: Only used to provide repairs/covering after the removal of manage but not abated hazardous materials.

Guideline 2 Flooring Guidelines

The AOC has the responsibility for maintenance of flooring. Rule 10.810 allows the courts to use their operating funds for flooring, but does not require them to fund the maintenance to an AOC standard. Thus if the court is not willing or able to fund this to meet the AOC standard of finish and appearance the AOC as the building owner must provide necessary funding for flooring.

Use the following to guide when the AOC will fund and what priority flooring request should receive.

Priority 1: Only used when there is a complete collapse of the subflooring that results in damage to the floor finishing or when done as part of a larger Priority 1 FM that would require flooring repairs/replacement to complete the repair. Example; If a water leak resulted in molding carpeting, replacing the carpet to match the preexisting carpet would be included in the repair effort..

Priority 2: Only used for significant safety hazards, i.e. tripping hazards. Before flooring replacement is approved repairs of the existing flooring should be attempted. Only when repairs are not practical or cost efficient should total area flooring be replaced. Even then it should normally be limited to the room/area and not extended to the entire floor or department.

Priority 3: Use when excessive wear does not justify a Priority 2 but impacts the dignity of the court to a level that its correction will improve court operations and provide minimal maintenance standards. E.G.: Repairs in public common areas and courtrooms where the wear/damage indicates a total lack of concern for basic maintenance standards. This is often in the eye of the beholder but should not include work that covers *normal wear and tear or aging*. Priority 3 work should be limited to the minimum effort needed to address the immediate concern (single room versus whole floor).

Priority 4: Only used where flooring repairs/replacement is required for code compliance.

Priority 5: Most flooring replacement will fall into this priority. Due to the limited funding for this priority, courts should be encouraged to budget for normal life cycle flooring replacement.

Priority 6: Only used to provide repairs/replacement after the removal of manage but not abated hazardous materials.

Guideline 3

Special Purpose HVAC Guidelines

Special Purpose HVAC is any system or portion of a system that is not necessary for people comfort but is needed to control the temperature or humidity for equipment or items being stored and/or backup units to supplement the building system for these types of requirements. Examples of this would be computer room HVAC units, HVAC systems for evidence storage rooms/units, built in or stand alone refrigerators, and other such systems.

The determination of what specialty HVAC equipment is part of the courts equipment and what is a part of the facility is often a very fine line. Refrigerators, freezers, and other such stand alone appliance used for court employees or even for evidence storage are clearly court equipment and the responsibility of the court. Responsibility for computer room HVAC whether a computer rack air conditioner (CRAC) or a whole room system is less clear. Due to the nature of this equipment and the fact that it is often tied to the building HVAC either through shared ducting, chilled water, etc; it is normally treated as part of the facility.

It is imperative on the courts that they consult with the AOC anytime the heat load is going to change for this type of equipment. Adding new computers, removal of computers, and adding staff into a computer room will all have an impact on these standalone/back up units. Failure to plan with the AOC facility staff could result in delays in changes to the HVAC equipment and thus the ability to support the heat load.

Prioritization of work related to this type of equipment should follow the normal prioritization process and consideration.

Guideline 4

Security Related Projects Guidelines

The determination of what specialty security projects are part of the courts equipment and what is a part of the facility as a whole is often a very fine line. Metal detectors, scanning equipment, and other such stand alone plugged in equipment used by court employees, sheriff or contractors are clearly court equipment and the responsibility of the court. Exterior security lighting, making accessible entry areas that can house security equipment, perimeter alarms, normal exterior locks and hardware, and holding cells are all clearly part of the facility and thus an AOC responsibility. Responsibility for cameras, interior locks, and other security related but attached equipment is less clear.

To determine funding responsibility the following criteria should be considered:

The AOC funds:

- permanent changes to the facility and accessibility
- permanent changes to fixed counters and access areas
- exterior security to include lighting, and alarms
- repair and maintenance of “transferred” holding cells
- installation and maintenance of AOC recommended camera systems
- all locks and hardware permanently install as part of the building
- all attached security equipment found in a typical office building

The Courts fund

- all security related personnel cost and portable equipment
- all furniture and removable locks
- the replacement of all keys/cards lost by court personnel
- all security related equipment not be found in the typical office building unless identified as not court allowable per Rule 10.810

It is imperative on the courts that they consult with the AOC anytime they are planning to added, change, or remove security equipment, or change security procedures that could have a facilities impact. Adding new equipment, removal of equipment, and changing the entry locations for either court staff or the public could all have an impact on the facility. Failure to plan with the AOC facility staff could result in delays in changes necessary to support the new security requirements.

Prioritization of work related to these types of projects should follow the normal prioritization process and consideration. All security related project must be coordinate with Emergency Response and Security (ERS). All justification and related scoring for these projects should be confirmed by ERS as being valid requirements and not outside the scope of normal AOC standards.

Guideline 5

Hazardous Waste Management and Disposal Guidelines

Hazardous waste includes a wide range of materials and substances ranging from small disposable batteries to substances such as asbestos and polychlorinated biphenyl (PCB). Because of this wide range of materials a simple guideline is difficult to develop that will clearly cover every possible situations. For the purpose of this guideline, hazardous waste is divided into three groupings based on who uses or generates the waste. The three groups are court generated, janitorial related materials, and building materials. Management and disposal of generated waste must comply with all environmental regulations governing the packing, containment and disposal of hazardous waste regardless of who is responsible.

Court generated materials include all items that are not janitorial related or a part of the building construction or its equipment. Examples include toner cartridges, batteries, court owned equipment such as computer equipment containing heavy metals or equipment with refrigerant containing devices, and items stored in an evidence room.

Janitorial related materials include all cleaning material such as detergents and solvents, as well as, any waste generated as a result of cleaning such as greasy rags or waste water containing hazardous material. Management and disposal of janitorial materials and generated waste is the responsibility of the court through their janitorial service and must comply with all environmental regulations governing the packing, containment and disposal of hazardous waste.

Building generated hazardous material covers the vast majority of hazardous material in the facilities. It includes building construction materials like asbestos and lead based paints, and hazardous material contained in building equipment like PBCs and various fluids. All waste generated as a result of maintenance and repairs such as paints, oily rags, acid batteries, etc. fall in this category. The appropriate packing, containment, and disposal of all building generated hazardous material are the responsibility of the AOC and due to the cost of disposal is routinely a FM.

[NOTE: The one exception to this would be when a court funded project impacts the hazardous material. For example, in a court funded renovation the court assumes all responsibility and cost for the protection of the building occupants and property, as well as, the cost associated with the proper packing, containment, and disposal of all materials removed during demolition and material left over at the end of the project.]

Some items are more difficult to clearly identify into one category or the other. One of these is human waste in its various forms to include blood and feces. While normally this type of waste is a janitorial issue, there are occasion when the quantity or location of the waste make it beyond the capability of a normal janitorial function. For example cleanup after a violent assault which leaves blood on the carpeting or walls or a major sewage line break that deposit large amounts of human waste into either the building or the grounds. Both examples shift responsibility for the containment and disposal of the hazardous waste from part the normal janitorial function to a larger facility management issue. This becomes an AOC

Attachment B

responsibility and likely will be part of the larger FM needed to restore the facility to its normal functionality.

Prioritization of work related to these types of efforts should follow the normal prioritization process and consideration. In many cases the disposal of hazardous waste is not the sole purpose of the effort and is simply an additional task related to a larger project.

Guideline 6

Patron Seating Guidelines

Patron seating is considered any seating that is not normal court employee seating and is not seating around a table. This includes all public seating in court rooms, public hallway, waiting areas, jury assembly rooms, and other public access areas.

This seating is normally multi-person seating such as benches, pews, and other gang seating, and individual seating that is by design attached to the facility such as chairs that are bolted to the floor. The exception to this is couches and similar types of multi-person seating that is normally seen as stand alone furniture and not normally bolted in place.

Court Employee seating, seating around a table, and couches are considered as furniture. Furniture is a court funding responsibility.

As an example in the courtroom, the audience seating and jury seating would be an AOC responsibility while the court employee seating and the litigate seating would be a court responsibility. All seating in the jury assembly area, except for employee seating and couch type seating, would be an AOC responsibly. Chairs in a jury deliberation room would be furniture and thus a court responsibly.

Prioritization of work related to fixture seating should follow the normal prioritization process and consideration.

Guideline 7

Installation and Support for Court Owned Equipment/Furniture Guidelines

Court owned equipment and furniture cover a very broad range of items ranging from small white boards up to large computer racks, and includes all furniture items that are not built into the building. For the purpose of this guideline these items are broken into three categories; furniture, equipment, and electronic equipment to include all communications and audio/visual equipment.

Furniture is normally a court funding responsibility. The exceptions are when the furniture is built into the building and not simply attached. A good example of this is the judge's bench and public service counter. This applies even if these benches and counters are made of modular furniture construction. Built-in bookcases and service counters are other good example of items that the AOC will maintain.

Equipment includes all items that are not building systems. They could be stand-alone, attached or built-in. This covers a wide range of items including but not limited to items such as white boards, clocks, file storage systems, portable/movable electronic equipment, court owned appliances, electronic calendars, and display boards. The cost of this equipment and the cost to move, mount, or install this equipment is the sole responsibility of the court. If additional 110/220v standard electrical outlets that could be used for other purposes are needed to support portable equipment, the outlet will be installed at the AOC cost.

The installation or removal of built in equipment must be coordinated with the AOC. Installation and removal of such items often result in damage or changes to the facility. For example, the installation of built-in electronic calendars requires the cutting into wall finishes, and the additional electrical load. Removing them will require the wall finishes being repair. The AOC can provide these service at the court's expense or the court can contract the services themselves but must have the plans/designs approved by the AOC in advance.

Communications and audio/visual equipment is the responsibility of the court. The AOC's only cost related to this type of equipment would be to provide adequate power as needed. This could be as simple as adding an outlet or bringing a whole new electrical panel in for a new set of communication routing switches. During equipment failures the AOC will check and confirm that adequate power is going to the equipment, any additional support will be at the court's expense.

Prioritization of work related to equipment should follow the normal prioritization process and consideration.

Guideline 8
Art, Interior Decorations,
Special Purpose Decorations Guidelines

Artwork can take many forms. Some art is purely decorative in nature such as paintings; other artwork is both decorative and functional such as seating walls, planting areas, and decorative flooring and wall covering. This guideline applies to both types of artwork.

Artwork, interior decorations and special purpose decorations are the responsibility of the court and not the AOC. Any of these types of items that were transferred to the AOC as part of the SB 1732 transfer process become the property of the AOC unless ownership is assumed by the court. If the court does not take ownership of the property the AOC at its discretion can remove, change, or maintain the artwork or decorations.

The court is responsible for those items simply hung on the walls or sitting in the facility. This would include most framed paintings, plants not part of a built-in atrium or similar structure, movable or temporary displays, temporary decorations such as holiday decorations and community displays. These items are considered the property of the court or employees working in the facility.

Some facilities have artwork on loan or maintained by local organizations such as historical societies or the artist. Both the AOC and the court must work closely with such organizations or owners to ensure artwork is properly maintained. If the owner or responsible organization request assistance in the maintenance and/or movement of the artwork the AOC will provide support in accordance with any established agreements with the artist or local organization. In the event no established agreement exists, the AOC will at its discretion may assist or determine that the requested assistance is not in the interest of the AOC and thus decline to provide the support without reimbursement of cost.

Guideline 9

Facility Modifications in Facilities to be Replaced with Funded Capital Projects

The use of Facility Modification funds in facilities with funded Capital Project that will result in the courts vacating the existing facility need to be carefully scrutinized. Since the time from funding of a Capital Project to move in is often five or more years, it is unreasonable to say that no FM funding will be permitted. The challenge is to fund those FMs that are critical to continue the operations of the facility and prevent excessive deterioration but are cost proportionate to the amount of time the court will remain in the facility. The following guidelines should be used in making funding decisions:

1. FM's that are critical to continue the normal operations of the facility should be funded.
2. Fire, life, safety and security issues normally will be funded.
3. When the cost of maintenance or operations due to failing systems is determined to exceed the cost of repair work to fix said failed system. For example: the impact to operations and cost of deterioration to the facility due to leaks may justify the replacement of a roof even though the roof will last for 20 years when the Courts are scheduled to leave after 5 years.
4. The AOC will take the limited life for the facility into consideration when determining the necessary FM actions needed.

FMs to enhance court operations, improve the appearance of the facility, and other items not required to maintain the existing operations must be evaluated on a cost versus years of service remaining. Items having short life cycles such as painting may be justified if the facility still has three or more years of court usage. Some items are required to maintain the dignity of the court. Generally, the following formula should be used as a guide to determine the amount to be spent on the above type items.

Number of years of remaining usage *multiplied by* the square foot of court space
divided by 10 *equals* \$ to be spend in any fiscal year.

Using this formula a facility with five years of remaining court usage with 50,000 square feet could have approximately \$25,000 of FMs to enhance court operations and improve the appearance of the facility. While a similar sized facility with only two years of usage would have \$10,000.

All requests beyond the scope of the formula will be highlighted to the TCFMAC.

Courts may at their discretion fund additional enhancement or improvements to the facility, but AOC and court funding should not be combined for a single project.

Additionally FM funds will not be used to supplement or reimburse costs relating to a Capital Project: this includes contributing FM funds to a Capital Project, reimbursing the AOC for cost overruns or Court for work performed as part of a Capital Project. This fund exclusion does not extend to work after the completion of a Capital Project to enhance operations, improve the

Attachment B

maintainability of the facility, or maintain the facility after expiration of warranties. In Capital Projects that occur in an existing facility, this exclusion does not pertain to repair or maintenance of items outside the scope of the Capital Project.

Guideline 10

Funding of FMs in Court Funded Leased Facilities

This guideline applies to all leases managed by the AOC but funded by the courts. This could include leases for new judgeships, storage, or for any of a number of court-supported programs for which the local court pays the lease costs.

Most court-funded leases are like the majority of leases managed by the AOC, in that the lessee provides the majority of the facility maintenance needs. This routinely includes many items that would be FMs if done in an AOC own facility. Normally these costs are included in the lease and no additional funding is required.

In some cases, there may be items that are not included in the lease cost that may fall into the category of FM. The TCFMAC will consider funding such items using the same prioritization and scoring methodology as with any FM. If funded the AOC will work with the lessee to determine how the work will be performed.

FM funding will not be used for any of the following:

- To increase leased space

- To change the basic function of the space, e.g. turn warehouse space into a courtroom or office space

- To pay for work that is the responsibility of the lessee

- To pay for any cost that is amortized over the course of the lease or is a part of the operational expenses paid on a recurring basis.

- To pay for initial Tenant Improvements. FM funding will only be considered after the court has occupied the space for six months or more.

- To pay for any cost related to storage space.

Guideline 11

Requests for Reconsideration of TCFMAC Decisions

Courts and the AOC may request decision made by the TCFMAC be reconsidered. Such requests could address funding, prioritization, or scoring decisions. All such requests must be in writing and signed by the Presiding Judge or Court Executive Officer or if from the AOC, the Director of the Office of Court Construction and Management (OCCM). Request for reconsideration should be submitted to the Facility Operations Manager of OCCM.

The Facility Operations Manager will forward the request to the Chair of the TCFMAC along with a summary of the request and the decision made by the TCFMAC.

The Committee will review the request for reconsideration, the initial decision of the Committee, and any other pertinent information related to the request. The Committee or a member, may based on the situation visit the facility, meet with court and/or AOC personnel, or meet with any other person(s) who may provide information on the request.

The Committee will then review all the data and the report from the appointed member and make a final determination. The Chair will prepare a reply informing the requestor of the decision of the Committee.

The decision of the Committee is considered final.

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
1	FM-0047890	Alameda	01-A2	County Administration Bldg.	2	Plumbing - Remove eroded water fountain - Install double contained water fountain - Eroded water fountain caused damage to dry wall and carpet in court exclusive space	\$ 4,494	Complete	100
2	FM-0038009	Alameda	01-B3	Wiley W. Manuel Courthouse	1	Grounds and Parking Lot - Judges secured gate parking, motor is burned up and is unable to open the gate - Judges are unable to enter or exit the parking lot.	\$ 5,000	Complete	100
3	FM-0040298	Alameda	01-B3	Wiley W. Manuel Courthouse	1	Fire Protection - Emergency Exit Door (1) - Remove and replace the electronic emergency exiting hardware as well as all associated low voltage wiring (360 LF), transformers and conduits (360 LF). Existing system has short circuited damaging the entire run to the exit door - Work required under the Broussard Bridge MOU	\$ 35,000	Complete	85.6
4	FM-0044365	Alameda	01-B3	Wiley W. Manuel Courthouse	1	Exterior - Remove and replace backer rod and silicone caulking at 14 windows and 6 wall joints on the upper and lower levels. Remove and replace approximately 250 SF of water damaged drywall and insulation. Perform water test after windows and joints are sealed and prior to drywall repair. High reach equipment and encroachment permit are required.	\$ 69,213	Complete	83.08
5	FM-0046906	Alameda	01-B3	Wiley W. Manuel Courthouse	1	Elevator #2 motor has failed, replacement motors are no longer available, the existing motor will be removed, shipped out to be re-built and then re-installed.	\$ 29,003	Complete	100
6	FM-0047329	Alameda	01-B3	Wiley W. Manuel Courthouse	1	Fire Protection - Sprinkler heads (2) - Replace leaking heads - Requires entire system to be drained and tested- Work completed off hours - Low system pressure causing system to activate	\$ 5,000	Complete	100
7	FM-0037284	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Plumbing - Replace two (2) each, Toilets, Fill towers, Flush meters and Spud washers - Toilets and valves are leaking and beyond repair.	\$ 2,500	Complete	85.6
8	FM-0039084	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Interior Finishes - Install card access reader in Criminal Division employee entry door, county employees gained access to files - security risk	\$ 9,965	Complete	85.6
9	FM-0040169	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Fire Protection - Sprinkler head (1) - Replace leaking head - Requires entire system to be drained and tested- Work completed off hours - Low system pressure causing system to activate	\$ 3,500	Complete	100
10	FM-0040729	Alameda	01-B3	Wiley W. Manuel Courthouse	2	COUNTY MANAGED - Carpet (128 SQ YDS) - Remove and replace carpet to remediate tripping hazards - This work is required by the Broussard Bridge licensing agreement (Transfer Agreement) executed on 8-2-11.	\$ 13,886	Complete	100
11	FM-0044316	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Security - Holding cell window - Replace broken window - Window broken by inmate glass shards pose safety and security risk.	\$ 2,192	Complete	83.8
12	FM-0045086	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Security - install new safety glass in security check point. The Plate glass window that runs parallel with Checkpoint has been cracked.	\$ 2,124	Complete	83.8

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
13	FM-0046705	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Exterior Walls - Water penetration through failed moisture barrier - Prep cracks in stucco to apply a flexible membrane to eliminate future water penetration. Remove and replace the flashing on one sidewall scupper drain. Water is leaking into department 115 and adjacent hallway causing damage to walls and carpet	\$ 4,946	Complete	83.8
14	FM-0046714	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Safety - Structural Deficiency - Stairs (18) (108 SQ FT) - Install metal Bracing (108 SQ FT) - Stairs are showing a pronounced decline and are a trip hazard	\$ 13,268	Complete	83.8
15	FM-0047541	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Interior finishes-Remove Hazardous waste contaminated sheet rock(500 Sq Ft) and flooring(200 Sq Ft) --Install new sheet rock(500 Sq Ft) and flooring (200 Sq Ft)Due to Sewage line failure	\$ 8,987	Complete	100
16	FM-0047891	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Plumbing - Structural failure - Remove toilet and drywall to access the structural toilet support in the wall. Remove and replace the existing support and additional framing required for the new support. Replace the drywall, new toilet and support the waste line at the bracket. The failing bracket has caused the waste line to leak.	\$ 4,469	Complete	100
17	FM-0047892	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Interior Finishes - ADA Gate remove none operational controller (qty1) - Install ADA Heavy duty ADA controller (qty1) -The ADA controller is part of the electrical closed loop for door functionality for Court Entrance door	\$ 4,879	Complete	100
18	FM-0047895	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Plumbing - 5th floor restroom in department 110 Judges Chambers - Remove and Replace Sloan Flushmate System toilet tank - End of life	\$ 3,186	Complete	100
19	FM-0040473	Alameda	01-B3	Wiley W. Manuel Courthouse	1	HVAC - Supply and Exhaust Fans Control for Court Rooms has failed Provide HVAC Control pressure, Heating , and Cooling in eight out of nine court rooms.	\$ 91,000	Complete	88.3
20	FM-0038405	Alameda	01-D1	Hayward Hall of Justice	2	Electrical - Outlets (11) - Replace standard outlets with GFCI outlets in restrooms - Required by code	\$ 1,500	Complete	88.3
21	FM-0039388	Alameda	01-D1	Hayward Hall of Justice	2	Electrical - Upgrade 2 breakers to meet compliance standards - Insufficient capacity created equipment failure and fire.	\$ 1,500	Complete	100
22	FM-0039391	Alameda	01-D1	Hayward Hall of Justice	2	Pest Control - Bird Netting (1600 SQ FT) - Bird Spikes (700 LF) - Install to prevent bird infestation in employee break area - Remediate fecal matter (500 SQ FT) - Health and safety risk	\$ 7,300	Complete	88.3
23	FM-0040586	Alameda	01-D1	Hayward Hall of Justice	2	Electrical - Breaker box (NFPA Approved) - Install NFPA approved breaker box. Breaker - Install a 400 AMP fused disconnect. This is required by code prevent electrocution from incidental contact while working in the mechanical room.	\$ 19,571	Complete	100
24	FM-0044218	Alameda	01-D1	Hayward Hall of Justice	2	Regulatory Compliance - HVAC - Boiler (2 ea) - Replace burners (4 ea) - Required to meet BAAQMB Regulation 9 Rule 7 - Project includes ACM abatement on associated piping	\$ 66,767	In Work	88.3

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
25	FM-0044309	Alameda	01-D1	Hayward Hall of Justice	2	HVAC - Boiler #2 - Replace Fan Wheel - Blades rubbing on start up and shut down	\$ 5,273	Complete	88.3
26	FM-0044311	Alameda	01-D1	Hayward Hall of Justice	2	Security - Replace access control panel- The panel has failed preventing access to the hallway in Courtrooms 515-516	\$ 4,556	Complete	88.3
27	FM-0044326	Alameda	01-D1	Hayward Hall of Justice	2	Security - Sally port door (2) - Replace interlocks and controls. Unable to process in-custodies securely due to failure of controls and interlocks.	\$ 10,774	Complete	88.3
28	FM-0047141	Alameda	01-D1	Hayward Hall of Justice	2	Roof leak. Seal 800sq feet of deteriorated joints and Coping Caps to prevent leak into Court Room 519.	\$ 2,421	Complete	100
29	FM-0047273	Alameda	01-D1	Hayward Hall of Justice	2	Security - Door hardware - Remove and replace vertical rods latches and panic system, adjust and test, Secure exit door is not closing and locking properly.	\$ 4,536	Complete	100
30	FM-0047284	Alameda	01-D1	Hayward Hall of Justice	2	HVAC - VFD (cooling tower) (1) - Replace obsolete VFD (non operational) - Chiller is non operation and facility has no cooling air	\$ 11,484	Complete	100
31	FM-0047461	Alameda	01-D1	Hayward Hall of Justice	2	Emergency Generator - Replace failed rear crankshaft seal, install exhaust pipe rain cap to prevent bird nesting, provide secondary battery containment trays (2)-safety issues	\$ 8,053	Complete	100
32	FM-0040971	Alameda	01-E1	Gale - Schenone Hall of Justice	2	Security - The intercom control board volume isn't working correctly, is cutting off voices - Safety	\$ 2,800	Complete	100
33	FM-0036997	Alameda	01-F1	George E. McDonald Hall of Justice	1	HVAC - Replace chiller - Urgent need due to several continuous compressor failures	\$ 165,000	Complete	88
34	FM-0044056	Alameda	01-F1	George E. McDonald Hall of Justice	1	Regulatory Compliance -Fire Prevention - Backflow Preventer - Install new 6" main with fire alarm connections to the building; Work requires excavation of 10 cubic yards of soil - Work requires fire system to be shut down and drained all work to be performed off hours; Required to comply with State Department of Public Health, Title 17, Regulation 26.	\$ 49,000	Complete	100
35	FM-0037626	Alameda	01-F1	George E. McDonald Hall of Justice	2	Roof - Replace roof membrane (14,655 SQ FT) due to numerous leaks - Current roof beyond useful life; Replace skylights (4) due to failures (cracking) and leaks - Project includes ACM abatement and off hours work	\$ 349,658	Complete	100
36	FM-0040969	Alameda	01-F1	George E. McDonald Hall of Justice	2	Electrical - Emergency generator - Replace failed block heater and ruptured hoses - Unable to operate generator do to leaks this is a safety hazard	\$ 2,300	Complete	100
37	FM-0043753	Alameda	01-F1	George E. McDonald Hall of Justice	2	Plumbing - Boiler Valve - Remove and replace a failed pressure reducing valve, pressure gauge, bypass quick fill valve, expansion tank and associated fittings. The failed unit caused damage to the other components.	\$ 8,841	Complete	100
38	FM-0044313	Alameda	01-F1	George E. McDonald Hall of Justice	2	Security - Duress Alarm - Install repeater and sensors to enable operation of the panic-duress - alarms not operating properly. Sheriff deputies currently unable to be notified via radio when duress alarms are activated.	\$ 2,049	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
39	FM-0045751	Alameda	01-F1	George E. McDonald Hall of Justice	2	Interior Finishes - Window seals (11) - Reseal windows to prevent further water damage - Replace window (1) - Window is broken. Walls and window ledges - patch and paint as necessary.	\$ 8,817	Complete	100
40	FM-0045760	Alameda	01-F1	George E. McDonald Hall of Justice	2	Safety - Fire fly protector has failed. Install fire fly screen to ensure proper operation of fire protection system	\$ 2,095	Complete	100
41	FM-0046991	Alameda	01-F1	George E. McDonald Hall of Justice	2	Exterior Shell - Epoxy injection in exterior (900 SQ FT) & interior (1200 SQ FT) concrete; Replace Stucco (100 SQ FT) & Sheetrock (600 SQ FT) - - Water penetration causing damage to the facility	\$ 12,487	Complete	100
42	FM-0047665	Alameda	01-F1	George E. McDonald Hall of Justice	2	Electrical - Inlet Supply Air Vane - Install Generator Enclosure (100 SQ FT) for Inlet Supply Air Stack with weather cap - The generator supplies emergency power to Court- Supply air is blocked generator will not function correctly. (DEFICIENCY LIST)	\$ 6,501	Complete	100
43	FM-0040503	Alameda	01-G1	Berkeley Courthouse	1	Utilities - Install code required earthquake valve (1); paint supply lines yellow; Replace Igniter (1)- Boiler non operational	\$ 15,000	Complete	100
44	FM-0038694	Alameda	01-G1	Berkeley Courthouse	2	HVAC - Repair Main Hot Water Pump - Packing leak has been discovered, work required for proper system function	\$ 1,500	Complete	100
45	FM-0039396	Alameda	01-H1	Fremont Hall of Justice	1	Security - Sally Port Door - Replace Guides, clips, and end-rods - Door is non-operational. Unable to process in custodies for court appearances	\$ 5,000	Complete	100
46	FM-0004827	Alameda	01-H1	Fremont Hall of Justice	2	Roof -Replace roof membrane (55,000 SQ FT) - Roof beyond repair - Project corrects design deficiencies with slope, improper drainage, and penthouse flashing	\$ 975,000	In Work	79.4
47	FM-0039363	Alameda	01-H1	Fremont Hall of Justice	2	HVAC - Replace Drive Motor Bearings (2) - Bearings seized and system non operational	\$ 3,000	Complete	79.4
48	FM-0040162	Alameda	01-H1	Fremont Hall of Justice	2	Holding Cell - Replace Electronic lock (1) - Switches (2) - lock has failed in the lock position and the cell cannot be opened	\$ 3,100	Complete	79.4
49	FM-0040746	Alameda	01-H1	Fremont Hall of Justice	2	Interior Finishes - Remediate trip hazard cause by loose carpet (300 SQ FT) - Requires movement of furniture and off hours work	\$ 3,424	Complete	100
50	FM-0040899	Alameda	01-H1	Fremont Hall of Justice	2	Emergency Generator - Replace to prevent leakage of contaminates into storm water drains. Batteries Install secondary containment - Required by permitting agency and fire marshal	\$ 7,496	Complete	100
51	FM-0040950	Alameda	01-H1	Fremont Hall of Justice	2	Interior Finishes - Remediate trip hazard cause by loose carpet (100 SQ FT)- Requires movement of furniture and off hours work	\$ 3,424	Complete	79.4
52	FM-0043864	Alameda	01-H1	Fremont Hall of Justice	2	Electrical - Emergency generator - Replace radiator - Radiator needs to be replaced for proper operation; generator is overheating and shutting down.	\$ 5,725	Complete	100
53	FM-0044244	Alameda	01-H1	Fremont Hall of Justice	2	HVAC - Regulatory Compliance - HVAC - Boilers (2 each) - Replace Burners (4 ea) - Required by BAAQMB Regulation 9 Rule 7	\$ 66,767	Awaiting Shared Cost Approval	79.4
54	FM-0044307	Alameda	01-H1	Fremont Hall of Justice	2	Security-Door Closer -Replace automatic front door closer as door will not shut leaving building unsecure	\$ 4,050	Complete	79.4

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
55	FM-0045084	Alameda	01-H1	Fremont Hall of Justice	2	HVAC - HAVC AHU 1, Inner and Outer bearings have failed - Replace both sets of bearings to maintain the proper air temperatures to the court	\$ 2,513	Complete	79.4
56	FM-0045752	Alameda	01-H1	Fremont Hall of Justice	2	Security - Remove loose expanded metal screens at (10) Holding cell doors observation windows. Weld new screens in place and prime and paint. The loose screens are being removed by the in custodies and used as weapons	\$ 3,478	Complete	100
57	FM-0046706	Alameda	01-H1	Fremont Hall of Justice	2	Safety - Remove and replace (12) holding cell communication phone cords with shorter cords. The existing cords cannot be shortened on site, so new cords will be produced by the manufacturer and installed. This modification is to prevent additional suicide attempts by inmates.	\$ 6,238	Complete	100
58	FM-0046707	Alameda	01-H1	Fremont Hall of Justice	2	Interior Finishes - Replace Secured Hallway Door (1); Hinges (4); Kick Plate (1); Closer (1) - Door broken unable to secure facility	\$ 3,081	Complete	100
59	FM-0046781	Alameda	01-H1	Fremont Hall of Justice	2	HVAC-Boilers tripping on flame failure. Flame tube on boiler #2 is bent preventing correct operation. Flame detectors on both boilers are beyond useful life.	\$ 7,965	Complete	100
60	FM-0047143	Alameda	01-H1	Fremont Hall of Justice	2	Interior - Generator batteries - Redesign and remodel battery enclosure to preclude further damage from exploding batteries. Replace damaged hardware and batteries to restore system to operation.	\$ 3,878	Complete	100
61	FM-0047288	Alameda	01-H1	Fremont Hall of Justice	2	Lighting - holding cell lighting - Remove and replace six (6) holding cell light fixtures, ballast and associated wiring back to the breaker. Lights have been vandalized causing a short circuit to the fixtures and damage to the wiring. The new fixtures will be vandal proof fixtures.	\$ 2,809	Complete	100
62	FM-0047328	Alameda	01-H1	Fremont Hall of Justice	2	Electrical - Circuit overload - Install two new 120 volt 20 amp electrical dedicated circuits to serve two new duplex receptacles - one on the south wall and one on the north wall of the Staff Room #15. The amount of equipment in this area is overloading the existing circuit.	\$ 3,598	Complete	100
63	FM-0039163	Amador	03-C1	Begovich Building	2	Electrical - Restore generator - There is a leak coming through the turbo and leaking down onto the exhaust fan manifold. Remove generator restore to manufactures specs and reinstall.	\$ 2,500	Complete	100
64	FM-0040178	Amador	03-C1	Begovich Building	2	Security - Access Control - Remove and replace one (1) failed CPU and update software for building access control system and back up unit.	\$ 5,000	Complete	100
65	FM-0040919	Amador	03-C1	Begovich Building	2	Plumbing - Remove and Replace leaking backflow device. Demolition, remove, and re-pour concrete thrust block- Required for code compliance	\$ 5,000	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
66	FM-0047291	Amador	03-C1	Begovich Building	2	Generator - Rebuild generator exhaust to extend the exhaust pipe up to the top; of the housing and install a rain flapper to address oil and exhaust leaks due to incorrect venting causing wet stacking conditions. Extend the internal exhaust piping to provide proper venting thru enclosure cabinet doors to correct water intrusion issues causing rusting in the generator housing cabinet - Safety and Code issue Will cause generator to fail in power outage	\$ 3,430	Complete	100
67	FM-0047897	Amador	03-C1	Begovich Building	2	Security - Provide all labor and materials required to remove existing Sally Port gate motor and gearbox, replace them with new ones and return the gate to normal automatic function - The Sally Port gate motor & gearbox are not working correctly and have reached the end of their serviceable life, so the gate is currently being manually opened and closed.	\$ 6,050	Complete	100
68	FM-0039129	Butte	04-A1	Butte County Courthouse	2	Electrical - Install larger wire to courtroom 1 and 2. Rewire the lighting control panel. Install relays to carry more power - Relay burned up going to courtroom 1.	\$ 2,500	Complete	100
69	FM-0039378	Butte	04-A1	Butte County Courthouse	2	Fire Alarm Panel - Perform technical inspection and repair system as needed. Work to include validation of full system operation and compliance with relevant codes. Review system from panel and pull boxes, tighten loose connections, check heat detectors and smoke detectors, control units, and duct for defective components	\$ 7,380	Complete	100
70	FM-0047460	Butte	04-A1	Butte County Courthouse	2	HVAC - Replace failed relays - Chiller fault - replace fan motors and relays that are causing the chiller to go into alarm cycle	\$ 4,975	Complete	100
71	FM-0047536	Butte	04-A1	Butte County Courthouse	2	HVAC & Fire Alarm System - Install switches and control unit for HVAC & Convert smoke detectors to heat detectors in the break room - The switches and control room have failed & the fire alarm system has gone off several times because of food smoke detected in the break room. HVAC unit is needed to cool two rooms & false alarms have interrupted Court operations	\$ 5,725	Complete	100
72	FM-0038026	Butte	04-D1	Chico Courthouse	2	Interior Finishes - Remove and replace the existing room and directional signage in the lobby to achieve ADA compliance. Remove and reconstruct 2 transaction counters and walk up windows to resolve ADA deficiencies. Walk up windows will be safety glass with transaction slots and speaking vents - This work is in response to an ADA complaint	\$ 38,000	In Work	100
73	FM-0040495	Calaveras	05-A2	Legal Bldg. Modular	2	Pest Control - Provide pest control - Drywood Termite Infestation Discovered in Trailer	\$ 3,000	Complete	100
74	FM-0040830	Contra Costa	07-A14	Family Law Center	1	Elevator - Correct 4 OSHA Code Violations to avoid red-tag close out of the only elevator in the facility - Without this elevator access to Courtrooms for the mobility impaired is not possible	\$ 3,000	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
75	FM-0044250	Contra Costa	07-A14	Family Law Center	2	Electrical Circuit - Install, one dedicated electrical circuit for photocopier - Current shared circuit is overloaded and causes frequent electrical surges.	\$ 3,360	Complete	100
76	FM-0044420	Contra Costa	07-A14	Family Law Center	2	HVAC - remove and replace approximately 38 failed fire smoke damper actuators and install 5 ceiling access panels for code compliance. Deconstruction of rigid ducting at each location required to replace each damper and associated low voltage electrical - DEFICIENCY LIST	\$ 44,650	In Work	100
77	FM-0041565	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	Electrical Conduit - Surveillance system wiring - Disconnect and remove the existing wiring from the damaged conduits on the roof. Replace all damaged conduit with new rigid conduit and re-pull the existing wire. Re-connect the power for the building's surveillance system. Test the system and put back into operation.	\$ 11,760	Complete	100
78	FM-0044207	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	Door Closer, Replace broken door closer that will not allow courtroom entrance to be closed and secured. This is a security issue. Attempts to repair the closer were unsuccessful. Replacement is necessary to secure the courtroom.	\$ 2,550	Complete	100
79	FM-0044222	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	Ductwork - Renovate failed joints to eliminate water intrusion in two 14 foot duct runs and one 30 foot run above Victim/Witness waiting room to Roof. Seal with elastomeric coating and Trem-lite polyester tape for reinforcement.	\$ 3,470	Complete	100
80	FM-0044258	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	Generator - Renovate Exhaust system, components have failed - The generator supplies power to the emergency lighting and backup power to the elevators.	\$ 9,730	Complete	100
81	FM-0044308	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	Mechanical Room Steam Riser Piping - Replace corroded hot water piping, valves, and unions - To eliminate the potential for a major leak that will flood the Court	\$ 13,100	Complete	100
82	FM-0045078	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	HVAC Boiler condensate pump station has failed, Install condensate pump motors and control valves and refill the system	\$ 14,465	Complete	100
83	FM-0040205	Contra Costa	07-A3	Bray Courts	1	HVAC - Boiler - Replace faulty low air cut-off switch to prevent boiler flame out which causes gas vapors to travel up the flue and be pulled into the outside air intake of the AC Unit. This is off hours work since the boiler has to be shut down. - This results in complaints of a gas smell inside the building.	\$ 3,500	Complete	85.52
84	FM-0040207	Contra Costa	07-A3	Bray Courts	1	Plumbing - Increase Water Pressure to Holding Cells - DOJ regulations will not allow occupation of holding cells without immediate correction. P1.	\$ 3,500	Complete	85.52
85	FM-0040828	Contra Costa	07-A3	Bray Courts	1	Pre-Action Fire System - Failing Flow Switch - Drain the system and replace the flow switch. System has been identified as a fire code violation and must be corrected	\$ 11,000	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
86	FM-0045281	Contra Costa	07-A3	Bray Courts	2	Fire Sprinkler Supply, Replace defective Post Indicator Valve (PIV) and main flow control switch for functionality of building's pre-action sprinkler system.	\$ 24,300	In Work	85.52
87	FM-0047834	Contra Costa	07-A3	Bray Courts	2	HVAC - AHU Compressor #1 failed - Replace Compressor #1 terminal plate - too hot in courtroom causing discomfort - 80 plus people.	\$ 6,369	Complete	100
88	FM-0040216	Contra Costa	07-A4	Jail Annex	1	HVAC - Clean air ducts and test the air quality in back offices and chambers - Employees are having allergic reactions to an unknown substance in the courtroom	\$ 3,500	Complete	5.95
89	FM-0044197	Contra Costa	07-A4	Jail Annex	2	Plumbing - Replace leaking pipes - Water from 2nd floor Detention Center Space penetrated ceiling into Dept. 20 Chambers	\$ 5,000	Complete	100
90	FM-0046137	Contra Costa	07-A4	Jail Annex	2	HVAC - BAS Controls - Install New BCM Array Global Controller and DLS connections for remote monitoring of the HVAC System of the building. Add hot and chilled water sensors to monitor the water that is being fed from the County side to the AOC side. The County will be cutting control of the Courts systems for the air handling units which will leave them non-operational.	\$ 22,821	In Work	5.95
91	FM-0046138	Contra Costa	07-B1	Juvenile Hall	2	HVAC - BAS Controls - Install New BCM Array Global Controller and DLS connections for remote monitoring of the HVAC System of the building. Add hot and chilled water sensors to monitor the water that is being fed from the County side to the AOC side. The County will be cutting control of the Courts systems for the air handling units which will leave them non-operational.	\$ 22,821	In Work	2.43
92	FM-0040455	Contra Costa	07-C1	Danville District Courthouse	1	Plumbing - Jury Restroom - Extract water and remove and replace the base molding, vinyl flooring and ceiling tiles that were damaged by the floodwater. Safety issue	\$ 10,000	Complete	100
93	FM-0040580	Contra Costa	07-C1	Danville District Courthouse	1	Flood Remediation - Replace vinyl flooring, cove base, ceiling tiles, reattach two toilets, patch and paint sheet rock - Areas damaged by the flood	\$ 10,000	Complete	100
94	FM-0040369	Contra Costa	07-C1	Danville District Courthouse	2	Security Doors - Doors do not close completely, transporting inmates between courtroom and holding cells - Safety	\$ 2,930	Complete	100
95	FM-0044423	Contra Costa	07-C1	Danville District Courthouse	2	Pressure Reducing Valve - Install new pressure reducing valve one 2.5" domestic water line and one 1" for sprinkler water line. Currently there is no PRV, causing high pressure in building water system - DEFICIENCY LIST	\$ 31,250	In Work	100
96	FM-0045264	Contra Costa	07-C1	Danville District Courthouse	2	HVAC - Use crane to remove two failing temporary heating cooling rooftop units. Reinforce roof structure to support new units. Use crane to lift and install one new 15 ton and one new 20 ton heating/cooling rooftop units. Reconnect ductwork, electrical wiring, controls, and condensate drain. Seal roof around units. Dispose of old units. verify operation. - Deficiency - Existing units are temporary and have reached end of life.	\$ 251,744	In Work	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
97	FM-0044509	Contra Costa	07-E3	Arnason Justice Center	2	HVAC - BAS expansion - Reprogram existing Alerton building automation system for the Air handling Unit, hot water system and VAVs (Variable Volume Terminca units) to provide a functional morning warm up. Reprogram chilled Water Plant to prevent chiller short cycling. Re-create graphics. - Design Deficiency - Building is not warming up in the morning, and occupants are using space heaters. The chillers are cycling 5 to 6 times an hour which will shorten their life considerably.	\$ 12,166	In Work	100
98	FM-0032707	Contra Costa	07-F1	George D. Carroll Courthouse	2	Security - Building Exterior Entry/Exit Doors - Remove exterior doors and replace with a new set of entry/exit doors with new automatic door openers, ADA paddles and security latches. Install a 42" anodized aluminum heavy duty handrail to separate the screened and unscreened patrons to improve security and access to facility. Replace floor tiles as necessary.	\$ 83,221	In Work	74.99
99	FM-0038605	Contra Costa	07-F1	George D. Carroll Courthouse	2	Windows - Install Ballistic Glass-Rated 2 on 19 Windows in Court Facility - In response to recent firearm activity	\$ 192,751	Complete	100
100	FM-0046139	Contra Costa	07-F1	George D. Carroll Courthouse	2	HVAC - BAS Controls - Install New BCM Array Global Controller and DLS connections for remote monitoring of the HVAC System of the building. The County will be cutting control of the Courts systems for the air handling units which will leave them non-operational.	\$ 18,829	In Work	74.99
101	FM-0039121	Del Norte	08-A1	Del Norte County Superior Court	2	Roof - Renovate roof area above clerk's office. Area leaks and minor repairs are no longer sufficient.	\$ 2,500	Complete	61.27
102	FM-0044249	Del Norte	08-A1	Del Norte County Superior Court	2	Roofing - imminent failure of metal roofing panels, due to high winds in this part of the state existing metal roof attachments working loose - Reattach all metal roofing panels (25,000 SQ FT) with factory recommended screws	\$ 13,500	Complete	61.27
103	FM-0044527	Del Norte	08-A1	Del Norte County Superior Court	2	Exterior Shell - Exterior Door-Replace left door damaged by the wind catching the door and whipping it open- ADA access to the West Side is limited -DEFICIENCY LIST	\$ 8,300	Complete	61.27
104	FM-0047039	Del Norte	08-A1	Del Norte County Superior Court	2	HVAC - Demo existing open flame horizontal duct furnace and blower in IT server room. Install two new 110,000 BTU furnaces and two new 13 SEER 4 ton air conditioning units to maintain temperature in IT server room and office spaces. Currently not proper temperature in IT Room due to open flame boiler and split system confliction plus no cooling at all in office area - (DEFICIENCY LIST)	\$ 51,362	Complete	100
105	FM-0047134	Del Norte	08-A1	Del Norte County Superior Court	2	Exterior Shell- Refurbish the 2 Sally Port Rollup Doors- Doors being damage by saltwater and extreme weather in area. DEFICIENCY LIST	\$ 1,992	Complete	61.27
106	FM-0047138	Del Norte	08-A1	Del Norte County Superior Court	2	Exterior Shell- Recondition drive motors for roll up doors- 2 Motors on the North End Roll up-doors damage by extreme weather. Failure of these motors will effect the Courts. DEFICIENCY LIST	\$ 1,842	Complete	61.27

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
107	FM-0044327	El Dorado	09-A1	Main St. Courthouse	1	Elevator - Replace elevator hydraulic jack and assembly. Elevator is currently out of service and is a major impact to court operations.	\$ 92,882	Complete	100
108	FM-0048318	El Dorado	09-A1	Main St. Courthouse	2	HVAC-Inspect 10 locations above the T-bar ceiling where the air handlers units are located for scoping the removal of ACM at those locations - Due to asbestos containing fire proofing on the deck above and around the HVAC units and work is being requested on or around the HVAC units this needs to be performed to evaluate the asbestos to be able to put together the scope and cost of the asbestos removal.	\$ 3,500	Complete	100
109	FM-0044234	El Dorado	09-E1	Johnson Bldg.	1	HVAC- Replace nonfunctioning static pressure controls to regain climate management of main court & staff areas. 27 year old Pneumatic controls/lines have degraded and will not hold air pressure any longer to adjust air flow controls.	\$ 8,000	Complete	100
110	FM-0041054	El Dorado	09-E1	Johnson Bldg.	2	Air Handler #1, chiller coil - Repair the leaking water coil - The chiller water coil has a leak in the system that is leaking into the sheriff's area.	\$ 5,000	Complete	100
111	FM-0045066	El Dorado	09-E1	Johnson Bldg.	2	Air Handler #1 - Replace leaking coil and recharge system - Coil has several leaks and cannot be repaired.	\$ 7,400	Complete	100
112	FM-0046068	El Dorado	09-E1	Johnson Bldg.	2	HVAC - Renovate HVAC system to resolve uncontrollable temperatures - Work to include replacement of failed VAV controllers (approx 22 units) , replace failed Pneumatic controllers with electronic building automation system (BAS) . Ductwork & rezoning is required to gain control of court areas now controlled by the county. Create new zones for the #1 unit as this obsolete unit is a constant velocity and flow system with no area specific controls. The project will increase efficiency, comfort and deliver lower utility costs.	\$ 376,000	In Work	100
113	FM-0046071	El Dorado	09-E1	Johnson Bldg.	2	Gutters - Install 20' of rain gutters and heat tape system to the roof over the judges parking area - Original design did not allow for ice build up on roof structure. Ice runoff creating slip hazards in walkway areas.	\$ 1,225	Complete	100
114	FM-0046708	El Dorado	09-E1	Johnson Bldg.	2	Court Room Lighting - Install 55 energy saving LED lights in Department 4 Courtroom - Energy savings project and lower maintenance costs due to significant increase in the bulb life (SWO is for Materials only)	\$ 1,000	Complete	100
115	FM-0047537	El Dorado	09-E1	Johnson Bldg.	2	Pneumatic HVAC Control System - Replace ten (10) failed VAC & BAS Components - Several components have been identified as non-functional.	\$ 5,450	Complete	100
116	FM-0038699	Fresno	10-A1	Fresno County Courthouse.	2	HVAC - Replace 25hp 3 phase electric motor to the blower assembly - Motor was discovered burnt out and smoking causing a smoke detector to activate	\$ 5,000	Complete	95.91

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
117	FM-0038701	Fresno	10-A1	Fresno County Courthouse.	2	Replace broken blower wheel and printed circuit control board in 3rd floor server room, test and return to operation. Temperature in this server room is critical due to excess equipment and insufficient space.	\$ 6,000	Complete	95.91
118	FM-0039098	Fresno	10-A1	Fresno County Courthouse.	2	Plumbing - Convert two compartment sink to a three and reconfigure the waste line into a floor sink also reconfigure the 40 amp outlet to a 50 amp to accommodate - Public health department identified deficiencies	\$ 5,800	Complete	95.91
119	FM-0039139	Fresno	10-A1	Fresno County Courthouse.	2	Simplex Fire Panel - Renovate Simplex Panel on B-1 level in the Electrical room - to ensure the continued proper operation of the system	\$ 2,500	Complete	95.91
120	FM-0039367	Fresno	10-A1	Fresno County Courthouse.	2	Central Plant - Replace the Biocide Controllers on the Cooling Tower Water System - Critical to the safe operation of the Chiller	\$ 2,500	Complete	95.91
121	FM-0039389	Fresno	10-A1	Fresno County Courthouse.	2	HVAC - Replace bad compressor - One of 2 compressors are not working	\$ 2,500	Complete	95.91
122	FM-0040159	Fresno	10-A1	Fresno County Courthouse.	2	HVAC - Reconfigure chiller refrigerant evacuation system - Needed to meet minimum code requirement	\$ 6,650	Complete	95.91
123	FM-0040494	Fresno	10-A1	Fresno County Courthouse.	2	Plumbing- Identify and locate cause of water behind walls and in elevator lobby. Cause of leak likely adjacent restrooms. Install access panel, abate ACM and replace failed piping / fixtures.	\$ 10,000	Complete	100
124	FM-0040544	Fresno	10-A1	Fresno County Courthouse.	2	Electrical Power - Provide all testing equipment and labor to adjust feeder taps and provide test results in a report form with findings and adjustment factors - Potential equipment failure	\$ 3,825	Complete	100
125	FM-0040545	Fresno	10-A1	Fresno County Courthouse.	2	HVAC-Electrical-Interior - Construct and relocate main server room. Phase I (50% anticipated funding) to include design, bid and equipment specification for HVAC, electrical distribution and general construction. Ensure court operations throughout project - Existing system is failing, has failed in the past, and is grossly undersized-over capacity -	\$ 450,000	In Work	100
126	FM-0045738	Fresno	10-A1	Fresno County Courthouse.	2	Security - Install security sensors on two stairwell exit doors and connect to site control through existing and available circuit - Currently, site control is not notified and is unaware when the exit bar has been pushed in	\$ 3,175	Complete	100
127	FM-0047555	Fresno	10-A1	Fresno County Courthouse.	2	Plumbing - Leaking Toilet - Remove and replace stainless steel institutional grade toilet/Lavatory combination and associated plumbing, Remove and replace the damaged ceiling tiles in the B-1 Holding Cell. Holding cell toilet is leaking water onto the floor and flooding Department #1 Courtroom. The toilet in the 7 person holding cell was leaking inside the unit so the unit was draining down into a courtroom below.	\$ 9,775	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
128	FM-0046709	Fresno	10-J1	Coalinga Court	2	Grounds - Install portable wheelchair ramp for use at back entrance of the courtroom -Inmate fell out of wheelchair attempting to navigate the step up into the courtroom. Safety and liability issue.	\$ 8,000	Complete	100
129	FM-0039125	Fresno	10-K1	Firebaugh Court	2	Backflow Preventer #1 - Replace 2 1/2" backflow device - backflow device failed annual inspection	\$ 2,840	Complete	58.02
130	FM-0044032	Fresno	10-K1	Firebaugh Court	2	Boiler - Replace defective gas valve - Smell of gas allowed for gas valve to be found defective	\$ 2,650	Complete	100
131	FM-0044199	Fresno	10-K1	Firebaugh Court	2	Boiler - Replace steam boiler float assembly and switch - Float valve found to be beyond useful life	\$ 3,740	Complete	100
132	FM-0041574	Fresno	10-O1	B.F. Sisk Federal Courthouse	1	Plumbing - Flooding caused when valve failed in 3rd floor Jury room sink. Replace broken water valve. Extract and provide equipment to dry carpets water out of the carpets in Jury Room 3B, Jury Room 2B, and Office 156. Installed dehumidifiers and blower fans to dry out the rooms. Replaced damaged ceiling tiles in Jury Room 2B and Office 156. Plastered and painted damaged wall areas in Jury Room 2B.	\$ 15,000	Complete	100
133	FM-0038598	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Security - Relocate cameras - Relocate (16) cameras that have blocked views, Lighting problems or views that are affected as the sun changes. Relocating these cameras requires running new cabling to each camera and additional programming at the security panel.	\$ 22,790	Complete	100
134	FM-0038690	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Elevator - Control panel - Remove and replace a damaged relay in the control panel.	\$ 1,000	Complete	100
135	FM-0038695	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Interior Finishes - Repair (82) door handles throughout the facility. Handles keeps falling off-security issue	\$ 1,000	Complete	100
136	FM-0038712	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Elevator - Door rails - Remove and replace door rails; door rails beyond repair, elevator is stuck on the basement level	\$ 2,070	Complete	100
137	FM-0039097	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Elevator #3 - Replace (4) four tape guides and (1) one DIO board - Elevator #3 is non-operational because of these failures	\$ 4,050	Complete	100
138	FM-0039150	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Casework - Courtroom Swing Gates (3rd Floor)- Remove and replace bad hinges and install bump strips to each gate stop to dampen the force of the gate. - The slamming of the door is breaking the doors at the hinges	\$ 3,000	Complete	100
139	FM-0040905	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Security - Provide all labor and materials required to disconnect the existing motion detectors and install push buttons locks - To prevent passers-by in secure corridor	\$ 3,000	Complete	100
140	FM-0040906	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Safety / security - Bar gates were excessively heavy and two way swing has caused injury and breaking hinges in many courtrooms. Replace 24 failed bar gates with light weight alternative, construct, test, replace with new in all courtrooms.	\$ 9,000	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
141	FM-0041161	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Cooling Towers - Install over-spray deflectors, EvapJet sprayers and replace access panel frames - Cooling Towers are losing thousands of gallons per week of chemically treated water	\$ 18,275	Complete	100
142	FM-0045797	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Plumbing - Hot water piping - Provide hot water for all 20 temporary holding cells per Title 24. Requires running copper hot water supply piping and fixtures to all 20 holding cells. Currently the facility provides only cold water and is out of compliance as noted by the Fresno County Department of Public Health Adult Court	\$ 23,000	In Work	100
143	FM-0046719	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Safety - Remove and dispose of dead, dangerously overhanging tree limbs in traffic and parking lanes - not tree trimming	\$ 2,300	Complete	100
144	FM-0046787	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Interior Finishes - Fabricate and install ten (10) redesigned countertops and remove existing ones on staff side of ten DCSS interview booths - Response to recurring OJI claims.	\$ 13,275	Complete	100
145	FM-0039374	Fresno	10-P1	JJC Delinquency Court	2	Fire Protection/Life Safety - Install new fire alarm remote enunciator panel - Required by the Fire Marshall to bring system up to current code.	\$ 2,500	Complete	58.5
146	FM-0045696	Fresno	10-P1	JJC Delinquency Court	2	HVAC - Replace compressor, contactor and drier in the DX cooling unit for the server room system - Cooling unit failed.	\$ 5,800	Complete	100
147	FM-0040898	Glenn	11-A1	Historic Courthouse	2	Grounds - Irrigation - Excavate and replace the damaged section of irrigation line that supplies the north/east planters at the front of the courthouse.	\$ 2,500	Complete	100
148	FM-0047533	Glenn	11-A1	Historic Courthouse	2	Fire/Life/Safety - Existing Fire alarm Control Panel - Remove and replace the fire alarm control panel with a digital communicator for monitoring, 10 smoke detectors, and 2 fire alarm bells with horn/strobes. Existing Panel is antiquated and the battery back-up is not rated for the application. The fire Marshall has requested immediate replacement of this in order to provide reliable notification.	\$ 14,000	In Work	100
149	FM-0040214	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	1	HVAC - Air Handler Motor - Remove and replace the failed air handler motor. The air handler has failed causing unhealthy temperatures within the court building	\$ 5,000	Complete	100
150	FM-0039141	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	Security-Add prox card readers to existing system to secure mediators area - security issue	\$ 5,000	Complete	100
151	FM-0044198	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	Interior - Install (300 SQ FT) of sound proof material in mediators offices (4) - Needed to stop private conversations from being heard by the public	\$ 6,500	Complete	100
152	FM-0044508	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	HVAC(Roof top Unit)- refrigerant leak on roof top chiller unit. Replace Qty(2) 3-4" Copper T fittings that are leaking oil. When the unit is started up for the warmer seasons, the oil leaking can cause a environmental hazard. Deficiency list	\$ 2,950	Complete	33.36

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
153	FM-0046711	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	Interior Finish- Safety/ACM concern - Encapsulate the existing floor and install approximately 166SY of new vinyl sheet flooring. Water has damaged the existing linoleum floor tiles and has exposed the floor adhesive which is known to contain ACM's, this has created a safety hazard for Jurors, closing of these jury rooms will effect court operations.	\$ 14,995	Complete	100
154	FM-0046994	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	HVAC-Replace non operational chiller circulation pump controller board-Chiller board failed, keeping recirculation pump running continually, very inefficient energy consumption and eminent failure to equipment. DEFICIENCY LIST	\$ 2,865	Complete	100
155	FM-0047132	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	HVAC- Replace failing chilled water circulation pump seal and bearings- Imminent failure of the pump will effect court operations. DEFICIENCY LIST	\$ 2,988	Complete	100
156	FM-0047145	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	Interior Wall- Refurbish Fan Room walls- Complete alterations to the walls in the 3rd floor fan room to eliminate the HVAC air balancing issues. DEFICIENCY LIST	\$ 1,208	Complete	33.36
157	FM-0047150	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	Plumbing - Sink/Faucets - Remove and replace eight (8) sink faucets and two complete new sinks- The existing faucets are beyond repair and continue to leak. DEFICIENCY LIST	\$ 4,251	Complete	100
158	FM-0047324	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	HVAC- Replace Non-Operational HVAC Software- Unable to control HVAC System as designed, heating-cooling issues are effecting the courts. DEFICIENCY LIST	\$ 1,900	Complete	100
159	FM-0047403	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	Plumbing - Install 2 new water isolation valves - Water for the 2nd flr bathrooms in the 2 secured hallways do not have isolation valves in case of emergency water shut off. DEFICIENCY LIST	\$ 1,340	Complete	100
160	FM-0040193	Imperial	13-A1	Imperial County Courthouse	1	HVAC - Replace water circulation pump - Water Circulation Pump has failed	\$ 3,000	Complete	57.25
161	FM-0040198	Imperial	13-A1	Imperial County Courthouse	1	HVAC - Main Central Plant Chiller - Refrigerant/oil leaks identified - Install portable 80 ton chiller, recover 570 lbs of R22 Freon, repair two (2) liquid line valves and shaft seals, replace one oil flex line and oil regulator, nitrogen purge lines and vacuum to test repairs, add additional 400 lbs of R-22 Freon and 3 gallons C-3 oil.	\$ 3,000	Complete	57.25
162	FM-0040221	Imperial	13-A1	Imperial County Courthouse	1	HVAC- Replace Compressor due to overall failure - Unit has grounded	\$ 10,000	Complete	57.25
163	FM-0047475	Imperial	13-A1	Imperial County Courthouse	1	HVAC - Replace all parts of failing chiller located in the basement, chiller currently has approximately 15 different leaks which is causing it to fail. Remove and replace leaking valves and install new sections of piping. Stop all leaks on system. Recharge system with refrigerant and bring system back to its original design functionality. HVAC system may fail at any time if work is not performed soon.	\$ 35,410	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
164	FM-0040418	Imperial	13-A1	Imperial County Courthouse	2	Plumbing - Provide and install new water line - Excavate sod; saw cut concrete and install approx. 200 Lineal Feet of new 3" copper pipe, connect to new City meter and backflow to separate the water from the County buildings on campus. This work is necessary to conform to the Transfer Agreement with Imperial County.	\$ 60,000	In Work	100
165	FM-0039380	Imperial	13-C1	Calexico Court	2	Fire/Life/Safety- Replace defective Fire Alarm enunciator devices for fire life safety system, (2) emergency can lights, and replace damaged fire caulking in electrical room penetrations- In response to the State Fire Marshal correction notice.	\$ 3,000	Complete	100
166	FM-0040150	Imperial	13-C1	Calexico Court	2	Fire/Life/Safety - Remove and replace several horn/strobe lights currently not working and reprogram the fire alarm panel. This work is in response to the State Fire Marshal correction notice.	\$ 2,582	Complete	100
167	FM-0040206	Kern	15-A1	Bakersfield Superior Court	1	HVAC - Equipment failure - Too hot, Court offices & common area	\$ 3,500	Complete	62.64
168	FM-0040215	Kern	15-A1	Bakersfield Superior Court	1	Fire/Life/Safety - Fire alarm devices - Remove and replace two HD fire alarm devices in the garage area and reprogram the fire alarm panel. This was an after hours call.	\$ 3,500	Complete	100
169	FM-0040295	Kern	15-A1	Bakersfield Superior Court	1	HVAC - Air Handling Unit 1 - Remove and replace failed air handler motor, wiring and new controls. Motor has been running extremely hot and has damaged the controls.	\$ 5,000	Complete	62.64
170	FM-0039090	Kern	15-A1	Bakersfield Superior Court	2	HVAC - Replace One Economizer Board in Carrier Unit - The economizer regulates the outdoor air intake, and at this time it is not working properly and not supplying air to the training room	\$ 5,000	Complete	62.64
171	FM-0040847	Kern	15-A1	Bakersfield Superior Court	2	Plumbing - Janitorial Basin - Remove the existing waist high janitorial sink and replace with a new floor level wash sink. This work will require moving the existing waste line and new faucet and associated plumbing. Current waist-level basin has resulted in two in staff lifting injuries due to emptying mop buckets.	\$ 5,000	Complete	100
172	FM-0047127	Kern	15-A1	Bakersfield Superior Court	2	Plumbing - Flooding - Replace deteriorated floor drain P-trap causing water to backup on floor surface causing a slip hazard. Work includes saw cutting floor around floor drain to replace P-trap.	\$ 3,267	Complete	100
173	FM-0048319	Kern	15-A1	Bakersfield Superior Court	2	HVAC - Replace VFD drive with bypass switch, VFD is not resetting, currently in bypass mode, when the chillers come on line the area the unit maintains will become extremely cold. Work needed to ensure adequate building temperatures.	\$ 5,800	Complete	100
174	FM-0047405	Kern	15-B1	Bakersfield Justice Bldg.	2	Interior Finishes - Door hardware - Remove and replace the security integrated door hardware on three doors that have failed. Doors are currently not locking. This is a safety issue.	\$ 5,366	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
175	FM-0037846	Kern	15-C1	Bakersfield Juvenile Center	1	Electrical - Main breaker - Remove and replace the damaged main breaker in the service panel and test each breaker and distribution leg. Loss of power to entire building due to a water leak from above the which leaked into the service panel. All work was completed after hours as an emergency. All major equipment needed to be reset and powered back up.	\$ 7,617	Complete	100
176	FM-0038716	Kern	15-C1	Bakersfield Juvenile Center	1	Electrical - Light in whole building- Replace Main Circuit Breaker - There is no power at this time, and this causes a safety issue and disrupts the activities of the court	\$ 11,906	Complete	66.76
177	FM-0031629	Kern	15-C1	Bakersfield Juvenile Center	2	Exterior - Leaking Windows - Remove aluminum frame covers on the entire south section of the curtain wall system and remove and replace all sealant. Reinstall covers and provide a leak test.	\$ 41,038	Awaiting Shared Cost Approval	66.76
178	FM-0038601	Kern	15-C1	Bakersfield Juvenile Center	2	HVAC - Replace Hot Water Air Separator - Current separator is beyond its life expectancy, obsolete, and is creating a safety hazard as it is leaking.	\$ 7,769	Complete	66.76
179	FM-0038698	Kern	15-C1	Bakersfield Juvenile Center	2	Plumbing Equipment #B7148 - Rebuild 4 Inch Reduced Pressure Principle Backflow Apparatus- The equipment was repaired first but it still failed compliance testing	\$ 2,106	Complete	66.76
180	FM-0039088	Kern	15-C1	Bakersfield Juvenile Center	2	Chiller in Basement - Replace One Victaulic Zero Flex Strainer Tee - Part is from the chilled water loop and protects the system from getting debris into the chiller	\$ 5,100	Complete	66.76
181	FM-0039147	Kern	15-C1	Bakersfield Juvenile Center	2	Electrical/Irrigation - Replace irrigation pump motor - Motor has failed	\$ 2,195	Complete	66.76
182	FM-0043869	Kern	15-C1	Bakersfield Juvenile Center	2	Plumbing - Replace - Hot water pan shot, leaking everywhere - This tank supplies hot water to all floors. Needs to be replaced for safety and sanitation reasons	\$ 4,815	Complete	100
183	FM-0044219	Kern	15-C1	Bakersfield Juvenile Center	2	Plumbing - Air separator beyond life expectancy - Needs replacement soon before hot weather to prevent leakage. Potential hazard.	\$ 6,300	Complete	100
184	FM-0044256	Kern	15-C1	Bakersfield Juvenile Center	2	HVAC - Install Pressure Release Valves-Venting - Health-Safety Issue	\$ 4,400	Complete	100
185	FM-0044502	Kern	15-C1	Bakersfield Juvenile Center	2	Plumbing - The main water tank has failed, there is no water pressure in the building. The water supply flows sensors need to be replaced for proper function, this affects the water supply to the entire building.	\$ 5,000	Complete	66.76
186	FM-0047280	Kern	15-C1	Bakersfield Juvenile Center	2	Exterior Flood Lights on Roof - Remove and replace 2 sets of safety lighting, work will include the fabrication and installation of two 20" operative poles to maintain the security lighting, lights at this time are not functioning properly	\$ 11,152	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
187	FM-0047899	Kern	15-C1	Bakersfield Juvenile Center	2	Plumbing-Replace floor drain lines to sump pump including clean outs, 11 feet of 4" copper pipe and fittings including valves. Drain backs up flooding the server room and cafeteria floor causing health and slip danger.	\$ 9,675	Complete	100
188	FM-0038585	Kern	15-D1	Delano/North Kern Court	1	HVAC - HVAC Unit#5 - Remove and replace the fan and coil which have failed on the unit. The Unit is Off line and is not cooling the courts clerk office and Judge chamber	\$ 3,000	Complete	100
189	FM-0035501	Kern	15-H1	Arvin/ Lamont Branch	2	Fire Protection - Fire Doors - Remove and replace the three fused disconnects on each door, controls are not operating properly. Remove and replace door guides on two doors so that doors will drop with minimum effort in the case of an emergency. Doors are not dropping properly and will not lock.	\$ 14,822	Complete	100
190	FM-0039116	Kings	16-A2	Hanford Building B	2	Electrical - Replace amplifier for PA system - Amplifier has gone bad and needs to be replaced	\$ 1,800	Complete	98.93
191	FM-0040541	Kings	16-A2	Hanford Building B	2	Elevators 2 & 3 phones - Install two (2) digital ADA phones - Due to new dial out connection to the County that has been switched to VoIP - ADA order dialers required to meet code compliance	\$ 1,525	Complete	100
192	FM-0045074	Kings	16-A2	Hanford Building B	2	HVAC - Air Handler #1 and #2 - Clean coils in (2) two air handlers and adjust two (2) VFD's - VFD's were closed causing pressure buildup, Air Filters have collapsed and are being pulled into the coil	\$ 500	Complete	98.93
193	FM-0047325	Kings	16-A3	Hanford Building C	2	Interior Finishes - Fabricate new black plastic laminate counter top for Department 3 Clerks desk - Countertop will be removed and replaced with a functioning countertop with an extension to provide space for court files and dockets. Required for Ergonomic and Safety Functionality	\$ 3,550	Complete	100
194	FM-0039119	Kings	16-A4	Probation Building	2	Electrical - Replace amplifier for PA system - Amplifier has gone bad and needs to be replaced	\$ 1,800	Complete	11.65
195	FM-0040974	Kings	16-A4	Probation Building	2	Roof- active leaks identified - Replace broken roof tiles and seal.	\$ 5,000	Complete	100
196	FM-0047320	Kings	16-A4	Probation Building	2	Interior Finishes - Renovation of Probation, Men's Lobby Restroom. Replacement of Stall partitions, urinal divider, mirror, faucet, Refinishing door and removed of graffiti in grout lines of tiled area. - Have received several complaints on the condition	\$ 3,775	Complete	94.63
197	FM-0044227	Kings	16-B1	Lemoore Superior Court	2	Entry - Front Entry Door - Remove and replace the store front style double doors (2 sets) at the front entry to court building. The existing doors are failing and the door hardware is detaching from the doors and can no longer be repaired.	\$ 7,625	Complete	56.69
198	FM-0044498	Kings	16-B1	Lemoore Superior Court	2	Roof-Minor leaks-Reseal around 30' of gutter area that is adjacent to the employees break area and Commissioners chambers-Reseal several areas that was damaged by birds picking at the rooftop	\$ 5,000	Complete	56.69

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
199	FM-0046918	Kings	16-C1	Avenal Court	1	HVAC - Remove and replace 7.5 ton package unit, install new platform (this is required due to clearance issues on the roof), install new disconnects, crane is required, and cost includes permits - Package Unit has failed, unit is over 30 years old and replacement parts are difficult to obtain.	\$ 40,000	Complete	58.01
200	FM-0039368	Kings	16-D1	Corcoran Court	2	Fire Alarm Panel - Control panel - Remove and replace two smoke detectors. Detectors found to be non operational during normal PM.	\$ 1,300	Complete	100
201	FM-0039373	Kings	16-D1	Corcoran Court	2	During annual PM it was noted that the water flow switch was not connected nor programmed into alarm panel. Connected, tested and certified alarm / sprinkler system.	\$ 2,000	Complete	100
202	FM-0039198	Lake	17-A3	Lakeport Court Facility	1	HVAC -Compressor (1) Dryer (1) - Replace - Components beyond repair - Loss of this HVAC unit affects the Court reporter's office, Department 3 and the court rooms	\$ 12,500	Complete	100
203	FM-0039132	Lake	17-A3	Lakeport Court Facility	2	Interior Finishes -Install Security Cage (1) 12 x 6 x 12-Required by AOC Audit to secure evidence in storage	\$ 4,800	Complete	100
204	FM-0045754	Lake	17-A3	Lakeport Court Facility	2	HVAC- AHU-4 condenser drain pan -Refurbish damaged condenser drain pan on AHU-4- the leaking is causing a safety hazard for the building tech, remediate rust and resurface pan. DEFICIENCY LIST	\$ 2,001	Complete	100
205	FM-0047463	Lake	17-A3	Lakeport Court Facility	2	Interior Finishes - Courtroom Doors (6) - Remove and replace 2 sets Cal-Royal dark bronze fire rated and 4 more sets of the same but non rated and 1 new mortis lock all installed on existing wood doors - doors cannot be secured and existing hardware can no longer be adjusted - Unsecured doors allow the public to enter secure hallways via the courtroom .when unoccupied.	\$ 14,606	Complete	100
206	FM-0039164	Lake	17-B1	South Civic Center	2	HAVC - Compressor PLC Controller (1) - Replace - System non operational	\$ 2,000	Complete	74
207	FM-0046992	Lake	17-B1	South Civic Center	2	Security - Exterior Windows- Install approximately 200 SF total of new window tinting on seventeen (17) exterior windows- Eliminates Courts security and safety concerns.	\$ 4,019	Complete	100
208	FM-0047220	Los Angeles	19-A1	Huntington Park Courthouse	1	Interior Finishes -P1 encapsulate approx. 413 sq ft of tile and associated mastic located in the basement which houses mechanical rooms and court file storage. Tile is deteriorating significantly and both tile and mastic are ACM. Health hazard.	\$ 2,610	Complete	100
209	FM-0047187	Los Angeles	19-A1	Huntington Park Courthouse	2	Hazardous Material - Tile floor abatement - Abate approx. 800 sq ft of broken and crumbling 9"x9" linoleum tiles and mastic which tested positive for containing asbestos. The tiles had become loose and crumbling which could release friable materials into the air. Removed and replaced approximately 800 Sf of tile floor, including floor leveling, baseboard and sealing of the new tile.	\$ 10,500	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
210	Los Angeles	19-A1	Huntington Park Courthouse	2	Roofing - Install new waterproof underlayment (approx. 25 sq ft), seal open flashings and replace broken roof tiles to prevent water that is leaking into Division 2 courtroom into Jury Box.	\$ 2,530	Complete	100
211	Los Angeles	19-A1	Huntington Park Courthouse	2	Interior finishes - Replace all 12x12 vinyl tile and base in annex hallway with new vinyl tile/base. Existing material is cracking and coming up causing tripping hazard - safety issue.	\$ 2,491	Complete	100
212	Los Angeles	19-AC1	San Fernando Courthouse	1	Exterior Shell - Security - Rekey 11 entry points to the courthouse due to security breach of lost key. Locksmith responded after hours	\$ 5,593	Complete	100
213	Los Angeles	19-AC1	San Fernando Courthouse	1	HVAC - Boiler - Remove and replace the igniter, isolated multiple leaks in the coils, system functional larger project will be completed as a P2. Boiler not functioning due to flame failure, backup boiler is non-operable. Building has no heat, temperature is currently 67 degrees and its affecting court operations	\$ 5,000	Complete	83.41
214	Los Angeles	19-AC1	San Fernando Courthouse	1	Elevators - Remove elevator grounding issue and blow out approximately 30 years of carbon build up on elevator generator and motor. Elevator currently not leveling out causing a serious trip hazard for the public. Work to be performed to bring elevator back to its original design functionality.	\$ 5,040	Complete	100
215	Los Angeles	19-AC1	San Fernando Courthouse	2	Interior Furniture - Remove 2 mounted 6ft x 2 ft wooden benches to expand weapon screening area. Tile flooring will need to be patched from mounting anchors.	\$ 2,100	Complete	100
216	Los Angeles	19-AC1	San Fernando Courthouse	2	Interior Finishes - Replace 300 sq. ft. of VTC tiles of the basement secured area. VTC tiles are cracked and missing creating tripping hazard for employees.	\$ 3,000	Complete	100
217	Los Angeles	19-AC1	San Fernando Courthouse	2	HVAC - VFD - Remove and replace One new 20 HP, ABB ACH 550, 460 v, Nema 1 VFD drive to the air handler unit #7, which has failed.	\$ 3,817	Complete	100
218	Los Angeles	19-AC1	San Fernando Courthouse	2	HVAC - Remove and replace the boiler's water tube bundle assembly. Boiler tube became plugged with scale and sediment causing loss of water flow through the tube leading to the tube to overheat and warp; tube is currently leaking on the burner, this caused a alarm condition and stopped the boiler from starting. Work must be performed to bring boiler back to working condition and to prevent any further damage to the system.	\$ 9,613	Complete	100
219	Los Angeles	19-AD01	Santa Clarita Courthouse	1	COUNTY MANAGED - HVAC Boiler - Replace heating hot water boiler because of significant corrosion in water tubes and refractory door. Also recommended to replace 20 tubes as well on refractory door.	\$ 14,000	Complete	100
220	Los Angeles	19-AD01	Santa Clarita Courthouse	1	COUNTY MANAGED - Electrical - Replace 1 new 1200 amp breaker - Power can not be restored until breaker is replaced.	\$ 2,189	Complete	88.32
221	Los Angeles	19-AD01	Santa Clarita Courthouse	1	County Managed - Plumbing - Replace irrigation system backflow device control valve. Unit is non operational.	\$ 2,504	Complete	88.32

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
222	FM-0040302	Los Angeles	19-AD01	Santa Clarita Courthouse	2	COUNTY MANAGED - Exterior Shell - Replace 1 set of double entrance door to the courthouse. Existing doors are beyond repairs and unable to lock properly, deputies currently lock doors with hand cuffs.	\$ 18,100	Awaiting Shared Cost Approval	88.39
223	FM-0047215	Los Angeles	19-AD01	Santa Clarita Courthouse	2	County Managed - Exterior - Restore boiler to normal operating condition - boiler had failed leaving the entire civic center without heat.	\$ 2,317	In Work	88.39
224	FM-0041573	Los Angeles	19-AG1	Compton Courthouse	1	Elevator - Replace elevator #4 communication wires - Caused entrapment and closed down elevator	\$ 6,300	Complete	100
225	FM-0044235	Los Angeles	19-AG1	Compton Courthouse	1	Elevator - Remove the speed motor regulator from passenger elevator #3 install regulator in judge's elevator #8. Re-build burned out generator and re-install in passenger elevator #3.	\$ 6,000	Complete	66.13
226	FM-0044236	Los Angeles	19-AG1	Compton Courthouse	1	Plumbing – Shut down water main to remove and replace leaking 5' copper pipe with four copper "T" connections and replace with like kind, perform leak check and pressure test.	\$ 10,000	Complete	66.13
227	FM-0045808	Los Angeles	19-AG1	Compton Courthouse	1	HVAC - Replace burned out ABB supply drive, overheating return drive and pneumatic controls on 11th Floor AHU. This is needed to correct high static air volume to courtroom and public areas.	\$ 6,475	Complete	66.13
228	FM-0047294	Los Angeles	19-AG1	Compton Courthouse	1	HVAC-Replace Mag-starter for chiller #2 motor without which there is insufficient cooling to maintain building temperature.	\$ 3,885	Complete	100
229	FM-0047564	Los Angeles	19-AG1	Compton Courthouse	1	Plumbing - Replace failed section of 3 inch copper line that currently has major water leak, leak is too close to the electrical panel which will get damaged if section is not replaced now. Safety issue.	\$ 3,760	Complete	100
230	FM-0047687	Los Angeles	19-AG1	Compton Courthouse	1	HVAC - Replace 1 failing freeze protection part of Chiller #2 & replaced strainer for Chiller #1. Chillers were not working properly. All work performed will bring chillers back to working conditions to ensure proper building temperatures.	\$ 3,065	Complete	100
231	FM-0040900	Los Angeles	19-AG1	Compton Courthouse	2	HVAC – Remove and replace leaking compressor. Installation of Quincy Compressor QB1201060121 including 1 1/8 copper, copper fittings, auto drain, brass fittings, brass piping, and gauges.	\$ 10,000	Complete	100
232	FM-0044243	Los Angeles	19-AG1	Compton Courthouse	2	Parking Lot Lighting-Replace wiring to lights on 2nd and 4th floor, install 9 ballasts and 46 new bulbs to create safety in parking garage.	\$ 6,000	Complete	66.13
233	FM-0045269	Los Angeles	19-AG1	Compton Courthouse	2	Security – Lighting – Install 36, 400 watt metal halide lamps under building canopy, install 10, 400 watt metal halide lamps in the new tamper resistant fixtures. Installation of new wiring and 40 foot boom lift required.	\$ 21,318	In Work	66.13
234	FM-0045703	Los Angeles	19-AG1	Compton Courthouse	2	Electrical lighting - Replace electric wiring in Public Parking lot 79, Northwest stairs 1st -5th floors. Wiring is defective causing light outages and potential security problem.	\$ 3,000	Complete	66.13

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
235	FM-0045710	Los Angeles	19-AG1	Compton Courthouse	2	HVAC- Replace defective piping and connections causing gas leak at domestic boiler and supply lines. Gas company gave notice to suspend service resulting in no heat for entire building and safety issue. Urgent replacement needed	\$ 10,000	Complete	66.13
236	FM-0045741	Los Angeles	19-AG1	Compton Courthouse	2	Plumbing - Replace 5 defective storm sewer pumps causing water backup and slip hazard to employees in parking lot.	\$ 8,000	Complete	66.13
237	FM-0045742	Los Angeles	19-AG1	Compton Courthouse	2	Fire Protection- Trouble shoot fire alarm panel and devices, fire alarm is not audible throughout building causing potential safety hazard.	\$ 4,815	Complete	100
238	FM-0045743	Los Angeles	19-AG1	Compton Courthouse	2	HVAC - Replace defective hot water pump in 13th floor boiler-mechanical room. No heating for 13th floor if pump fails.	\$ 4,261	Complete	66.13
239	FM-0045750	Los Angeles	19-AG1	Compton Courthouse	2	Electrical – Security - Replace two erratic lighting control time clocks in parking structure. Replacement to Including new photo cell system, conduit, junction boxes, and 500 ft of stranded black wire. Lighting critical for security, safety.	\$ 3,750	Complete	100
240	FM-0046974	Los Angeles	19-AG1	Compton Courthouse	2	Plumbing - Remove and replace 4" cast iron pipe (approximately 60 ft) and 4 cast iron fittings that are cracked causing sewer water leakage into the 3rd floor,	\$ 3,500	Complete	100
241	FM-0046997	Los Angeles	19-AG1	Compton Courthouse	2	Exterior Shell -Truck ran into gate - Roll up gate parts are Broken. Remove the broken drive gear and shaft, straighten the shaft and re-weld it to the drive gear	\$ 2,900	Complete	100
242	FM-0047286	Los Angeles	19-AG1	Compton Courthouse	2	Electrical - Edison shut down power to the entire building to replace the main electrical supply vault. In coordination, Service Provider to provide 50 total hours of fire-watch 04/13/12 to 04/16/12 and to verify Generator operation. COUNTY MANAGED - Roof - Roof Leaks throughout the court facility - Entire	\$ 5,826	Complete	100
243	FM-0040417	Los Angeles	19-AI1	Los Padrinos Juvenile Court	1	roof needs to be replaced.	\$ 230,895	In Work	29.32
244	FM-0040199	Los Angeles	19-AK1	Norwalk Courthouse	1	Plumbing - Unclog over flowing sewage main impacting women's restrooms on the first floor and men's restroom on the seventh floor. Conducted bloodbourne pathogen clean up and disinfected affected areas. Sewage was confined to the restroom areas.	\$ 3,500	Complete	100
245	FM-0040209	Los Angeles	19-AK1	Norwalk Courthouse	1	Plumbing - Unclog over flowing sewage main impacting 3 restroom areas. Conducted bloodbourne pathogen clean up and disinfected affected areas. Sewage was confined to the restroom areas.	\$ 3,500	Complete	85.03
246	FM-0046075	Los Angeles	19-AK1	Norwalk Courthouse	1	Plumbing - water flooding multiple floors of building, broken water line	\$ 60,000	Complete	85.03
247	FM-0045731	Los Angeles	19-AK1	Norwalk Courthouse	2	HVAC - Supply Fan VFD - Replace defective VFD (ABB 500) for supply fan serving basement and 1st Floor. It has a bad capacitor that is leaking down onto the electronics inside the cabinet. Failure will cause loss of A-C for both floors.	\$ 9,000	Complete	85.03

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
248	FM-0047149	Los Angeles	19-AK1	Norwalk Courthouse	2	HVAC - Return Fan VFD - Replace defective VFD for Return fan R-1. The capacitors are leaking down onto electrical components in the drive causing drive malfunction.	\$ 6,598	Complete	100
249	FM-0047293	Los Angeles	19-AL1	Bellflower Courthouse	1	Elevators - Bring Judges elevator #4 back to service, remove and replace failed electronic boards. Elevator closed and not responding, needs to be brought back to working condition.	\$ 4,536	Complete	100
250	FM-0036197	Los Angeles	19-AL1	Bellflower Courthouse	2	HVAC - Remove and replace existing base of two Marley Cooling Towers. Base is severely damaged by rust and deterioration, existing conditions present a safety hazard. The work is to include shut down, disconnect, and disassemble both existing Marley Towers, removal of old, and installation of new galvanized base. Re-set existing cooling towers, re-connect all piping, disconnect electrical from fan motors back to disconnect box and re-connect all electrical as required after existing cooling towers are set on new base. This requires the use of a crane for removal and replacement	\$ 66,183	In Work	77.94
251	FM-0037280	Los Angeles	19-AL1	Bellflower Courthouse	2	Chiller #2 - Remove and dispose of the existing chiller and replace with Train centrifugal chiller - Unit has failed repeatedly and can no longer be repaired	\$ 168,844	Complete	77.94
252	FM-0039096	Los Angeles	19-AL1	Bellflower Courthouse	2	HVAC - Replace Air Handler Unit Variable Frequency Drive #2 - the current controller is not working properly, minimizing the air flow through the second floor offices - creating uncomfortable conditions	\$ 4,999	Complete	77.94
253	FM-0040176	Los Angeles	19-AL1	Bellflower Courthouse	2	HVAC - Replace five non-functioning burners in existing boiler. Boiler is unable to operate in current condition.	\$ 10,000	Complete	77.94
254	FM-0040481	Los Angeles	19-AL1	Bellflower Courthouse	2	HVAC - Chiller #1 is no longer operating and beyond repair. Remove and dispose of (#1) Trane centrifugal chiller. To include control and isolation valves, strainers, flexible pipe connectors, new piping, insulation of new chilled water pipe, thermometers, flow switches, temperature sensors, seismic isolation, electrical connections and control connections, refrigerant monitoring and alarms, (2) new 7.5 VFDs, new motors to cooling tower, water treatment, tie chiller unit to existing control system.	\$ 158,038	In Work	77.94
255	FM-0044246	Los Angeles	19-AL1	Bellflower Courthouse	2	Electrical - Replace controller of the generator - this is the emergency power supply for the building is the city supply gets cut	\$ 8,600	Complete	100
256	FM-0045730	Los Angeles	19-AL1	Bellflower Courthouse	2	HVAC - Replace leaky section of chiller water pipe and defective shut off valve for AHU #4. Water is leaking on onto VSD motors and could short out motors at any time.	\$ 7,229	Complete	77.94
257	FM-0045736	Los Angeles	19-AL1	Bellflower Courthouse	2	Building Exterior - Replace safety railing which has rusted to point of failure causing possible injury when it breaks.	\$ 4,000	Complete	77.94
258	FM-0045744	Los Angeles	19-AL1	Bellflower Courthouse	2	Elevator - Replace defective key switch for Elevator #1. Need reliable key switch for elevator safety.	\$ 3,500	Complete	77.94

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
259	FM-0045755	Los Angeles	19-AL1	Bellflower Courthouse	2	Interior Finishes - Install handrail for steps behind judges bench. Absence of handrails has caused falls. Rails are needed to prevent possible injuries.	\$ 3,000	Complete	100
260	FM-0041160	Los Angeles	19-AM1	Downey Courthouse	2	Plumbing - Replace one 8" Condensate Bung Valve - Old valve is beyond repair system shut down required	\$ 3,500	Complete	100
261	FM-0043857	Los Angeles	19-AM1	Downey Courthouse	2	Plumbing - Replace - Leak from underground irrigation line - leaking on sidewalk creating a safety issue	\$ 2,500	Complete	100
262	FM-0046715	Los Angeles	19-AM1	Downey Courthouse	2	Plumbing - Unable to secure the 2 inch isolation valve, needs to be replaced. There is currently no water being supplied to the Administrators Restroom.	\$ 4,200	Complete	100
263	FM-0046981	Los Angeles	19-AM1	Downey Courthouse	2	Exterior-Windows-Replace gasket on 39 windows on 3rd floor that leak and cause damage resulting in mold and wet carpet and areas that cannot be used in the DA's office	\$ 7,025	Complete	100
264	FM-0047126	Los Angeles	19-AM1	Downey Courthouse	2	Elevators - Oil Leak - Drain remaining oil and remove and replace seals and gaskets from elevators that are currently leaking oil onto the basement mechanical room floor. Replace with new oil. Potential for several safety concerns; Slip/Fall and fire. Work will be performed one elevator at a time to ensure that the other elevator is in service.	\$ 10,462	Complete	100
265	FM-0047214	Los Angeles	19-AM1	Downey Courthouse	2	HVAC - Replace failing parts of exhaust fan #7 located in the elevator mechanical room, exhaust fan not working properly, mechanical room temperature is extremely hot. Replacing these parts and bringing the exhaust fan back to working condition will ensure adequate temperature in this room to keep elevator system in working condition, work must be performed to prevent any further damage.	\$ 3,452	Complete	100
266	FM-0047396	Los Angeles	19-AM1	Downey Courthouse	2	HVAC - Rebuild failed chilled water pump and replace 7.5 hp pump motor. This is needed to prevent interruption of building A/C.	\$ 3,578	Complete	100
267	FM-0047530	Los Angeles	19-AM1	Downey Courthouse	2	Building Structure-Wall to underground sally port, both entrance and exit side, requires structural reinforcement due to inadequate original construction. SWO for Engineering to create bid package for Working Group Only-No construction . The wall is leaning well out of plumb and appears to be moving and could cause closure of the sally port.	\$ 4,500	In Work	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
268	Los Angeles	19-AN1	David M. Kenyon Juvenile Justice Center	1	County Managed- Plumbing- Restore areas damaged by flooding water coming from ruptured and damaged 28 gal water heater such as 1,278 square feet of carpets in the judge's chambers, secured hallway and courtroom Department 265; replace and restore damaged 972 square feet of VCT tiles ; 700 feet of vinyl baseboards and repaint 1200 square feet of walls. Perform water extraction, isolation of the areas to include a courtroom, Judge's Chambers and secured hallways and drying thru complete process of restorative works.	\$ 137,700	Complete	40.66
269	Los Angeles	19-AO1	Whittier Courthouse	1	Elevator - Jacobs will replace Gate Valve - to pass elevator inspection	\$ 3,500	Complete	86.43
270	Los Angeles	19-AO1	Whittier Courthouse	2	Elevator - Complete Full Load Safety Test on hydraulic elevator as required by elevator safety order 3071(j), which included, inspection, test battery, replacement of oils and serviceable oil, replace fuel and air filters.	\$ 2,500	Complete	86.43
271	Los Angeles	19-AO1	Whittier Courthouse	2	Interior Finishes - Carpet Replacement for Judges' Chambers Dept 7 - existing carpet has water damage, and is rippling, creating a trip hazard.	\$ 3,054	Complete	86.43
272	Los Angeles	19-AO1	Whittier Courthouse	2	Plumbing - Replace bearings in Chiller #2 - Chiller #2 motor bearing is making loud noise indicating bearing will fail soon.	\$ 3,519	Complete	86.43
273	Los Angeles	19-AO2	Parking Structure Lot 59-Whittier Admin CTR	2	Replace 35 - 10" x 24" trench drain covers. Work includes securing covers to structure to prevent theft. This is needed to prevent vehicle damage and/or public injury.	\$ 3,317	Complete	100
274	Los Angeles	19-AQ1	Beverly Hills Courthouse	1	Elevators, escalators, and hoists-Cables on elevator #2 are breaking apart posing a possible safety hazard to the public. Need to modify or replace immediately.	\$ 25,000	Complete	79.52
275	Los Angeles	19-AQ1	Beverly Hills Courthouse	1	Elevator-Entrapment - Replaced the control board, programmed the control board and verified system operation	\$ 3,025	Complete	100
276	Los Angeles	19-AQ1	Beverly Hills Courthouse	1	Elevator - Remove and replace door operator and door edges which have failed. Entrapments are increasing.	\$ 10,700	Complete	100
277	Los Angeles	19-AQ1	Beverly Hills Courthouse	1	Elevator - Replace tripped drive and clutch, adjust interlock to ensure Judge's elevator is back to working condition. Elevator was stuck on 4th floor. Work to be performed to ensure elevator is back to working condition and that it runs safely.	\$ 2,652	Complete	100
278	Los Angeles	19-AQ1	Beverly Hills Courthouse	2	Elevator - Replace damaged door operator sensor. Elevator stays on floors causing unacceptable delays.	\$ 3,500	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
279	Los Angeles	19-AQ1	Beverly Hills Courthouse	2	Plumbing - Install 1 lockable ball valve on the drain underneath the UST (Underground Storage Tank) vault located in the parking garage to stop the leaking from the panel vault lids onto the UST, which is plumbed to the city sewer system, Court has received a ' Notice of Violation' to correct from the City. Water from the UST will be drained and treated as HAZ waste, amount has not yet been determined per the AOC. Work needed to bring Court back to compliance.	\$ 4,850	Complete	100
280	Los Angeles	19-AQ1	Beverly Hills Courthouse	2	HVAC - Service Chiller unit to restore on-line dependability. Work includes replace oil, filter and brush tubes. Unit does not stay on line.	\$ 3,468	Complete	100
281	Los Angeles	19-AS1	Malibu Courthouse	2	Floor Finish - Replace two missing floor tiles in women's restroom to prevent potential tripping hazard.	\$ 2,500	Complete	45.05
282	Los Angeles	19-AS1	Malibu Courthouse	2	Interior Finish - Install non-skid bands on stair steps to prevent slip and falls.	\$ 2,500	Complete	45.05
283	Los Angeles	19-AS1	Malibu Courthouse	2	Floor Finish - Re-grout and re-caulk floor tiles in back hallways. Current condition causes tripping hazard - high heels get stuck in gaps.	\$ 3,000	Complete	100
284	Los Angeles	19-AU1	Airport Courthouse	1	HVAC - Replace building automation system motherboard that operates the HVAC circulating pumps, restoring ability to properly heat & cool the building	\$ 15,000	Complete	100
285	Los Angeles	19-AU1	Airport Courthouse	1	Fire Protection - Remove, rebuild and replace failed centrifugal fire pump and motor (10 horsepower 208 volts) at parking structure after hours. Flare life safety issue.	\$ 10,000	Complete	100
286	Los Angeles	19-AU1	Airport Courthouse	1	Sally Port Gate-Replace gate damaged by bus and will not operate to provide security for the transfer of prisoners. Gate is 15' x 14'	\$ 8,980	Complete	100
287	Los Angeles	19-AU1	Airport Courthouse	2	Building Main Entry Glass Doors - Replace (4) Closers for Doors 3 to 6 - These closers are the secured doors and they are slamming shut which could cause a potential safety hazard	\$ 7,946	Complete	77.17
288	Los Angeles	19-AU1	Airport Courthouse	2	Fire Protection - Replaced compressor, relay and wiring to panel that failed causing water flow sub panel to go into alarm	\$ 8,402	Complete	77.17
289	Los Angeles	19-AU1	Airport Courthouse	2	Plumbing - Restore sump pump to functionality by removing pump, manually clearing large debris from impeller and cleaning ware ring areas. This had to be performed twice over two days as large debris continued to block proper functioning and created an open circuit. Additionally, a fuse was replaced with a new one at the panel.	\$ 8,614	Complete	93
290	Los Angeles	19-AU1	Airport Courthouse	2	Elevator - Replace water damaged door sensor, door safety edge, and 4 key switches for in-custody elevator (#5) and restore to full and safe operation. All work to be performed after hours as in-custody elevator requires to be taken out of operation.	\$ 5,000	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
291	FM-0045082	Los Angeles	19-AU1	Airport Courthouse	2	Fire Protection - Fire pump in the parking structure has a bad test header that is very rotted, corroded and leaking, needs replacement for proper function of the fire pump. Safety hazard.	\$ 4,500	Complete	77.17
292	FM-0045089	Los Angeles	19-AU1	Airport Courthouse	2	Plumbing - Hot water tank is leaking, vendor will drain the tank and weld a plate to cover the area that is leaking & install a new gate valve to ensure the tank is brought back to working conditions.	\$ 6,250	Complete	77.17
293	FM-0045726	Los Angeles	19-AU1	Airport Courthouse	2	Security - Gate-rollup damaged by county in-custody bus, parts must be replaced and gate must be returned to service- creates in-custody sally port danger	\$ 5,000	Complete	100
294	FM-0046067	Los Angeles	19-AU1	Airport Courthouse	2	Lighting- replace 80 bulbs in public lobby ceiling - lobby is dark and causing security issue. Ceiling is 35 feet high and requires multi-day rental of a lift and after hours work to avoid court disruption.	\$ 5,000	Complete	77.17
295	FM-0046069	Los Angeles	19-AU1	Airport Courthouse	2	Elevators - Custody elevator #10 has nonworking switches and a damaged (by water) safety edge sensor bar. Remove and replace switches and bar to ensure that the elevator runs smoothly and safely. Safety hazard.	\$ 5,000	Complete	100
296	FM-0047455	Los Angeles	19-AU1	Airport Courthouse	2	Elevator-Replace safety edge on elevator #12 which was damaged by water and as a result the doors close on occupants creating a dangerous condition, especially to children	\$ 3,022	Complete	100
297	FM-0047566	Los Angeles	19-AU1	Airport Courthouse	2	Elevators - Remove and replace all (10) elevator phones. Currently the phones installed in all elevators are not working properly, they do not provide the location of the elevator or the number. This is a safety concern, in case of emergency the public will not be located.	\$ 7,936	Complete	100
298	FM-0047838	Los Angeles	19-AU1	Airport Courthouse	2	Fire/Life/Safety- Replaced 51 batteries, wired 4 emergency lights and rewired 2 emergency lights discovered during the replacement of the batteries. Work performed in stairwells and courtrooms throughout 286,292 sq ft building after hours (Thursday, Friday and Saturday) by SP Lead Tech and Electrician.	\$ 7,004	Complete	100
299	FM-0047839	Los Angeles	19-AU1	Airport Courthouse	2	Fire protection - Replace failed fire panels (2) and batteries for elevator lobby fire doors on all floors. Needed to comply with fire code and public safety issue.	\$ 5,668	Complete	100
300	FM-0044201	Los Angeles	19-AV1	Hall of Records	2	Interior Finishes- Personnel inside room B-90 is constantly complaining about getting sick and suspicious about a bad smell coming from a portion of floor carpeting that was previously soaked in water due to drinking fountain leak. Juror Services Management had been getting complaints and decided to request for air quality test thru AOC. This type of work was deemed cost plus and considered an FM type.	\$ 3,000	Complete	100
301	FM-0040320	Los Angeles	19-AV3	Hall of Records- County Records Center	1	County Managed Facility- Removal of water in three levels of storage areas in the total of 2268 square feet and removal from site and restoration/drying of 13 pallets (40 boxes per pallet) of documents that got wet.	\$ 105,550	Complete	93

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
302	Los Angeles	19-AV3	Hall of Records- County Records Center	2	COUNTY MANAGED - Plumbing - Replace 400' of cast iron pipe and install new sump pump; includes x-ray of existing concrete walls and floor and excavation of a sump pit - for flood water extraction	\$ 147,500	In Work	100
303	Los Angeles	19-AX1	Van Nuys Courthouse East	1	Elevators - Replace failed generator motor for elevator #1. More than 50% of the elevators are disabled and effects access to courtrooms.	\$ 17,400	Complete	89.74
304	Los Angeles	19-AX1	Van Nuys Courthouse East	1	Elevator - Replace defective cab rollers-guides. Work required to return elevator to operating condition.	\$ 14,995	Complete	89.74
305	Los Angeles	19-AX1	Van Nuys Courthouse East	1	Elevator - Replace burned out generator, Elevator #6 Judges elev. Work needed to return elevator back to operating condition.	\$ 17,500	Complete	100
306	Los Angeles	19-AX1	Van Nuys Courthouse East	2	Electrical - Relocate (4) receptacle boxes and install (2) new breakers to the sub-panel. Work will include (2) conduit runs of 30 feet and adding (8) J boxes. The work will eliminate further electrical disruptions to the Self Help Center.	\$ 2,750	Complete	100
307	Los Angeles	19-AX2	Van Nuys Courthouse West	1	COUNTY MANAGED - PLUMBING - Water leak on the 9th floor leaking down the 6th floor. Approximately 4000 sf was affected. Isolated valve and removed standing water. No ACM. Downgraded to P2.	\$ 5,000	Complete	80.48
308	Los Angeles	19-AX2	Van Nuys Courthouse West	1	Plumbing - Remove and replace 195 linear feet of 4, 3, and 2 old/crack pipe above the ceiling on the 10th floor. Remove and replace old/cracked P-traps, bends, and reducers. New no hub couplings were installed when the pipe was replaced. Extract water from 11 offices and hallways, approx. 3600 Sq. Ft. and remove 1000 Sq. Ft. of carpet. Remove estimated 300 Sq. Ft. of ceiling tiles. Restoration Company provided water extraction and drying equipment, file restoration was also included.	\$ 80,000	Complete	85.03
309	Los Angeles	19-AY1	Chatsworth Courthouse	1	HVAC - Replace failed bearings, damaged fan blades and belt pulley. No air in the DAs office	\$ 14,950	Complete	80.73
310	Los Angeles	19-AY1	Chatsworth Courthouse	2	Fire Protection - Fire alarm activated due to system hardware. Vendor was called out after hours to restore fire panel to normal operation.	\$ 3,120	Complete	80.73
311	Los Angeles	19-AY1	Chatsworth Courthouse	2	HVAC - Boiler not working, motor needs to be replaced & rewired. This is affecting the heating system of entire building.	\$ 10,000	Complete	80.73
312	Los Angeles	19-AY1	Chatsworth Courthouse	2	HVAC - Replace or clean cooling tower sand filters. Towers are not being cleaned by failing sand filters, HVAC system has been plugged causing it to fail.	\$ 8,500	Complete	80.73
313	Los Angeles	19-AY1	Chatsworth Courthouse	2	Fire Protection - Drain and clean debris in the fire system. Blockage is causing false alarms disrupting court operations. Work will need to be performed after hours.	\$ 8,500	Complete	80.73

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
314	FM-0047133	Los Angeles	19-AY1	Chatsworth Courthouse	2	Fire Protection - Bring fire panel back to compliance per Fire Codes (Regulation #4) by updating and replacing failing parts. Replace failed batteries to ensure function of panel and horn strobe system. Safety Issue.	\$ 3,418	Complete	100
315	FM-0047688	Los Angeles	19-AY1	Chatsworth Courthouse	2	HVAC - Replace failing existing controllers and sensors that are preventing HVAC unit to function properly, Court is extremely hot, parts must be replaced to bring HVAC unit back to its original design functionality.	\$ 8,203	Complete	100
316	FM-0040194	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	1	HVAC- Chillers tripped out and could not be restarted. ACCO was dispatched to restore HVAC system back to normal. Both condenser and chilled water pumps were not working. ACCO checked and verified normal HVAC operations.	\$ 3,500	Complete	71.44
317	FM-0040294	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	1	Plumbing - Replace 1 sewer ejector pump. Ejector pump failed and flooded over 1000 sq ft of the secure basement. All affected areas were vacuumed and disinfected.	\$ 3,603	Complete	100
318	FM-0040322	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	1	Fire Protection - Replace 1 sprinkler head in lock up. Sprinkler head broke off spilling mercury and water over 400 sq ft of the lock up area. Affected area was vacuumed and disinfected.	\$ 2,750	Complete	100
319	FM-0047465	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	1	Plumbing-Cleared multiple drains, 6, in cafeteria caused by clog of grease requires multiple hydro jetting and routing of main sewer line and sealing of system. Replace ceiling and drywall in courtroom below cafeteria containing contaminants.	\$ 20,000	Complete	100
320	FM-0039161	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Grounds and Parking - Security - Replace 1 gate operator for the judge's entrance gate. Unable to secure judge's and employee's parking.	\$ 5,000	Complete	71.44
321	FM-0040144	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Plumbing - Replace leaking drain line in courtroom holding cell. Water leak affected 200 sq. ft. including holding cell, courtroom, and secured hallway. Carpet was vacuumed and air dryers were placed to allow carpet to dry properly.	\$ 3,228	Complete	71.44
322	FM-0040157	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Fire Protection - Fire alarm going off constantly. Replaced failed circuit board to restore fire panel to normal operations.	\$ 4,099	Complete	100
323	FM-0040416	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	COUNTY MANAGED - Plumbing - Install combination toilet/sink and new waste (100 Linear ft.) and supply lines (110 linear ft.) to each unit in 6 detention holding cells; Lack of gang specific holding generating security and safety issues	\$ 44,000	Complete	100
324	FM-0040907	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Ground and Parking - Security - Replace 1 gate operator and motor for the secured parking gate. Unable to secure judges and employees parking lot.	\$ 4,748	Complete	100
325	FM-0045697	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Fire Protection - Fire sprinklers fire pumps are leaking. Fire sprinklers may fail if pumps are not replaced. Safety hazard.	\$ 8,000	Complete	71.44

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
326	FM-0045702	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	HVAC - Motor on cooling tower fan is inoperable, must be replaced to prevent failure of system.	\$ 6,950	Complete	71.44
327	FM-0047130	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	County Managed - Judge's roll up door - replace new door barrel and recharge tension - reset limits	\$ 3,500	Complete	100
328	FM-0047131	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Roof - Equipment flashing and Wall to roof connection - Remove and replace approximately 156 LF of backer rod and sealant as well as the sheet metal flashings at 5 locations, water has breached the roof in several areas causing material damage as well as a hazardous slip/fall condition.	\$ 9,903	Complete	100
329	FM-0047279	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Interior Finishes - Remove and Replace 1 metal door and frame for the attorney's interview room in the courtroom damaged by the fire department. Locking mechanism failed and trapped attorney inside.	\$ 7,233	Complete	100
330	FM-0047500	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Security - Install two new swinging gate doors on the public stairwells, one on the 3rd floor and one on the 4th floor to block public access to this secure area where high profile cases are ongoing. Work to be done after hours. This is a security issue.	\$ 11,000	Complete	100
331	FM-0047570	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Electrical- Generator - Remove and replace 8 batteries and the generator control board which was damaged when the batteries exploded covering the generator with acid. Without the generator there is no emergency power to the building.	\$ 8,150	Complete	100
332	FM-0041576	Los Angeles	19-C1	Torrance Courthouse	1	HVAC - Replace condensate pump - Pump has leaked onto 25hp fan and shorted it out so no air flow in building	\$ 6,000	Complete	100
333	FM-0041577	Los Angeles	19-C1	Torrance Courthouse	1	Plumbing - P1- Replace 40 ft of 8" interior cast iron sewer line, 20 ft of 4" interior cast iron sewer line to recover Courthouse from sewer line break caused by backup of roots in the main line. Includes hydrojetting of line, dewatering of impacted areas inside and outside of Courthouse and sanitizing of impacted areas to allow access approx 8,192 sq ft of space was impacted.	\$ 5,000	Complete	100
334	FM-0047421	Los Angeles	19-C1	Torrance Courthouse	1	Plumbing - Replace 10 ft of black iron roof drain pipe above ceiling on 5th floor in hallway directly in front of Judges elevator. P1 emergency status as pipe is leaking water into hallway and work is to be performed after hours.	\$ 17,700	Complete	100
335	FM-0037371	Los Angeles	19-C1	Torrance Courthouse	2	Plumbing - Replaced 10ft of 4" cast iron pipe, recapped 3/4" copper line all above the ceiling in Room 14 in basement includes replacing 4 ceiling tiles.	\$ 5,000	Complete	90.43
336	FM-0040303	Los Angeles	19-C1	Torrance Courthouse	2	HVAC - Replace motor on Air Handler - Air Handler supplies air to 3rd floor - Motor bearings are failing	\$ 3,385	Complete	90.43

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
337	Los Angeles	19-C1	Torrance Courthouse	2	Grounds and Parking Lot - Fencing - Remove and replace 60 LF of damaged fencing, includes six (6) new post, 60 LF of new chain link fence and 300 SF of new privacy fabric. Security Issue	\$ 5,290	Complete	90.43
338	Los Angeles	19-C1	Torrance Courthouse	2	Interior - Holding Cell Floor - Mechanically grind approx. 160 sq ft. of floor surface, mechanically expose cracks, caulk cracks with two-component epoxy caulking, sand and fully prime caulked areas and apply two coats of two-component epoxy coating to mitigate water leaking from holding cell area into ceiling of Dept. 6	\$ 5,500	In Work	100
339	Los Angeles	19-C1	Torrance Courthouse	2	HVAC - Replace defective SHP supply side fan and failed circulating pump. Fan Coil Unit is inoperative and no climate control to dept H and DA office without replacement of this equipment.	\$ 4,342	Complete	100
340	Los Angeles	19-C1	Torrance Courthouse	2	Grounds & Parking Lot - Install a new drain area to prevent current water build up that is causing a slip and fall hazard. Run drain line out to south parking curb, approximately 70 ft.	\$ 7,398	In Work	100
341	Los Angeles	19-C1	Torrance Courthouse	2	HVAC - Remove and replace failing motor and rebuilt hot water pump to stop current leaks and to bring system back to its original design functionality. Work must be done to prevent any future damage to the HVAC system. Currently motor is not running and pump is leaking, which can cause damage to the boiler. Work to be done after hours to shut down water system and drain lines.	\$ 6,797	Complete	90.43
342	Los Angeles	19-C1	Torrance Courthouse	2	Restore chiller #1 to original design functionality and ensure air conditioning for the Court by removing contaminated oil, installing new oil and filter, installing new reset and anti-recycle timer as well as suction elbow and ruptured disk. Requires certified technicians and start up commissioning.	\$ 12,873	Complete	90.43
343	Los Angeles	19-C4	S. Bay Municipal Traffic Court Trailer	2	Grounds - Replace Handrails at Bldg. West Entrance - addition of rails necessary for safety	\$ 2,112	Complete	100
344	Los Angeles	19-C4	S. Bay Municipal Traffic Court Trailer	2	Fire Protection - Rewired bell system for all floors, replaced and rewired smoke detector in Judges elevators all work performed after hours.	\$ 6,827	Complete	100
345	Los Angeles	19-E1	Inglewood Juvenile Court	2	Roof - Seal locations of water penetration in NW corner of roof which are creating a slip and fall hazard in Courtroom.	\$ 3,250	Complete	80.78
346	Los Angeles	19-F1	Inglewood Courthouse	1	Fire Protection - Fire Alarm Sounding, Immediate Evacuation Necessary - Urgent Life and Safety Issue	\$ 3,500	Complete	74.56
347	Los Angeles	19-F1	Inglewood Courthouse	2	HVAC - Parking Garage - Supply fan #8 - replace mag starter in disconnect to restore supply fan to operation.	\$ 3,272	Complete	74.56
348	Los Angeles	19-F1	Inglewood Courthouse	2	HVAC-Replace water booster pump #1 and #3-excessive vibration causing system failure which will result in no water in entire court house.	\$ 5,350	Complete	74.56

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
349	FM-0046984	Los Angeles	19-F1	Inglewood Courthouse	2	Grounds & Parking Lot - Replace 16 total lighting fixtures that are burned out in 8 lamps (2 fixtures per lamp) with 320watt lamps & pulse start ballasts, which provide longer lamp life, up to 50% more over traditional lamps. Scissor lift required. Replacement must take place since there is currently no lighting in these areas. Safety Issue.	\$ 3,500	Complete	100
350	FM-0045826	Los Angeles	19-G1	Burbank Courthouse	1	Plumbing-sewage ejector pump failure both pumps backing up sewage into the building causing health hazard. Requires lock out/tag out of electric and sewer lines. Use of vacuum tanker, 3 day rental of temporary sewer ejection pump, Replace two standard ejector pumps with macerator (cutter) type pumps, one duplex pump control panel, confined space safety equipment, cleaning and sanitization of 5,625 sf.	\$ 86,795	In Work	100
351	FM-0036437	Los Angeles	19-H1	Glendale Courthouse	1	HVAC - Replace leaking fitting and install isolation valves on (3) Air Handlers, (2) 5H120 Compressors, (2) Russell Condensing Unit, and (2) Refrigerant Receivers.	\$ 12,000	Complete	90.54
352	FM-0037360	Los Angeles	19-H1	Glendale Courthouse	2	HVAC - Replace 5H120 Compressor #2 - Compressor #2 was not operational when the building transitioned - Compressor #1 is beyond life expectancy and has failed in the past leaving the building with no A-C.	\$ 24,970	Complete	90.54
353	FM-0039136	Los Angeles	19-H1	Glendale Courthouse	2	HVAC - Air Compressor Replacement - current compressor has a hole and is leaking air, preventing proper pressure build, and effecting the thermostats.	\$ 4,853	Complete	90.54
354	FM-0039184	Los Angeles	19-H1	Glendale Courthouse	2	Exterior Grounds - Replace 150 sq ft of terrazzo and 35 linear feet of concrete planter tops. Tree roots have uprooted planters top and cracked terrazzo creating a tripping hazards.	\$ 20,521	Complete	90.54
355	FM-0040479	Los Angeles	19-H1	Glendale Courthouse	2	Plumbing - Replace a 100 gallon commercial hot water heater in the 2nd floor boiler room. New hot water heater will need to be plumbed and secured to the building.	\$ 6,871	Complete	100
356	FM-0040299	Los Angeles	19-11	Alhambra Courthouse	1	COUNTY MANAGED WORK: Plumbing - Replace broken pipe and restore Main Water line to service after break caused flooding in 3rd floor courtroom.	\$ 5,762	Complete	86
357	FM-0040432	Los Angeles	19-11	Alhambra Courthouse	1	County Managed- Replace elbow connection on 4" cast iron drainage line and 2 reducing connections from 4" to 2" line. P1 effort due to leak impacting offices 101 and 102 approx. 350 sq ft.	\$ 51,600	Complete	86
358	FM-0047568	Los Angeles	19-11	Alhambra Courthouse	1	Plumbing - Replace leaky 5x3 copper Tee, add new 4" butterfly valve, and remove failed 4" gate valve and install seismic supports for 5" water main.	\$ 9,775	Complete	100
359	FM-0040308	Los Angeles	19-11	Alhambra Courthouse	2	Fire Protection - Replace 9 commercial grade smoke detectors on all floors - Smoke detectors will not alarm in case of fire. Work is code required.	\$ 2,115	Complete	86

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
360	FM-0047841	Los Angeles	19-I1	Alhambra Courthouse	2	HVAC - Restore chillers to operational efficiency by brushing tubes to eliminate all build up inside the chiller tubes. Currently chillers are surging and not able to operate efficiently due to build up. Work must be performed to improve overall system performance and to mitigate compressor failures.	\$ 2,452	Complete	86
361	FM-0040211	Los Angeles	19-J1	Pasadena Courthouse	1	Plumbing - Main drain line on first floor is backed up and water is overflowing into Hallway - Needed to avoid further damages	\$ 3,500	Complete	69.35
362	FM-0040347	Los Angeles	19-J1	Pasadena Courthouse	1	Plumbing - Replace leaking fitting and install isolation valves. Remove graffiti in public restrooms from faucets and flushometers. Fixed damaged/leaking flushometers in both men's and women's restrooms that are posing a slip and fall hazard in 7 public restrooms.	\$ 11,720	Complete	69.35
363	FM-0040351	Los Angeles	19-J1	Pasadena Courthouse	1	County Managed - Plumbing - Replace two 220-gallon domestics water heaters due to one not functioning and the other leaking and re-piped copper tubing for better isolation efficiency during maintenance activity in the future. .	\$ 6,935	Complete	69.35
364	FM-0040373	Los Angeles	19-J1	Pasadena Courthouse	1	Elevator - replaced damaged sheave and bearings in shaft of judges elevator - entrapment; safety issue	\$ 15,600	Complete	69.35
365	FM-0040914	Los Angeles	19-J1	Pasadena Courthouse	1	Plumbing - Broken 12 inch flex pipe underneath sink in 2nd floor men's restroom flooded 3500 square feet in which included 2nd floor probation department and first floor lobby and DA's office. Replacement of damaged carpeting in DA's office and replacement of affected ceiling fire/life safety devices on first floor.	\$ 60,000	Complete	100
366	FM-0041575	Los Angeles	19-J1	Pasadena Courthouse	1	Conveyance - Remove and re-build generator on Elevator #5. Elevator work required over weekend to mitigate negative court impact.	\$ 22,000	Complete	100
367	FM-0043881	Los Angeles	19-J1	Pasadena Courthouse	1	Elevator - Replace generator - Elevator generator failed	\$ 25,000	Complete	69.35
368	FM-0045824	Los Angeles	19-J1	Pasadena Courthouse	1	Plumbing - Replace section of leaky pipe and associated water damage to electrical gear-systems and building materials.	\$ 14,995	Complete	100
369	FM-0045827	Los Angeles	19-J1	Pasadena Courthouse	1	Electrical - Replaced fittings, parts and patch diesel storage tank as required to bring into Fire Department compliance.	\$ 10,000	Complete	100
370	FM-0047638	Los Angeles	19-J1	Pasadena Courthouse	1	Elevators, Escalators, & Hoist/Elevator #5 not responding stuck with doors closed. No entrapments.	\$ 10,000	Complete	100
371	FM-0037384	Los Angeles	19-J1	Pasadena Courthouse	2	Chiller #2 - replace oil heater, fluid, barrel sight glass, reclaim valve, and electric flow switches - to ensure functionality	\$ 12,168	Complete	69.35
372	FM-0040174	Los Angeles	19-J1	Pasadena Courthouse	2	HVAC - Fabricate and install new exhaust fan motor and housing. The exhaust fan motor is inoperable and housing is rusted and missing panels which can allow water to damage fan circulating cafeteria exhaust.	\$ 6,223	Complete	69.35
373	FM-0040480	Los Angeles	19-J1	Pasadena Courthouse	2	HVAC - 3 way valves - Remove and replace the existing 3-way valves due to leaking, reconnect to pneumatic control and test system prior to putting the system back in service.	\$ 7,096	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
374	FM-0043883	Los Angeles	19-J1	Pasadena Courthouse	2	HVAC - Replace failed condensing water pump. - System integrity failed due to age. Potential Chiller failure and negative impact to building HVAC system if unit is not replaced within the near term	\$ 2,675	Complete	100
375	FM-0044217	Los Angeles	19-J1	Pasadena Courthouse	2	Security - Install 3,136 square feet of 16 gauge galvanized metal perforated privacy screen (painted black) on existing 8' high wrought iron fence for Judges, County Employees and others who park in the secured parking area for privacy and security concerns. Current design does not meet current security requirement of the court.	\$ 62,000	Complete	69.35
376	FM-0044500	Los Angeles	19-J1	Pasadena Courthouse	2	Electrical - INSTALL CONDUIT FOR (3) QUAD OUTLETS EACH ON DEDICATED CIRCUITS	\$ 2,500	Complete	100
377	FM-0045088	Los Angeles	19-J1	Pasadena Courthouse	2	Interior Finishes - Test for ACM - Lead Base paint in room 410J on the 4th floor. This has to be done before a contractor comes in a does construction to install 3 new outlets in walls.	\$ 1,500	Complete	100
378	FM-0045701	Los Angeles	19-J1	Pasadena Courthouse	2	Interior - Remove, re-frame door, replace wood door, replace panels and closer.	\$ 6,740	Complete	69.35
379	FM-0045705	Los Angeles	19-J1	Pasadena Courthouse	2	Fire/Life Safety - Remove and replace the existing fire rated 1st Floor stairwell emergency exit door - The existing door does not open or close.	\$ 3,900	Complete	69.35
380	FM-0045720	Los Angeles	19-J1	Pasadena Courthouse	2	Elevators - Relays have residual magnetism, needs to be removed for safe usage of elevators.	\$ 5,763	Complete	69.35
381	FM-0045733	Los Angeles	19-J1	Pasadena Courthouse	2	Elevator - Emergency phone inside the elevator is currently non-operational, needs to be hooked up to the elevator cart for proper function. Safety Issue.	\$ 7,500	Complete	69.35
382	FM-0045746	Los Angeles	19-J1	Pasadena Courthouse	2	HVAC - Air dryer is non-functional, air lines are being contaminated with water which may lead to HVAC failure.	\$ 2,700	Complete	69.35
383	FM-0046070	Los Angeles	19-J1	Pasadena Courthouse	2	HVAC - The chilled water 3 way control valve has broken in half, there is currently no cold air in the entire 3rd floor. Remove insulation, isolate, drain system and replace valve to bring unit back to service.	\$ 8,200	Complete	100
384	FM-0047139	Los Angeles	19-J1	Pasadena Courthouse	2	Interior - Replace defective door closer, concrete encased threshold, and hinge hardware on lobby exit pair doors.	\$ 3,500	Complete	100
385	FM-0047639	Los Angeles	19-J1	Pasadena Courthouse	2	Interior Finishes - Replace two custom inner doors to courtroom that are non ADA compliant. Replace with custom ADA doors with finish to closely match existing wood stain. This is needed to comply with ADA and to mitigate loud noise from hallway currently disturbing court.	\$ 5,169	Complete	100
386	FM-0040323	Los Angeles	19-K1	Stanley Mosk Courthouse	1	County Managed-Interior Finishes-Remove and replace 133 pieces 4'X2' non health department compliant ceiling tiles with compliant vinyl ceiling tiles; provide maintenance hatches to service the lighting fixtures, install around the A/C diffusers and light fixtures in an area of about 1300 square feet.	\$ 20,000	Complete	97.26

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
387	FM-0047169	Los Angeles	19-K1	Stanley Mosk Courthouse	1	Replace ruptured 14" diameter low pressure steam piping's expansion joint to include abatement of ACM in insulation- County Managed Facility during job execution.	\$ 20,000	Complete	100
388	FM-0038707	Los Angeles	19-K1	Stanley Mosk Courthouse	2	County Managed- Kitchen Area- Remove 16 each of 2' X 1,5' non- fire code compliant flue gas filters and install to fit code compliant stainless steel framed filters that are also convenient to clean and service.	\$ 3,400	Complete	97.26
389	FM-0044520	Los Angeles	19-K1	Stanley Mosk Courthouse	2	COUNTY MANAGED - Electrical - Add dedicated outlet in room 629 J and room 634 J	\$ 2,500	Complete	100
390	FM-0046978	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Electrical - Room 343 - Install 2 dedicated circuits to power up 4 cubicles. Install approximately 100 ft of ¾ in EMT and Utilize approximately 100 ft of existing race way. Taking AMP readings of existing panel to free up space for 2 new dedicated circuits. Work is required to support LASC courtroom closures.	\$ 3,000	Complete	100
391	FM-0038715	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Elevator - Install Eleven Hands-Free Speakerphones in Passenger Elevators - At this time for the entrapment the emergency is dispatched to different channels before it reaches the service provider	\$ 9,052	Complete	5
392	FM-0039398	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Elevator- Respond and release entrapped passenger and troubleshoot the unit.	\$ 3,500	Complete	100
393	FM-0039399	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Elevator, Escalator and Hoists - One occupant stuck in an unknown elevator, passenger has called LA county operators from the phone inside of elevator.	\$ 3,500	Complete	68.79
394	FM-0040200	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Fire System- Provide replacement of 2 failed gauges and replace top gasket of a 10" FDC check valve	\$ 3,500	Complete	68.79
395	FM-0040212	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Elevators - Motor Controllers to be Re-Built - 2 of 3 elevators are down	\$ 15,000	Complete	68.79
396	FM-0040222	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing- Replace leaking 1"diameter by 12 feet long cast iron drain pipe coming from the Judges Lounge kitchen; works to include water extraction and drying of carpeted floor and tiled public hallway ; replacement of 20 pieces of 10" X 10" ceiling tiles including the grid adaptor	\$ 32,380	Complete	68.79
397	FM-0040349	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing- Replace leaking 1"diameter copper pipe from the Judges Lounge kitchen to include water extraction and drying of carpeted floor and tiled public hallway ; replacement of 20 pieces of 10" X 10" ceiling tiles including the grid adaptor	\$ 10,000	Complete	68.79
398	FM-0040374	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Fire Protection - Fire Panel is not monitoring all floors in the building - Safety Issue	\$ 15,000	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
399	FM-0040457	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Elevators- Install failed elevator generator unit for elevators #11,12,13.	\$ 4,776	Complete	100
400	FM-0040458	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Elevator - Elevator #19, Judges elevator- Replacement of failed selector tape (approximately 700 feet)	\$ 7,200	Complete	100
401	FM-0040496	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	HVAC - Replace supports and vibration springs for Air Handling Units 6-2 & 8-2 - Vital for proper system function and reliability	\$ 5,500	Complete	100
402	FM-0040913	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing- Replace severed 3" X 6' domestic water pipe located in the ceiling crawl space that leaked not the public hallway on the 18th floor which necessitate shutting off of domestic water supply line to the building. Removal and replacement of 16 damaged ceiling tiles.	\$ 10,000	Complete	100
403	FM-0041169	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	HVAC- Refurbish steam supply lines and condensate return lines by replacing 9 failed and non efficient 4" and 2" gate and check valves including replacement and servicing of 2" line strainers' media. Also, include replacement of 2" pipe fittings such as 2" ball valves, check valves and unions and float systems in two condensate pumps.	\$ 60,000	Complete	68.79
404	FM-0041570	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing - Replace P-trap which is encased in asbestos - P-Trap is leaking, requires abatement	\$ 3,860	Complete	100
405	FM-0044232	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing - Replace leaky P-trap on 5th Floor sink. This is needed to stop water damage on lower floor jury box.	\$ 4,000	Complete	68.79
406	FM-0044233	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Locks-rekey 100 cylinders due to safety/security issue with access to the court house	\$ 14,874	Complete	68.79
407	FM-0045090	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing-water leak through 3 floors, 15,16,17 and 18 after hours which would have closed court in several areas without immediate repair	\$ 33,000	In Work	68.79
408	FM-0045096	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Replace pneumatic actuator valves to the Heat Exchanger #3 as no heat is being supplied to the unit. Valves must be replaced to bring heat back to the unit and for proper building temperatures.	\$ 10,000	Complete	68.79
409	FM-0047501	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing - Replace pipe in AHU 4-3 which leaked into the 3rd floor causing ceiling damage. All work is in an Asbestos environment	\$ 13,000	Complete	100
410	FM-0047502	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing-sewer back up (black water) in cells 2 and 3 requiring clean up by certified company and plumber to replace-unclog backed up line.	\$ 10,000	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
411	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing-Replace P-Trap above Dept 43-P-Trap leaks and trap was covered with asbestos which required abatement	\$ 4,000	Complete	100
412	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Elevators & Hoists - Total renovation of 21 existing elevators that have a long history of failures and public and court staff entrapments. Work to include electrical infrastructure upgrade, asbestos abatement and ADA & fire code compliance.	\$ 9,030,240	In Work	80.81
413	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Domestic 40HP hot water pump failed to start and operate, replace system fuses and failed electrical wiring connection to control panel	\$ 2,000	Complete	68.79
414	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Elevator - Repair elevator #13 - #13 is bouncing badly and stopping 3 to 6" above the floor and doors will not close, Replaced failed level sensor and recalibrated system to proper settings.	\$ 1,500	Complete	68.79
415	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Lighting - Replace 300 lamps, 50 ballasts and 60 lenses in 20 feet high ceiling courtrooms with the use of scaffolding.	\$ 10,000	Complete	68.79
416	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Elevator - Replace elevator # 13's switch board panel contactors and toggle switch in the control booth in Sheriff Security Office. Elevator not operational.	\$ 5,000	Complete	100
417	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Interior Finishes - Locks and Doors - Install new locking cylinders and keys for all 20 floors due to a security concern.	\$ 2,200	Complete	68.79
418	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Plumbing - Reinforce the shell of condensate vessel with carbon steel plate to stop leaking steam/condensate and prevent recurrence.	\$ 3,500	Complete	68.79
419	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Lighting- Replace about 120 low clarity light diffusers with more transparent diffusers and replace damaged lamps to improve illumination in the public hallway; replace ballast and lamp at stair #2 landing. Scaffolding required for work in landing area.	\$ 5,000	Complete	68.79
420	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Plumbing - Replace 20 ft of leaking piping above grand jury room - Piping is above ceiling in grand jury room	\$ 8,515	Complete	68.79
421	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Plumbing- Replaced broken controller and sensor for the domestic hot water heat exchanger, install replacement recirculation pump to provide sufficient hot water to the building and clear blockage of the main drain line 100 feet down to the main drain line	\$ 5,744	Complete	68.79
422	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Vandalism - Replaced a broken glass window 4 feet by 8 feet located in the 2nd floor about 30 feet high with tempered glass. Provide temporary protection during glass fabrication period.	\$ 2,675	Complete	100
423	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Elevator- Load Test Passenger Elevator #10 to test integrity of the speed regulator and validate elevator's response to full load condition. Elevator is not load leveling at floor stops.	\$ 3,250	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
424	FM-0045768	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	HVAC - Replace failing parts (piping, valves and pump) from the non-working comfort heating hot water pump #2. The system needs to be brought back on-line as a secondary unit if the primary pump (pump #1) fails. Work must be done to prevent failure of HVAC system.	\$ 4,000	Complete	68.79
425	FM-0046718	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	HVAC - Replace air compressor for the pneumatic equipment controls to function properly, air compressor has failed. Not able to properly regulate building temperature.	\$ 8,500	Complete	68.79
426	FM-0046783	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Electrical - 150 AMP Breaker switch in the Elevator Machine room needs to be replaced. Current switch is no longer protecting the equipment from an overload. Safety Issue.	\$ 3,904	Complete	100
427	FM-0047640	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Elevator - Remove and replace failing parts (PC boards and relays) to stop it from running up and down on all floors and to ensure that elevator is brought to working condition. Safety Issue.	\$ 6,909	Complete	100
428	FM-0045294	Los Angeles	19-N1	Monrovia Training Center	1	HVAC-Boiler needs to be replaced due to inefficiencies in which is causing major component failures to pressure regulator and temperature release valve. Pressure regulator and temperature release valve work hand-in-hand to prevent boiler explosion	\$ 73,796	Complete	70.29
429	FM-0044319	Los Angeles	19-N1	Monrovia Training Center	2	HVAC - Exhaust fan wheel shaft is inoperable, fan not working; shaft must be replaced to bring back exhaust fan to work. This is affecting the air circulation in building.	\$ 7,000	Complete	70.29
430	FM-0047398	Los Angeles	19-N1	Monrovia Training Center	2	HVAC - Replace 2 failed sump pumps. Pumps are needed to keep basement from flooding	\$ 4,188	In Work	100
431	FM-0039197	Los Angeles	19-O1	El Monte Courthouse	1	Plumbing - Dismantle leaking 250 Gallon Water Heater in Rm. B27. Special equipment and fire watch required for removal of equipment due to access limitations. Disassemble and reinstall new unit in correct location. Original unit is leaking.	\$ 40,828	Complete	58.12
432	FM-0040346	Los Angeles	19-O1	El Monte Courthouse	1	Fire System - Modification of fire alarm system is needed to meet Health and Safety compliance regulations	\$ 8,893	Complete	58.12
433	FM-0037705	Los Angeles	19-O1	El Monte Courthouse	2	Elevator - Replace 1 mechanical door re-opening device and install infrared hands free reopening device on elevator #4. Provide permits and inspections as required.	\$ 20,914	Complete	100
434	FM-0037716	Los Angeles	19-O1	El Monte Courthouse	2	Elevator - Remove and replace old MAC door operators with new closed loop operators, like for like to improve door operation and reliability for elevators 1,2,3,4,5	\$ 53,708	Complete	58.12
435	FM-0037724	Los Angeles	19-O1	El Monte Courthouse	2	Elevators - Install double door closers on each landing to deal with heavy doors and help reduce closer failures for elevators 1,2,3,5 as per HKA elevator survey upgrade recommendations	\$ 20,039	Complete	100
436	FM-0039149	Los Angeles	19-O1	El Monte Courthouse	2	HVAC - Replace Variable Frequency Drive for Air Handler #1 Supply Fan - provides cooling for 1st floor	\$ 8,640	Complete	58.12
437	FM-0040143	Los Angeles	19-O1	El Monte Courthouse	2	HVAC - Replace VFD on AHU #1 Supply fan - VFD is in bypass	\$ 8,173	Complete	58.12

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
438	FM-0040305	Los Angeles	19-O1	El Monte Courthouse	2	HVAC - Replace VFD for Air Handler 2 supply fan - the current VFD is not working, minimizing the air flow, creating uncomfortable conditions	\$ 6,960	Complete	58.12
439	FM-0045799	Los Angeles	19-O1	El Monte Courthouse	2	Elevator - Replace the elevator governor, which has failed. Elevator is currently out of service and will be back in service only when the governor is replaced.	\$ 12,500	Complete	58.12
440	FM-0038721	Los Angeles	19-O2	Parking Structure-El Monte Courthouse-	2	HVAC - Replace Exhaust Fan Motor and Parts in Parking Garage - to eliminate the excessive build up of carbon monoxide in the lower level and to maintain proper fresh air supply.	\$ 10,161	Complete	100
441	FM-0039105	Los Angeles	19-P1	Mental Health Court	2	HVAC - Replace failed 3hp boiler hot water pump #1. Unit failure causing inefficiencies in the HVAC system.	\$ 2,197	Complete	71.31
442	FM-0039370	Los Angeles	19-P1	Mental Health Court	2	Chiller - Replace Chiller Compressor - Chiller compressor # 1 frozen	\$ 7,740	Complete	71.31
443	FM-0038583	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	1	HVAC - Replace Sight Glasses for Trane Chiller - needed for Chiller to operate at full efficiency and prevent any further damage.	\$ 6,613	Complete	69.99
444	FM-0040324	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	1	Elevators - Re-rope elevators #2 and #6 with approximately 110 feet of cable length each.	\$ 5,985	Complete	69.99
445	FM-0040352	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	1	Plumbing- Replace leaking 2.5" diameter domestic hot water copper pipe located behind the ceiling of the 6th floor lunch break room, replace 200 sq. ft. of damaged ceiling tiles and remediate flood damage.	\$ 9,547	Complete	69.99
446	FM-0039103	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	2	HVAC- BAS automatic controls have failed. Operate building in manual mode during system reprogramming. Work required to maintain court operations.	\$ 10,000	Complete	69.99
447	FM-0039109	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	2	Plumbing - Remove contaminated grease and water from two 5000 gallons holding tanks to prevent underground holding tanks from flooding. Dispose of hazardous material according operational protocols.	\$ 4,140	Complete	69.99
448	FM-0040981	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	2	Plumbing - Remove contaminated grease and water from two 5000 gallons holding tanks to prevent underground holding tanks from flooding. Dispose of hazardous material according operational protocols.	\$ 5,350	Complete	100
449	FM-0044210	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	2	Grounds and Parking - Grind and smooth concrete - Eliminate trip and fall hazards in the concreted play area.	\$ 2,000	Complete	100
450	FM-0044215	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	2	HVAC - Chillers and Cooling Towers must be rebuilt to bring the HVAC system back to its original design functionality. Due to years of neglect, the chillers leak refrigerant and are damaged beyond repair and the cooling towers are badly clogged with calcium deposits due to the lack of chemical treatment. The fill media in both towers are clogged and damaged beyond repair.	\$ 283,000	In Work	69.99

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
451	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	2	Electrical - Electrical Transformer - Remove and replace one (1) 225KVA transformer, the existing transformer is making very loud noises and vibrations (signs of eminent failure), if transformer fails power will be lost on two floors	\$ 12,600	Complete	69.99
452	Los Angeles	19-R1	Eastlake Juvenile Court	1	COUNTY MANAGED - Plumbing - Replace approximately 300 feet of domestic hot water and hot water return piping material - Leaks	\$ 14,200	In Work	100
453	Los Angeles	19-T1	Metropolitan Courthouse	1	Elevator - Replace elevator 1 & 2's governor and brake units; asbestos abatement required in elevator mechanical room - safety hazard	\$ 25,053	Complete	94.54
454	Los Angeles	19-T1	Metropolitan Courthouse	1	HVAC-Rebuild HVAC chiller #1 which failed prior transfer to the AOC. Funding was previously to County. There are two compressors for this building and the #2 is in need of work which cannot be completed until the #1 is working.	\$ 25,024	In Work	94.54
455	Los Angeles	19-V1	East Los Angeles Courthouse	1	Plumbing - Remove and replace domestic water pump. Water pressure not adequate enough for water to restrooms throughout the building.	\$ 2,747	Complete	77.72
456	Los Angeles	19-V1	East Los Angeles Courthouse	2	Plumbing - Remove and replace 2" cracked pipe domestic water line on the 4th floor in which is leaking to room 301T. Remediate water damage.	\$ 8,760	Complete	77.72
457	Los Angeles	19-V1	East Los Angeles Courthouse	2	HVAC - Replace defective 3 way valve on returned chiller water line which is not allowing any cool air to the 2nd floor - Extreme hot temperature.	\$ 3,300	Complete	100
458	Los Angeles	19-V1	East Los Angeles Courthouse	2	Fire Protection - Replace broken gaskets in Fire sprinkler and domestic water backflow preventers. Units are leaking.	\$ 5,500	Complete	77.72
459	Los Angeles	19-W1	Pomona Courthouse South	2	Elevators - Re-Set Elevator #1 Controls - Elevator keeps going off-line; IMC control board needs to be replaced	\$ 5,000	Complete	91.14
460	Los Angeles	19-W1	Pomona Courthouse South	2	Remove and replace 148 blocked and corroded 2" diameter 8.5 feet steel tubes. Adjust control parameters and flue gas within code requirements.	\$ 28,500	Complete	91.14
461	Los Angeles	19-Y1	Long Beach Courthouse	1	Plumbing-replace failed domestic water pump which supplies all domestic water to building. Without the pump there are no bathrooms or other domestic water service.	\$ 6,300	Complete	100
462	Los Angeles	19-Y1	Long Beach Courthouse	1	Elevators - Remove and replace failing drive sheave and worn bearings to bring only Judge's elevator on site (elevator #4) back to working condition and to prevent entrapments. Safety Issue.	\$ 5,526	Complete	100
463	Los Angeles	19-Y1	Long Beach Courthouse	2	Interior Finishes - Public Safety - Falling ACM plaster from ceiling in Room 604, Remove approximately 400 SF of ACM containing ceiling plaster and replace with new plaster, primed and painted. Requires ACM specialists to perform containment and removal of the affected area.	\$ 59,213	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
464	FM-0040823	Los Angeles	19-Y1	Long Beach Courthouse	2	Electrical - Replace leaking block heater assembly, hose and clamps, install new ball valves, control panel bulbs and battery box. Required to restore Emergency Generator to full functionality.	\$ 2,800	Complete	100
465	FM-0041056	Los Angeles	19-Y1	Long Beach Courthouse	2	HVAC - Replace seized butterfly valve and booster pump in basement and non-functional butterfly valve serving air handler 5b to restore heating to entire right side of building	\$ 16,500	Complete	100
466	FM-0047535	Los Angeles	19-Y1	Long Beach Courthouse	2	HVAC-Replace booster pump (1.5 HP) and motor for providing water through chiller system. Only one pump is operating and if it fails all HVAC will be shut down in the building.	\$ 3,265	Complete	75.59
467	FM-0047636	Los Angeles	19-Y1	Long Beach Courthouse	2	Exterior Building Shell - Replace cracked 52X60 3rd Floor office window. Window is on Southern side of building elevation with high wind/sun exposure which could lead to additional damage. Potential safety issue.	\$ 3,959	Complete	100
468	FM-0038717	Los Angeles	19-Z1	San Pedro Courthouse	1	HVAC- Replace high pressure relief valve in condenser barrel, hot gas by-pass valve gaskets, liquid line access valve and unloader assembly in oil pump to address refrigerant leaks within Chiller #2	\$ 8,797	Complete	95.15
469	FM-0046077	Los Angeles	19-Z1	San Pedro Courthouse	1	Plumbing - In emergency response to flooding, remove water from and completely dry impacted 1st floor of Courthouse to facilitate Court to be operational. Includes removal of severely impacted carpet and ACM tile from Jury Assembly room.	\$ 21,240	Complete	100
470	FM-0047540	Los Angeles	19-Z1	San Pedro Courthouse	2	Grounds and Parking Lot - Remove and replace 1 damaged gate clutch assembly which is currently non-operational, gate into the Judges secured parking fails to open and close properly. Security & Safety Issue.	\$ 3,575	Complete	100
471	FM-0047641	Los Angeles	19-Z1	San Pedro Courthouse	2	Interior Finishes - Replace collateral damage from broken water gate valve, including ceiling tiles and walls. Requires testing for hazardous materials and to bring wall back to original condition.	\$ 6,212	Complete	100
472	FM-0047806	Los Angeles	19-Z1	San Pedro Courthouse	2	Interior Finishes- Replace collateral damage from flood - Replace carpeting in Jury Assembly Room (1083 sq ft), VCT in Kitchenette (138 sq ft) , and Cove base (180 lf) in both areas. Includes, patching and prepping of walls for cove base	\$ 9,516	Complete	100
473	FM-0038714	Madera	20-A1	Madera County Superior Court	1	HVAC - Replace blower, drive and bearing assemblies - Replacement needed to keep unit running at full potential	\$ 23,432	Complete	72
474	FM-0039196	Madera	20-A1	Madera County Superior Court	1	HVAC - Replace failed cooling tower blower motor assembly - Cooling tower will lock and shut down. System failure will impact court HVAC.	\$ 30,000	Complete	72
475	FM-0040163	Madera	20-A1	Madera County Superior Court	2	HVAC - Cooling tower replace failed chemical treatment pump for cooling tower.	\$ 1,880	Complete	72
476	FM-0040172	Madera	20-A1	Madera County Superior Court	2	HVAC - Remove and replace non functional HVAC compressor - Compressor failure identified during seasonal PM.	\$ 2,500	Complete	72

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
477	FM-0047277	Madera	20-A1	Madera County Superior Court	2	Grounds and Parking Lot - Safety Issue - Major trimming of the branches of a 100' Cedar Tree located on the East side of Highway 99, to the Southwest side of the building. The tree has become a safety issue with branches falling onto walkways and parked vehicles.	\$ 3,975	Complete	100
478	FM-0040180	Madera	20-A4	Madera Modular 1	2	Fire Protection - Evaluate fire alarm system to determine issues with ground fault trouble - System is stating ground fault and causing false alarms to be	\$ 1,500	Complete	100
479	FM-0040344	Madera	20-A4	Madera Modular 1	2	Fire Protection - Install cat 5 cable from MOPE to first alert panel, label and test - There are currently no dedicated phone lines ran to this panel	\$ 2,800	Complete	100
480	FM-0038713	Mendocino	23-A1	County Courthouse	1	HVAC - Chilled water pump motor (1) - Replace failed motor Expansion Valve (1) and Coil Fins (2). System is non operational	\$ 7,500	Complete	67.62
481	FM-0040293	Mendocino	23-A1	County Courthouse	1	Electrical - Replace lighting control contactors (4) damaged due to power spike during city wide power outage	\$ 4,000	Complete	67.62
482	FM-0039130	Mendocino	23-A1	County Courthouse	2	Plumbing- Replace broken drain line - cannot be repaired must be rerouted to another location, serves 4 floors.	\$ 2,500	Complete	67.62
483	FM-0040921	Mendocino	23-A1	County Courthouse	2	HVAC - Coil isolation valve(1) - Replace failed coil. System is unable operate - Project requires ACM abatement	\$ 10,000	Complete	100
484	FM-0044510	Mendocino	23-A1	County Courthouse	2	HVAC - Main Supply Fan Bearing- Imminent Failure due to overheating bearing on sheave side, replace bearing	\$ 5,750	Complete	67.62
485	FM-0044513	Mendocino	23-A1	County Courthouse	2	Earthquake Gas Shutoff Valve- Install new valve (currently no valve is installed)- Shutoff valve will help in protecting court personnel-building from gas leaked caused by seismic activity. DEFICIENCY LIST	\$ 5,700	Complete	67.62
486	FM-0044515	Mendocino	23-A1	County Courthouse	2	Exit Doors- Replace in ground door closers that are at end-of-life and refurbish door frames- Door not closing all the way creating a security issue that allow the general public to reenter building without having to go through security screening. (Deficiency List)	\$ 2,670	Complete	67.62
487	FM-0044523	Mendocino	23-A1	County Courthouse	2	Domestic Water Backflow- Install new backflow device (currently no backflow device is installed on the Domestic Main Water Line). No backflow flow device could cause water agency to shut down building. Deficiency List	\$ 10,150	Complete	67.62
488	FM-0044526	Mendocino	23-A1	County Courthouse	2	Fire Sprinkler Backflow- Install new backflow device (currently there is no backflow on the Fire Sprinkler water line). No backflow device could cause Ukiah Water Agency to shut down courthouse. (Deficiency List)	\$ 10,150	Complete	67.62
489	FM-0047402	Mendocino	23-A1	County Courthouse	2	HVAC - Compressor overheat sensors - Replace failed compressor overheating sensor on chiller number one - Unable to control building temperatures - DEFICIENCY LIST	\$ 4,044	Complete	67.62

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
490	FM-0047539	Mendocino	23-A1	County Courthouse	2	HVAC - Install 1" fiberglass insulation (425 Lin Ft.) on hot and chilled water pipes in mechanical rooms (3 floors). Currently no insulation present and reducing efficiency Work to be completed on non operational hours so pipes can be worked on safely (Steam Pipes) - (DEFICIENCY LIST)	\$ 12,459	In Work	67.62
491	FM-0044317	Merced	24-A1	Old Court	2	Electrical-Furniture & Equipment-Demo two (2) existing modular furniture (three (3) power poles and one (1) electrical whip)-relocated and install two (2) new circuits to accommodate seven (7) total modular furniture-test for power at receptacles	\$ 2,800	Complete	0
492	FM-0040472	Merced	24-A8	New Downtown Merced Courthouse	1	HVAC - Replace isolation anchors at 24-A8-D3055-210-PKU02 - Package unit was detected to have shifted roughly 4" from its base and is currently not suspected or attached to anything	\$ 2,500	Complete	100
493	FM-0045777	Merced	24-A8	New Downtown Merced Courthouse	1	Plumbing - Domestic water pump failed - Remove and replace impellor, seals, check valves and pressure regulators on two booster pumps.	\$ 17,000	Complete	100
494	FM-0039146	Merced	24-A8	New Downtown Merced Courthouse	2	Electrical - Install new relay panel to control the jail cell doors - Control panel has been found to be bad and needs to be replaced	\$ 4,000	Complete	100
495	FM-0040901	Merced	24-A8	New Downtown Merced Courthouse	2	Plumbing - No domestic water service - Replace failed booster pump and pressure regulator - Immediate replacement required to restore water to facility and return building to operation.	\$ 5,550	Complete	100
496	FM-0041052	Merced	24-A8	New Downtown Merced Courthouse	2	HVAC - Package unit 01 - Replace isolation anchors - Existing anchors are falling and need replacement	\$ 1,475	Complete	100
497	FM-0044253	Merced	24-A8	New Downtown Merced Courthouse	2	Safety - Unfinished floor is a tripping hazard - Level area and install 144 sqft of flooring material to avoid trip injury in room and at threshold	\$ 3,200	Complete	100
498	FM-0044318	Merced	24-A8	New Downtown Merced Courthouse	2	Electrical hook ups - Demo power to furniture to be removed, safe off power to power poles to be removed, and safe off and cover all device openings - Cubicles are being moved and electrical needs to be covered	\$ 2,476	Complete	0
499	FM-0047282	Merced	24-A8	New Downtown Merced Courthouse	2	Card Readers - Provide and install wall mounted card reader unit and door strike latch bolt kit next to the security controlled access door and install wiring to connect device to controller panel room, patch and touch up paint areas affected, remove and replace ceiling tiles as needed to provide access for low voltage wiring to connect with existing system will be included - Security issue, Controlled area for evidence storage and access to authorized personnel only	\$ 4,500	Complete	100
500	FM-0041372	Monterey	27-A1	Salinas Courthouse-North Wing	1	Interior Finishes - Leak Remediation due to failed joint at VAV water pipe connection-Replace failed pipe connection for VAV coil; Replace approx 250 SF of drywall and 200 SF of carpet tile in clerk's area and courtroom damaged by water; Patch and paint walls to match existing color.	\$ 45,817	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
501	FM-0039362	Monterey	27-A1	Salinas Courthouse-North Wing	2	HVAC - Boiler system failing. Remove and replace leaking supply and return housing gasket. Hold-down hardware is obsolete and requires custom fabrication.	\$ 10,850	Complete	100
502	FM-0040427	Monterey	27-A1	Salinas Courthouse-North Wing	2	HVAC - UST Glycol Tanks - Back fill and re-grade the area around underground glycol tanks due to settling of ground	\$ 5,000	In Work	100
503	FM-0040904	Monterey	27-A1	Salinas Courthouse-North Wing	2	VAV Coil - Replace - VAV Coil in Chambers 6 has failed and needs to be replaced.	\$ 4,355	Complete	100
504	FM-0040908	Monterey	27-A1	Salinas Courthouse-North Wing	2	Sewage Ejector Pit & Line - Pump Out - Pump out the sewage ejector pit and line to remove debris tossed down drain by in-custodies in holding cells.	\$ 3,000	Complete	100
505	FM-0044516	Monterey	27-A1	Salinas Courthouse-North Wing	2	Plumbing - Replace failed pump #1 with 1 HP 60 GPM submersible pump and replace bearings on pump #2. Water leaking into collection pit.	\$ 10,566	Complete	100
506	FM-0046897	Monterey	27-B1	Marina Courthouse	2	Wall Panels - Replace - Replace ripped off-gassing wall panels which are causing health irritations to judicial officers and court staff	\$ 13,790	Complete	100
507	FM-0046995	Monterey	27-B1	Marina Courthouse	2	Fire/Life/Safety - Roll Down Smoke Door Motor - Remove and replace place failed motor on roll down smoke door. The roll down fire door has failed Fire Marshal inspection and the motor was found inoperable. Motor replacement needed to allow for re-inspection.	\$ 10,906	Complete	100
508	FM-0044514	Monterey	27-C1	Monterey Courthouse	2	Interior Finishes – Replace (2) ADA panic bars and hardware to the ground floor lobby double doors; door hardware is no longer operable. Removal of doors, Hazmat testing and removal abatement of 4x72 inches of floor tiles and mastic was performed due to drilling into the floor tile needed for hardware installation. . Work performed during off hours.	\$ 4,065	Complete	50.14
509	FM-0038407	Napa	28-A1	Criminal Court Building	1	Holding Cell - Locks (7) - Refurbish - Failed open unable to secure holding cells - System is proprietary required special parts procurement	\$ 7,300	Complete	100
510	FM-0040923	Napa	28-A1	Criminal Court Building	1	Plumbing - Sewer Ejector Pumps (2) - Control Board (1) - Replace - Pumps and control board are non operational - Sensaphone (1)- Install - Required for BAS tie in - Sheetrock (310 SQ FT) - Replace - Damaged by sewer flooding Project includes extraction and disinfecting of affected areas - Remediation FM	\$ 60,000	Complete	100
511	FM-0040984	Napa	28-A1	Criminal Court Building	1	Plumbing - Flood remediation - Extraction of black water (350 SQ FT) - Sheetrock (310 SQ FT) - Remove - Water saturation - Dehumidifiers - Install - dry out saturated walls - Project includes IAQ testing	\$ 20,000	Complete	100
512	FM-0038688	Napa	28-A1	Criminal Court Building	2	Holding Cell - Locks (6) - Refurbish - Failed open unable to secure holding cells - System is proprietary required special parts procurement	\$ 4,900	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
513	FM-0040897	Napa	28-A1	Criminal Court Building	2	Fire Protection - Smoke Curtains - Remove and replace the power supply for six (6) "Smoke Guard" roll down fire doors, drop test and re-certify each door. Required corrective action found during Annual PM	\$ 3,302	Complete	100
514	FM-0040902	Napa	28-A1	Criminal Court Building	2	Emergency generator fuel tank alarm and control panel - Replace - Due to corrosion/failure. Corrective action required for permitting.	\$ 4,733	Complete	100
515	FM-0044226	Napa	28-A1	Criminal Court Building	2	HVAC - Condenser Fan Unit (2) vibration that can be heard and felt within Courthouse- Replace 2 fans, 2 fan Shafts, 4 Bearings and 4 bearing hubs; bearings beyond useful life	\$ 11,652	Complete	100
516	FM-0046725	Napa	28-A1	Criminal Court Building	2	Fire/Life Safety - Electrical rooms (3) walls - Apply fire rated caulking to the conduits that have penetrated the electrical room walls -Per fire code NEC 300.21 (3 floors).	\$ 8,441	In Work	100
517	FM-0047289	Napa	28-A1	Criminal Court Building	2	HVAC - VFD Motor Controller -Replace failed controller; return fan is non-operational and creating air balancing and cooling issues	\$ 6,717	Complete	100
518	FM-0040197	Napa	28-B1	Historical Courthouse	1	Fire System - Replace Sprinkler Head - Drain the fire sprinkler system and remove and replace a leaking fire sprinkler head. Emergency work dispatched and completed after hours.	\$ 3,500	Complete	93.99
519	FM-0047746	Napa	28-B1	Historical Courthouse	1	HVAC - Compressors (2) - Replace - Both compressors failed HVAC system is non operational - project requires temporary compressor during the duration of the project	\$ 33,012	In Work	100
520	FM-0037624	Napa	28-B1	Historical Courthouse	2	HVAC - Install code compliant rooftop access ladders to support HVAC equipment service requirements - to resolve an unsafe condition on the roof The combination of roof planes created unsafe areas of egress and ingress to access the HVAC equipment	\$ 65,204	Complete	93.99
521	FM-0044254	Napa	28-B1	Historical Courthouse	2	Roof - Reseal roof seams (396 SQ FT) - Due to numerous leaks penetrating the roof and impacting court operations in Department A	\$ 2,550	Complete	100
522	FM-0047327	Napa	28-B1	Historical Courthouse	2	Electrical - Replacement of Emergency light fixture ballasts-batteries and lamps that were indentified during the Annual PM action and noted on the building Deficiency List.	\$ 2,490	Complete	93.99
523	FM-0047406	Napa	28-C1	Juvenile Court	2	Electrical -Replace "Backup Batteries" for the emergency lighting system that were found to be at non operational during annual inspection - Non- Operational Emergency/Exit Lights create a safety/security issue during power outages. DEFICIENCY LIST	\$ 1,335	Complete	51.25
524	FM-0040196	Orange	30-A1	Central Justice Center	1	Holding Cell – Basement – Remediate leak of unknown origin in bubble cell #2, inmates need to be moved to accommodate. Cleanup and water collection addressed in environment containing asbestos.	\$ 3,500	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
525	FM-0040218	Orange	30-A1	Central Justice Center	1	Elevators, Escalators, & Hoists – Elevator #13 – Remove and replace elevator floor selectors. A P1 entrapment event occurred with the cab getting stuck between floors. Floor selectors replaced to correct issue.	\$ 1,000	Complete	91.17
526	FM-0040469	Orange	30-A1	Central Justice Center	1	Air handler room - Replace main pipe of air handler - Main pipe in air handler is busted and 2nd floor is flooded and leaking down to the first floor	\$ 4,432	Complete	100
527	FM-0047842	Orange	30-A1	Central Justice Center	1	Exterior Shell - Sally Port Gate - Remove and replace the heavy duty roll up door at the "Bus Bay" of the Sally Port. Existing door is beyond repair and presents a security issue.	\$ 11,588	Complete	100
528	FM-0038706	Orange	30-A1	Central Justice Center	2	HVAC - Replace Return Fire Damper in 2nd Floor - The existing fire damper was defective and will not operate per code	\$ 12,918	Complete	91.7
529	FM-0039107	Orange	30-A1	Central Justice Center	2	HVAC - Replace Canvas Connector On 11th Floor Air Handler (Temtrol M# VF-DH59, S#80856) - the torn isolation boot drastically reduces the air flow being sent through the ducts	\$ 3,895	Complete	91.7
530	FM-0040543	Orange	30-A1	Central Justice Center	2	Roof Request – Exterior Shell – Remove and replace old leaking patches and sheet metal in three affected areas in the west wing – front entrance canopy, west mechanical room and ledges. Spread emulsion in necessary areas to seal cracks.	\$ 14,950	Complete	100
531	FM-0043873	Orange	30-A1	Central Justice Center	2	HVAC - Replace Secondary condensate pan - failed & is leaking water - need to replace these parts - water leakage will damage property.	\$ 2,654	Complete	100
532	FM-0044037	Orange	30-A1	Central Justice Center	2	Fire Protection - Inoperable fire alarm annunciating devices - Life Safety hazard. Replace fire alarm annunciating devices basement through the 3rd floor.	\$ 5,500	Complete	100
533	FM-0044203	Orange	30-A1	Central Justice Center	2	HVAC - Return Fan #1, Unit shut down due to severe vibration caused by defective fan shaft bearing. Need to replace bearings, belts and motor pulley to return unit to proper operation.	\$ 8,900	Complete	100
534	FM-0044206	Orange	30-A1	Central Justice Center	2	HVAC - A/C is not working due to bad shaft bearing. There is no return air. Replace motor shaft bearing , test, calibrate, and air balance to restore function.	\$ 5,500	Complete	100
535	FM-0044321	Orange	30-A1	Central Justice Center	2	Vandalism - Holding Cell - Partition wall has been severely damaged by in-custody individuals, causing a safety issue between the in-custody individuals and the OCSD personnel. Remove existing plaster wall and construct concrete cinder block wall, paint.	\$ 6,500	Complete	91.17
536	FM-0044323	Orange	30-A1	Central Justice Center	2	Fire Sprinkler System - Install Pre-action Fire Sprinklers to main system (never done at time of construction), relocate 5 sprinkler heads, install 32 escutcheons, and 8" double check valve assembly to bring system into compliance, all in an ACM environment.	\$ 5,885	In Work	91.17

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
537	Orange	30-A1	Central Justice Center	2	HVAC - Chilled water control valve is leaking, replace defective valve & associated piping. Leaking may affect other unit since it is accumulating on top of it.	\$ 3,500	Complete	91.17
538	Orange	30-A1	Central Justice Center	2	Interior Finishes – Safety – Remove and replace 26" x 96" built in kitchen counter top, sink and faucet. The counter top is currently being held together by duct tape and posing a staff safety hazard. Replacement of built in unit will assure functionality, staff safety, and prevent further damage and leaks.	\$ 5,900	Complete	100
539	Orange	30-A1	Central Justice Center	2	HVAC - Replace defective 25 hp supply fan VFD, 11th floor mechanical room, AHU# 27. This affects court operations, unit has shut down several times.	\$ 8,131	Complete	100
540	Orange	30-A1	Central Justice Center	2	Escalators - Replace broken handrail drive belt on Escalator #3. Escalator can not be safely operated without functioning drive belt.	\$ 4,390	Complete	91.17
541	Orange	30-A1	Central Justice Center	2	Fire Protection - Replace leaky fire sprinkler plumbing fitting. Leak is preventing full use of courtroom. Unacceptable condition.	\$ 3,663	Complete	91.17
542	Orange	30-A1	Central Justice Center	2	Electrical - Remove and replace (2) failing controllers (relay panel controller and the main dimmer panel controller) in order to ensure lighting can be dimmed in 3 courtrooms. Currently there have been several complaints due to the inability to dim the lights when showing visual evidence (slides, videos). SP believes the cause of these failures were due to the upgrades made to replace an aging transformer over the Memorial Day weekend, these upgrades caused numerous power spikes.	\$ 3,680	Complete	100
543	Orange	30-A1	Central Justice Center	2	Elevators - Replace jack packing on Elevator #13, currently the elevator is down and has lost all of its hydraulic fluid in the pit due to this last weeks' building shut down. Work must be performed to ensure elevator is functioning appropriately.	\$ 3,312	Complete	100
544	Orange	30-A3	Central Justice Center, Civil Complex Center	2	Plumbing – Remove and replace the existing AO Smith Electric water heater (model #ELJF30) with a new AO Smith ECL30, 30 gallon water heater near the Court Reporters Office. Existing water heater is no longer heating water.	\$ 2,583	Complete	100
545	Orange	30-B1	Betty Lou Lamoreaux Justice Center	1	Grounds and Parking Lot - Place a temporary tank, remove fuel from Underground Storage Tank to temporary tank - The diesel underground storage tank, servicing the generator and fire pumps, is leaking into the secondary containment tank	\$ 30,000	In Work	79.95

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
546	FM-0045800	Orange	30-B1	Betty Lou Lamoreaux Justice Center	1	HVAC – Chiller #2 - Remove and replace 350hp compressor motor, refurbish compressor, replace 120 lf of MCM wire, and install an additional 800lb of R-22 refrigerant. Motor (2000lbs) requires a Gantry lift and put into place. The chiller was found to have its motor blown and compressor inoperable. A compressor found on site and will be refurbished before putting into action and 2000lbs of salvaged refrigerant will be used, in addition to the new 800lbs, to charge the system.	\$ 160,000	In Work	79.95
547	FM-0047464	Orange	30-B1	Betty Lou Lamoreaux Justice Center	1	HVAC - Chiller #3 - Remove and replace valves to comply with AQMD 15 day notice. Unit is leaking in excess of 300lbs of refrigerant.	\$ 14,341	Complete	79.95
548	FM-0039087	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Interior Finishes - urinal partitions - Replace seven (7) missing urinal partitions and install graffiti film on each new partition. Public safety hazard	\$ 5,000	Complete	100
549	FM-0039143	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Elevator - Controller Relay Replacement for Elevator #4 - Elevator is currently down (from an entrapment) and cannot be put back in service until the relay is replaced	\$ 9,253	Complete	79.95
550	FM-0040734	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Grounds and Parking Lot - Underground diesel fuel storage tank is leaking into the secondary containment chamber - Drain, remove underground tank and replace with above ground, 4000 gallon storage tank	\$ 160,100	In Work	100
551	FM-0040848	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	HVAC - Replace failed VFD on AHV-6 - Return air fan not working , if not replaced system will fail	\$ 6,914	Complete	100
552	FM-0044028	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Security - Inoperable loading dock gate, creating potential security breach. Replace inoperable loading dock gate/components.	\$ 5,200	Complete	100
553	FM-0044033	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Plumbing - Replace the pipe and reconfigure original installation to prevent sewer gasses from potentially entering court space - Vent pipe is rusted through and leaking potentially dangerous fumes into penthouse area.	\$ 4,100	Complete	100
554	FM-0044039	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Exterior Shell - Remove and replace approximately 120 LF of failed panel joint sealant. Panels are 30' high and require the use of scaffolding to complete the work. Rain water is entering the building space. due to failing panel joints in multiple areas - Creating public safety hazard.	\$ 20,000	Complete	79.95
555	FM-0044044	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	HVAC - Replace failed AHU-9 UFD and broken lock-out handle. Unit is operating on one speed creating air flow issues affecting court, broken lockout handle is a safety issue.	\$ 5,900	Complete	100
556	FM-0044047	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	HVAC - Replace chilled water valve and related components, re-insulate the equipment - valve is currently leaking & failing - work must be done to prevent failure of the system.	\$ 8,200	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
557	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Conveyances - Replace defective controller relays (all controller relays) which are causing multiple elevator breakdowns and entrapments. #3 Public Elevator had multiple entrapment calls, caused by defective controller relays	\$ 8,600	Complete	100
558	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	HVAC - Replace failed 30HP Cooling tower fan motor. Backup motor is not sufficient to cool building. Seasonal temps. are turning hot presenting immediate need in order to maintain occupant comfort.	\$ 7,500	Complete	100
559	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Fire Protection - Correct fire alarm system deficiencies resulting in four court disrupting false alarms just during last 30 day period. The project will replace (refurbish if possible to curb cost) troubled system components identified during invasive testing of approximately 457 smoke detectors located throughout the entire facility. Additionally, Fire department has billed for these false alarms.	\$ 4,510	Complete	79.95
560	Orange	30-C1	North Justice Center	2	HVAC - Replace One Shaft and Two Bearings in Cooling Tower - bearings are worn and if damaged, there can be a complete shut down of the cooling system for the South 4 story building	\$ 6,824	Complete	90.31
561	Orange	30-C1	North Justice Center	2	Electrical - Dedicated circuits - Install two new 20 amp dedicated circuits in two work areas. Work requires two new 20 amp dedicated breakers, two new 20 amp dedicated outlets, conduits and "Wire Mold" components to finish the project to the exterior of the walls. Existing circuit are being overwhelmed by too many electrical devices.	\$ 2,800	Complete	90.31
562	Orange	30-C1	North Justice Center	2	Interior Finishes - Cell Door Lock Assembly - Remove and replace the damaged clutch assembly in the motorized door lock, Non operating door lock presents a security problem.	\$ 2,275	Complete	100
563	Orange	30-C1	North Justice Center	2	Grounds and Parking Lot - Remove and replace 81 four (4)foot broken concrete blocks. Parking blocks are in various stages of degradation and pose a health/safety risk due to broken blocks with exposed rusty rebar. One personal property damage incident has been reported.	\$ 4,773	Complete	90.31
564	Orange	30-D1	West Justice Center	1	Plumbing - Water Heater - Remove and replace the failed 100 gallon water heater - Water heater is rusted on the bottom and leaking	\$ 5,000	Complete	90.68
565	Orange	30-D1	West Justice Center	2	Elevators, Escalators & Hoists - Elevator #1 - Perform 5 year load test. Documents uploaded and attached in CAFM.	\$ 2,500	Complete	100
566	Orange	30-D1	West Justice Center	2	Interior - Store Front Door - Remove and replace the failed door pivots and the internal closer mechanism. The door closer can no longer be adjusted and the door closes very fast and is unsafe to public and DA staff	\$ 3,297	Complete	90.68

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
567	Orange	30-D1	West Justice Center	2	Electrical - Ballast and lights - Remove and replace the lights and ballast in 13 fixtures (45% of courtroom lighting). This is causing an impact on the court and could cause a disruption if not addressed.	\$ 4,901	Complete	90.68
568	Orange	30-D1	West Justice Center	2	Plumbing - Replace broken water meter with a effluent paddle wheel system meter to ensure proper water flow through out the building. Work must be done to ensure proper water system function and maintain compliance with County permit.	\$ 5,859	Complete	90.68
569	Orange	30-E1	Harbor Justice Center- Newport Beach Facility	1	Plumbing - Holding Cell Flood - Unclog the waste line in the holding cell, extract the "black water" and disinfect the holding cells and affected areas. Health and Safety issue.	\$ 15,000	Complete	100
570	Orange	30-E1	Harbor Justice Center- Newport Beach Facility	1	Plumbing – Judge’s Chambers 9H and 10H and Secured Hallway – Remove and replace one (1) failed lavatory water supply line and valve, extract water, remove and replace damaged ceiling tiles, patch and paint approximately 120 sq. ft of damaged walls and ceiling, remove and replace approximately 305 linear ft of 6" black damaged cove base, and salvage wet documents. After-hours flood in restroom resulted in damage of court building space. Continuation of remediation from FM 0046785/SWO 1222644	\$ 20,000	Complete	100
571	Orange	30-E1	Harbor Justice Center- Newport Beach Facility	2	Elevators - Door Operator - Remove and replace the solid-state control door operator . Work includes removing the old electro mechanical control unit and door motor assemblies, modify the car top to accept the new door control unit (solid-state control board), install new DC motor assembly and power supply converter, install new control cover and make adjustments, and test operation and place elevators back in service.	\$ 12,926	Complete	84.32
572	Orange	30-E1	Harbor Justice Center- Newport Beach Facility	2	Security - Holding Cell - Install security black out panels to prevent interaction of male inmates with female inmates. CDC CSA requirement.	\$ 4,000	Complete	100
573	Orange	30-E1	Harbor Justice Center- Newport Beach Facility	2	Plumbing – Floors 1 through 3 – Emergency clean up and remediation after ruptured domestic water supply line flooded public space, judge’s chambers, hallways, and two courtrooms. Remove and extract water from affected areas. Further remediation handled on FM 0046738/SWO 1223364	\$ 10,000	Complete	100
574	Placer	31-H1	South Placer Justice Center	2	HVAC - Need to install Fujitsu split system to accommodate for the rooms heat generation - The audio video room does not have enough cooling capacity to maintain the proper temp for the heat load that the equipment is generating	\$ 3,000	Complete	100
575	Placer	31-H1	South Placer Justice Center	2	Electrical - Install software for the lighting controls throughout the building and parking lots to allow remote location control to change the lighting schedule - Lighting to building is currently being controlled by LCD Lighting and Controls	\$ 3,000	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
576	FM-0039085	Placer	31-H1	South Placer Justice Center	2	HVAC - Replace compressor on CU-2. Compressor is shorted to ground - A/C unit cannot function.	\$ 2,500	Complete	100
577	FM-0039371	Placer	31-H1	South Placer Justice Center	2	HVAC- Compressor - Remove and replace the burned out compressor.	\$ 2,000	Complete	100
578	FM-0040973	Placer	31-H1	South Placer Justice Center	2	Lighting - Remove and replace 25 light fixtures alongside of the bathroom sinks in 7 restrooms - SAFETY & SECURITY ISSUE: Lights are easily accessible to the public, and the bulb is easy broken and/or taken out and used as weapon. Design Deficiency	\$ 9,900	Complete	100
579	FM-0046973	Placer	31-H1	South Placer Justice Center	2	security -Replace drive motor and gears in the left turnstile at the front entry - The left hand turnstile door is not opening when using the card reader causing a security issue	\$ 3,775	Complete	100
580	FM-0047499	Placer	31-H1	South Placer Justice Center	2	HVAC - Compressor & Circuit Board - Labor and materials to remove compressor and recover R22 then demo unit, remove failed circuit board, supply and install Trane 2.5 ton compressor with like materials (part # COM07107), supply and install circuit board, supply and install filter drier, vacuum down unit and recharge with recovered R22 then top off, and perform complete start-up and test pressures and operations.	\$ 3,000	Complete	100
581	FM-0039187	Plumas	32-B2	Portola/Loyalton Court	2	Exterior - Refinish Exterior Siding - Prep the building and refinish approximately 3,000 SF of Cedar siding and approximately 2,300 LF of Cedar trim. This building is at a high elevation and the severe local weather conditions affect the lifespan of this type of siding.	\$ 10,000	Complete	100
582	FM-0039379	Riverside	33-A1	Family Law Court	2	HVAC - Compressor #1 - Replace oil filter and auxiliary contact on contactor M for compressor #1 of the York chiller and perform oil analysis. This work is to ensure and restore proper functionality to a vital component of HVAC system	\$ 2,630	Complete	100
583	FM-0040137	Riverside	33-A1	Family Law Court	2	HVAC - Chiller Compressor - Remove and replace the failing compressor for #1 chiller including the starter motor and associated electrical disconnect and breaker. This work will require the use of a crane to remove the existing compressor from the roof and lift the new into place. Screw drive is failing and must be rebuilt.	\$ 55,000	Complete	100
584	FM-0044052	Riverside	33-A1	Family Law Court	2	Vandalism - Graffiti Removal - Remove gang graffiti from exterior EIFS walls and gates of the secured judges parking area.	\$ 3,800	Complete	100
585	FM-0046728	Riverside	33-A1	Family Law Court	2	Vandalism - Install a new master valve and flow sensor to the landscaping sprinkler system. New components will be installed in a recessed and vandal resistant box to eliminate future vandals. Three incidents of vandalism to the sprinkler system have resulted in the flooding of neighboring building.	\$ 8,800	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
586	FM-0046976	Riverside	33-A1	Family Law Court	2	HVAC – Fire Life Safety – Cut in and install fire dampers on the fourth floor. Building air flow and proper building temperatures are severely impaired by current configuration. Work will allow the return air to flow to the main return damper and improve building conditions.	\$ 9,800	Complete	100
587	FM-0038587	Riverside	33-A3	Hall of Justice	1	Security - Entrance Doors - Remove and replace two (2) sets of Store Front double doors and associated door hardware. The structural integrity has declined to a point where the doors could no longer be secured.	\$ 15,000	Complete	100
588	FM-0039403	Riverside	33-A3	Hall of Justice	1	Elevator, Escalators, & Hoists - Elevator #7 - Replace failed basement control board and clear blockages. In custody elevator found non-operational with doors stuck open.	\$ 3,500	Complete	100
589	FM-0040202	Riverside	33-A3	Hall of Justice	1	Exterior Shell - Remove and replace broken glass in south entrance storefront door - safety and security hazard	\$ 3,500	Complete	100
590	FM-0040203	Riverside	33-A3	Hall of Justice	1	Elevators, Escalators, & Hoists – Elevator #8 (Judges Elevator) - Install new video card to capture errors and capacitors on elevator system. Installation will provide details for system failure analysis.	\$ 8,950	Complete	100
591	FM-0047155	Riverside	33-A3	Hall of Justice	1	HVAC - Remove and replace the failing air purge unit on Chiller #2, proper function of unit is critical, must be replaced to ensure proper function of the HVAC system	\$ 6,579	Complete	100
592	FM-0038683	Riverside	33-A3	Hall of Justice	2	Interior Finishes - Lighting - Remove existing failed lighting control switch and install a new efficient lighting control for the Holding area. The current system has failed and has been placed on bypass 24x7 until replacement can be made.	\$ 3,255	Complete	100
593	FM-0039089	Riverside	33-A3	Hall of Justice	2	Security / Interior Finishes - Control Room Door - Remove and replace the failing Tension Spring Hinge on Control Room Door. Door from the Deputy's Control Room to the Inmate Area is currently not securing properly.	\$ 2,979	Complete	100
594	FM-0039160	Riverside	33-A3	Hall of Justice	2	HVAC Chiller #2 - Replace (3) Contactors in Centrifugal Chiller #2 - The chiller is off-line and without the replacement, unit will not be able to be in stand by mode	\$ 2,527	Complete	100
595	FM-0040145	Riverside	33-C1	Larson Justice Center	2	Fire Protection - Fire panel did not pass annual test - Replace 29 strobes and 49 enunciators throughout the building	\$ 11,663	Complete	80.81
596	FM-0041563	Riverside	33-C1	Larson Justice Center	2	Fire Protection - Failing fire sprinkler flow switch - Remove and replace the failing fire sprinkler flow switch and associated alarm wiring. This work is required by the Fire Marshalls Inspection Report.	\$ 5,500	Complete	100
597	FM-0044046	Riverside	33-C1	Larson Justice Center	2	Graffiti – Vandalism – Remove gang graffiti in the 2nd floor men’s public restroom. Work includes removal of one (1) large vandalized mirror and replace with three (3) smaller (24” x 36”) mirrors, patching and painting of one (1) 8’ x 10” wall, and grinding of metal fittings on toilets, urinals, and dispensers.	\$ 5,000	Complete	80.81

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
598	FM-0047393	Riverside	33-C1	Larson Justice Center	2	HVAC - Remove and replace failing combustion fan motor and 2 control damper motors from the Ajax boiler (M# WFG4500, S#45730). Motor has bad bearings, is noisy and running hot. Bad motors are causing interlock failures to occur. In order to prevent additional failure to the system, this work must be performed.	\$ 4,291	Complete	80.81
599	FM-0039202	Riverside	33-D1	Blythe Courthouse - Superior Court	1	Security - Please replace one Von Duprin electronic panic door hardware - Hardware has failed at this secured door's location	\$ 3,500	Complete	100
600	FM-0040161	Riverside	33-D1	Blythe Courthouse - Superior Court	2	HVAC - Remove and replace one condenser - AC-2 not working	\$ 4,563	Complete	100
601	FM-0040177	Riverside	33-D1	Blythe Courthouse - Superior Court	2	HVAC - Unit #2 - Remove and replace one (1) compressor, one (1) condenser fan motor and blade, compressor contactor, and liquid line drier. Once completed, recharge unit with new R-22. Unit is currently inoperable. Proper function of all HVAC units is vital to operations within the courthouse of this remote desert Court.	\$ 5,245	Complete	100
602	FM-0039158	Riverside	33-F1	Hemet	2	Exterior/Roof - Skylight & Roof - Remove and replace one (1) six foot diameter skylight. including approx. 200 SF of roofing and associated flashing. The skylight is leaking and damaging the stucco below causing a serious safety issue.	\$ 10,000	Complete	100
603	FM-0044035	Riverside	33-F1	Hemet	2	Grounds and Parking - Secured parking gate - Remove and replace the vehicle sensor on the Secured parking gate. The gate malfunctioned and hit an employee's car - Safety	\$ 3,000	Complete	100
604	FM-0044324	Riverside	33-G1	Banning	2	Exterior - Roof Rain Gutter - Replace 80 LF of gutter into the existing enclosed sump section of rain gutter. Replace 125 LF of roof edge metal and one (1) section of 3" down spout that was crushed and not allowing water to drain adequately. Install 125 LF of gutter screen to eliminate leaf build-up in the gutters. Gutters have numerous leaks and need to be replaced.	\$ 10,000	Complete	60.37
605	FM-0046782	Riverside	33-G1	Banning	2	HVAC - Heating Valves and Thermostats - Remove and replace two failing heating valves and thermostats to restore proper heating and ventilation to rooms 207 and 213.	\$ 5,300	Complete	100
606	FM-0040466	Riverside	33-M1	Southwest Justice Center	1	Plumbing - Remove and replace water pump providing hot water to the building. Currently the building is without hot water and out of compliance.	\$ 15,000	Complete	100
607	FM-0040829	Riverside	33-M1	Southwest Justice Center	1	Fire Protection - Fire alarm system is inoperable, the facility is under 24-hour fire watch. Replace the main fire panel, ensure integration with existing smoke/heat/signaling/communication devices. Perform full test post-installation to ensure 100% operational capacity	\$ 15,000	Complete	100
608	FM-0039094	Riverside	33-M1	Southwest Justice Center	2	HVAC - VAV to Electrical Room Replace Missing Valve and Y Strainer - Leaking valve is close to an electrical panel, and can possible cause a short out.	\$ 3,738	Complete	74.82

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
609	FM-0039390	Riverside	33-M1	Southwest Justice Center	2	Exterior Shell – Exit door – Remove and replace failed pivot anchoring hardware of the left, front, exit door of the building’s main entrance with new Rixson 340 626 pivot assembly. The door currently will not close properly and if not addressed will fail and create a security breach.	\$ 3,449	Complete	74.82
610	FM-0041560	Riverside	33-M1	Southwest Justice Center	2	Elevator - Install elevator overload warning buzzer - Needed to stop entrapment due to overloading	\$ 7,200	Complete	100
611	FM-0044041	Riverside	33-M1	Southwest Justice Center	2	Plumbing - Hot Water Supply System - Remove and replace the failed hot water supply valves in holding cells. System connects to 1, 2 , and 3 floor west wing judges and jury areas. No hot water due to failed valve units.	\$ 5,000	Complete	100
612	FM-0044048	Riverside	33-M1	Southwest Justice Center	2	HVAC - Replace heat valve and coil - Health and a courtroom function issue, no heat in the courtroom.	\$ 5,900	Complete	100
613	FM-0044049	Riverside	33-M1	Southwest Justice Center	2	Emergency Generator - Failed fuel pump. Replace fuel pump and related components. System cannot be fueled and e-circuit building components will not be supported in case of power failure.	\$ 3,500	Complete	100
614	FM-0044202	Riverside	33-M1	Southwest Justice Center	2	HVAC - Replace fan and motor to restore cooling, heating, and ventilation - No cooling on most of second floor, .	\$ 4,359	Complete	100
615	FM-0044242	Riverside	33-M1	Southwest Justice Center	2	HVAC - Fan coil defective, HVAC not working, fan coil needs to be replaced - This is in the data room, equipment needs to be kept cool.	\$ 5,897	Complete	100
616	FM-0044517	Riverside	33-M1	Southwest Justice Center	2	Plumbing - Remove and replace leaking plumbing union in ceiling above room 3103. Leaking pipe carries hot water under high pressure, unmitigated a pipe break could cause serious damage to the facility. The leak is running through HVAC vents and damaging ceiling tiles and drywall.	\$ 3,400	Complete	74.82
617	FM-0044521	Riverside	33-M1	Southwest Justice Center	2	HVAC - The heat coil in the unit outside of room S204 is leaking, needs to be replaced to maintain proper temperature and avoid trip hazards due to leakage.	\$ 4,000	Complete	74.82
618	FM-0047454	Riverside	33-M1	Southwest Justice Center	2	Fire Protection – Remove and replace one (1) audible notifier of the buildings fire life safety system to regain audible notification functionality. Notifier failed during alarm testing.	\$ 2,845	Complete	74.82
619	FM-0047457	Riverside	33-M1	Southwest Justice Center	2	Plumbing - Remove and replace failed 4" backflow device. Without the operable backflow device the building could be shut down.	\$ 4,500	Complete	74.82
620	FM-0047458	Riverside	33-M1	Southwest Justice Center	2	Electrical - The dimming module controlling the lighting in Courtroom 301 has failed. Lighting is currently on bypass, if bypass fails then there will be no lighting in this courtroom. The project will replace the failed bypass in high ceiling courtroom	\$ 2,500	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
621	FM-0047644	Riverside	33-M1	Southwest Justice Center	2	HVAC - Remove and replace (1) leaking coil of air handler located in the 1st floor. This coil is currently leaking into secondary drain pipe which in turn leaks into the employee men's bathroom sink. Work must be performed to prevent any further damage.	\$ 5,267	Complete	74.82
622	FM-0048317	Riverside	33-M1	Southwest Justice Center	2	Interior Finishes - Graffiti - Sand, fill, stain and re-varnish a total of 12 6' benches located in the 1st and 2nd floor public hallway in front of the Courtrooms. Benches are currently carved with gang related graffiti which causes retaliation and further degradation of the benches.	\$ 6,630	Complete	74.82
623	FM-0039387	Riverside	33-N1	Riverside Juvenile Court	2	Grounds and Parking Lot – Rear planter – Remove and replace failed pipe coupling causing leak in the rear parking lot planter of the building. Water line pipe is three inch (3”) schedule 80 and located five feet (5') below grade.	\$ 2,832	Complete	49.34
624	FM-0046727	Riverside	33-N1	Riverside Juvenile Court	2	Security - Replace gate failed operator/retrofit the circuit board to the sally port gate which is currently burnt up leaving the exiting gate inoperable. Safety Issue.	\$ 3,300	Complete	100
625	FM-0047124	Riverside	33-N1	Riverside Juvenile Court	2	HVAC - Replace defective air compressor motor for pneumatic climate control. Unit is undersized for compressor tripping out overload and shutting down motor. The project will ensure continuity of HVAC/BAS pneumatic controls operation.	\$ 5,540	Complete	49.34
626	FM-0047144	Riverside	33-N1	Riverside Juvenile Court	2	Grounds & Parking Lot - Remove / demolish broken concrete (approximately 310 sq ft) & curb (approximately 7 ln ft), cut tree root and remove protruding pipe that is causing a tripping / fall hazard. Safety Issue.	\$ 5,925	Complete	49.34
627	FM-0041078	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	1	Structural - Air Handler Room Walls - Install structural bracing to the walls of the Basement Air Handler Room - Walls are separated from the ceiling and falling over. Walls contain asbestos.	\$ 15,000	Complete	100
628	FM-0037305	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Interior Finishes - Need to weld strike area to build up new strike area to unsure door latches consistently - Security issue	\$ 1,700	Complete	100
629	FM-0039137	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Fire Alarm - Fire Alarm Panel - Remove and replace bad circuit relay and reprogram system. Failed circuits causing false alarms.	\$ 2,000	Complete	100
630	FM-0039153	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Interior Finishes - Ergonomic modifications for 6th floor clerks area. - Modifications will include lowering counter heights in rooms 600 and 611	\$ 5,800	Complete	100
631	FM-0039377	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Interior Finishes - Remove broken 5'x10' plate glass on 6th floor window, install replacement custom glass - Provide pedestrian safety for walkways	\$ 3,000	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
632	FM-0040449	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Fire Protection - Code Compliance per Fire Marshall's deficiency list and in accord with AOC - Install fire sprinkler escutcheon in the basement, Replace door closer in 3rd floor stairwell, fire caulk penetrations in the Tele/Data and electrical rooms, and replace the exit sign at the 4th floor South Main Hallway	\$ 5,000	Complete	100
633	FM-0040730	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	HVAC - Building Automation System - Establish BAS connection to the County Central Plant - Install hardware and software necessary for the interconnection to the County Central Plant	\$ 73,500	In Work	100
634	FM-0041564	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	HVAC - Replace 52 feet of failed and burned #1 aluminum cable - Urgently needed for system operation	\$ 4,000	Complete	100
635	FM-0041566	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Air handler room walls - Demolition and construction of the return air handler walls - ACM mitigation of fire proofing material, Demolition of failed wall assemblies, construction of new walls	\$ 35,000	Complete	100
636	FM-0043885	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Window tinting - Provide all labor and materials required to apply 450 SF of tinting to the windows on the east side (9th Street) of the 1st floor lobby - Sun creates glare that makes it difficult for security to effectively perform their screening process	\$ 3,000	Complete	100
637	FM-0044205	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Door Closer, Replace broken door closer that will not allow courtroom entrance to be closed and secured. This is a security issue. Attempts to repair the closer were unsuccessful. Replacement is necessary to secure the courtroom.	\$ 2,600	Complete	100
638	FM-0044241	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	ADA - Install 2 ADA Signs - Install accommodation signage outside the entry doors to Dept 46 & Dept 47. Remove 1 small courtesy counter in Dept 47 as stipulated by AOC Council in re ADA access complaint	\$ 2,000	Complete	100
639	FM-0047212	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	HVAC - Supply Fan Bearing - Remove and replace the failed Supply Fan Bearing for Supply Fan on the 6th floor - Bearing is failing and causing noise and if not replaced fan unit will fail	\$ 6,855	Complete	100
640	FM-0047281	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	HVAC - Supply Fan Bearing - Remove and replace the failed Supply Fan Bearing for Supply Fan on the 4th floor - Bearing is failing and causing noise and if not replaced fan unit will fail	\$ 7,865	Complete	100
641	FM-0047399	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Electrical - Failed Main Utility Transformer. Coordinate with during emergency outage, shut down and safe off at risk systems and building components, fire watch during replacement project, and restore critical building systems to operation upon restoration of power to facility. Emergency work required to restore facility to operational condition prior to court business hours.	\$ 6,450	Complete	100
642	FM-0038604	Sacramento	34-C2	Juvenile Courthouse	2	Exterior Shell - Glazing - Remove and replace existing fractured flat glass panel. Replacement will require use of an aerial lift. Replacement required to prevent building damage	\$ 9,200	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
643	FM-0040738	Sacramento	34-C2	Juvenile Courthouse	2	Fire Protection - Fire sprinkler head has been knocked off in one of the holding cells - The onsite tech has shut off the sprinkler system to stop the water flow, extract water and clean area.	\$ 3,186	Complete	100
644	FM-0041051	Sacramento	34-C2	Juvenile Courthouse	2	HVAC - Apogee & RENO System - Reconfigure Apogee & RENO systems and install necessary hardware to provide remote connectivity to the BAS system. Connectivity will improve emergency response in addressing system failures and trouble calls.	\$ 2,000	Complete	100
645	FM-0043859	Sacramento	34-C2	Juvenile Courthouse	2	Security - Judges Parking access gate - Replace access gate at Sally Port-Judges parking area - SAFETY & SECURITY - The current gate system fails regularly due to the design as well as the wind pressure on the solid surface gate	\$ 27,650	In Work	100
646	FM-0044240	Sacramento	34-C2	Juvenile Courthouse	2	HVAC- Replace chiller solenoid, evacuate refrigerant, leak test and recharge system.	\$ 3,675	Complete	100
647	FM-0046786	Sacramento	34-C2	Juvenile Courthouse	2	HVAC - Chiller 1 & 2 ? De-scale and restore the chiller tubes on chiller's 1 & 2 back to their original design operation level. The TDS monitor shows scaling levels are negatively impacting operations and systems are operating below system requirements.	\$ 7,200	Complete	100
648	FM-0039115	Sacramento	34-D1	Carol Miller Justice Center	2	Plumbing - Backflow preventer has failed and needs to be replaced - This is a health hazard to the building	\$ 3,800	Complete	97.75
649	FM-0041162	Sacramento	34-D1	Carol Miller Justice Center	2	Shell - Roof Replacement - The roof is at 90% of rated life and has failed beyond repair, remove and replace approximately 30,000 SF (three separate roof areas) of single ply roofing material, install 30,000 SF of roof insulation per Title 24 code regulations. Remove 250 tons of cobble stone ballast.	\$ 480,000	In Work	100
650	FM-0047285	Sacramento	34-D1	Carol Miller Justice Center	2	Public Safety- Very low trees limbs need trimming to eliminate the hazard to public safety, security visibility, people & vehicles (47 trees)	\$ 5,055	Complete	100
651	FM-0047538	Sacramento	34-D1	Carol Miller Justice Center	2	Tree Trimming - Trim lower branches on fifty (50) African Sumac, and nineteen (19) pear trees for lighting, signage, roadway clearances and shape for healthy structure - Low hanging branches pose a safety hazard to people and vehicles.	\$ 6,130	Complete	100
652	FM-0040208	San Bernardino	36-A1	San Bernardino Courthouse	1	Electrical- Edison loss of power in the surrounding area. Building has been evacuated until 1:30pm. Provide emergency system inspection and validation of startup processes and procedures.	\$ 3,500	Complete	95.64
653	FM-0040213	San Bernardino	36-A1	San Bernardino Courthouse	1	HVAC- Replace AC unit #4 that has failed and is beyond repair with a new 4 ton York package unit. Scope includes but was not limited to; Roofing material, sheet metal, copper pipe, and Crane.	\$ 13,993	Complete	95.64
654	FM-0046979	San Bernardino	36-A1	San Bernardino Courthouse	2	Exterior Envelope - Entry Doors - Remove and replace 2 fire rated glass front entry doors and associated hardware. The court doors have been found to have stayed open overnight several times affecting the integrity of courthouse security.	\$ 6,800	Complete	95.64

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
655	San Bernardino	36-A2	San Bernardino Courthouse - Annex	1	Electrical- Elevator #1 & 2- People entrapped. Edison loss of power in the surrounding area. Provide manual override to elevator system to free trapped staff and reset system components once power is restored.	\$ 3,500	Complete	95
656	San Bernardino	36-A2	San Bernardino Courthouse - Annex	1	Roof- Emergency patching of roof membrane to match existing during and as a result of heavy rains. The scope included but was not limited to; locate leak, contain and cover areas in preparation of patch / welding of roof membrane areas, and contain, clean up, replace damaged ceiling tiles, and dry affected interior areas.	\$ 11,470	Complete	100
657	San Bernardino	36-A2	San Bernardino Courthouse - Annex	1	County Managed- Install new condensate return station that was broke and worn past it's life expectancy. The replacement was critical and necessary. Work was already completed by County on February 3, 2012 as a priority 1 to keep the building operational.	\$ 10,019	Complete	100
658	San Bernardino	36-A2	San Bernardino Courthouse - Annex	2	Exterior - Canopy tiles above jury entrance are falling down creating a serious safety hazard - Replace and secure all affected tiles.	\$ 4,500	Complete	100
659	San Bernardino	36-C1	Fontana Courthouse	1	Interior- Secured hallway on the 2nd floor, door leading to F9, is not closing properly posing a security risk. Repair door closer and realign to bring back to normal operation.	\$ 3,500	Complete	100
660	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	Electrical - Replace Take-Up Reel in Roll Up Gate - the current condition of the gate is posing a safety and security hazard	\$ 2,370	Complete	76.05
661	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	Holding cell- 6 holding cell doors not closing properly posing a security risk. Install new security stud detention hinges, new closers with security screws and various security fasteners.	\$ 3,183	Complete	100
662	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	Security Grille door - is bound up in attic area and off barrel - Grille door is bent and requires replacement - Security Issue	\$ 8,000	Complete	76.05
663	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	Electrical Outlet - Install One 208 Volt Dedicated Circuit for New Copier - The new equipment needs power and at this time there is no outlet near by	\$ 2,625	Complete	76.05
664	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	Holding cell- Door not closing properly posing a security risk. Remove door assembly, re-weld broken track assembly and gusset, re-install door system.	\$ 3,938	Complete	76.05
665	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	COUNTY MANAGED - Grounds - The sidewalks around the building are buckling and heaving - Replace 24,000 S.F. of sidewalks.	\$ 350,000	In Work	100
666	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	HVAC - Server room redundant chiller compressor is failing. Replace compressor and related components, calibrate and re-program system to ensure adequate required ambient support for IT equipment critical to court function.	\$ 8,600	Complete	100
667	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	Holding Cells - Sheriff in court holding can no longer monitor some areas due to loss of CCTV system resolution. Replace existing 9 inch CCTV monitors with 19 inch multiple views monitors. Reprogram switch matrix to fit.	\$ 5,000	Complete	76.05

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
668	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	County Managed - Boilers- Replace (2 ea.) 200 Gal boilers that are obsolete and no longer meet Air Quality Management District Rule 1164-(c)(1)(G), which states this site is to be in full compliance with the 9ppm emission limit requirement by Jan 2012	\$ 87,458	Complete	100
669	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	Interior finishes, Add additional support, correct deficiencies, and refinish to correct structural weak spots on clerks platform. The structural defects may cause potential floor failure on clerk's platform	\$ 6,450	Complete	100
670	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	HVAC - Chiller - Chiller No. 1, remove and replace failed liquid line solenoid valve and existing condenser fan motor controller #2.	\$ 6,468	Complete	100
671	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	Interior Finishes - Entrance Doors - Remove and replace panic hardware that is now beyond repair. Public entrance court room doors do not latch and lock, creating a safety issue to court personnel working during courts recess.	\$ 10,000	Complete	76.05
672	San Bernardino	36-G1	Chino Courthouse	1	HVAC - Compressor at end of life - San Bernardino has issued a shared cost letter to replace the compressor for the HVAC system at the Chino Courthouse.	\$ 25,500	Complete	51.17
673	San Bernardino	36-G1	Chino Courthouse	2	Interior - Interior Finishes - Remove graffiti and refinish 8 high traffic public benches that have been vandalized within one week, coating material will last approximately 10 years, protecting the benches from additional damage. Work to be done after hours	\$ 10,000	Complete	100
674	San Bernardino	36-J1	Barstow Courthouse	2	Electrical- Replace failing the 200 amp main ground fault protective equipment. Failing breaker disrupts court operations. Test new installation to validate proper settings and operation.	\$ 6,500	Complete	77.93
675	San Bernardino	36-J1	Barstow Courthouse	2	Electrical - Main breaker - Main Breaker activates causing court power failure - Provide Power Monitoring so that cause can be determined	\$ 5,000	Complete	77.93
676	San Bernardino	36-P1	Juvenile Dependency Courthouse	1	Electrical- Edison loss of power in the surrounding area. Building has been evacuated until 1:30pm. Jacobs technician checked all areas to help public evacuate, checked for proper emergency lighting, and checked for proper power to every court area upon power restoration.	\$ 3,500	Complete	54.53
677	San Bernardino	36-P1	Juvenile Dependency Courthouse	2	Plumbing - Low water pressure, toilets are not flushing, water is just dripping out of the faucets. The project will replace two booster pumps to restore normal domestic water pressure.	\$ 4,700	Complete	54.53
678	San Diego	37-A1	County Courthouse	1	HVAC - Domestic Hot Water Tank (HWT) #1 & #6 have failed. Building domestic hot water & HVAC hot water loop compromised. Scope includes rebuild of HWT 1 and install new HWT 6. Includes asbestos removal and disposal.	\$ 128,585	Complete	77.42

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
679	San Diego	37-A1	County Courthouse	1	HVAC - North Building floors 2, 4, and 5 without air conditioning. Main breaker tripped affecting air handlers 1 -17. Court is impacted. Reset main breaker for Air Handler Units (AHU's) switchboard, replace AHU AP-2 overloads.	\$ 5,954	Complete	77.42
680	San Diego	37-A1	County Courthouse	1	HVAC - Air Handler for departments 24 & 25 failed - Judges Chambers and jury rooms affected. Replace bearings in Air Handler P5-1, Bolt Pillow Block Bearings, and Metal Spray Fan Shaft.	\$ 14,582	Complete	77.42
681	San Diego	37-A1	County Courthouse	1	HVAC -Install (2) two temporary boilers to restore heat to the 503,305 sq. foot building, this is due to failure of the primary and secondary boilers occurring within 2-weeks of each other.	\$ 165,000	Complete	100
682	San Diego	37-A1	County Courthouse	1	HVAC - Steam trap failed affecting mezzanine HVAC systems. Repair steam trap and replace isolation valves, gate valves, check valves, Y-strainer, unions, and ball valves - Currently there is no heat for mezzanine area of the building.	\$ 15,000	Complete	100
683	San Diego	37-A1	County Courthouse	1	Plumbing - Chilled water leak coming through ceiling tiles - Repair chilled water coil. Includes asbestos abatement 3rd floor public hallway, 250 square feet, health and safety risk to employees and public area. Leak caused by a faulty Chilled Water Valve on AHU # 5.	\$ 2,001	Complete	100
684	San Diego	37-A1	County Courthouse	2	Roof - Install metallic screens to all open louvers on all of the air handlers equipment located on roof - Safety Health issues regarding air intake for courtrooms	\$ 19,300	Complete	77.42
685	San Diego	37-A1	County Courthouse	2	Electrical - Lighting - Relamp 3 courtrooms and Department 27. Ceiling areas contain asbestos materials and require hazmat management compliance. At this time, greater than 50% of lamps burned out.	\$ 33,100	Complete	100
686	San Diego	37-A1	County Courthouse	2	HVAC - Replace Heat Exchanger in Hot Water Tank #6 and 380 feet of 2 inch pipe. Hot Water Tank is leaking and has scale build-up causing severe reduction in heating capacity, airflow (heating) to mezzanine is at less than 50% capacity.	\$ 81,000	Complete	77.42
687	San Diego	37-A1	County Courthouse	2	Plumbing - HWP pump - Remove and replace the pump and seals, re-commission the system. HWP pump is leaking from the mechanical seals, this pump supplies heating hot water to the mezzanine floor HVAC system.	\$ 7,000	Complete	77.42
688	San Diego	37-A1	County Courthouse	2	HVAC Boilers - Rebuilding heating system within building - Failure of boilers 1 & 2, leaking valves and piping, failing de-aerating tank	\$ 394,732	In Work	77.42
689	San Diego	37-A1	County Courthouse	2	HVAC - replace two (2) isolation valves & two (2) air vents in hot water heating loop - Currently system is leaking causing water waste & HVAC failure to maintain temperatures	\$ 4,665	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
690	San Diego	37-A1	County Courthouse	2	Vandalism - Replace vandalized stall partitions with new - Paint and/or replace partitions, paint walls where necessary. The partitions in the Men's public restroom (room 1904) have deep scratches and gang markings accumulated over many years of use and require replacement.	\$ 7,274	Complete	100
691	San Diego	37-A1	County Courthouse	2	Interior Finishes - Reupholster audience seating in Courtroom 43. - Prefabricate cushions and re-upholster existing chairs. Chairs are original to the 1961 building and padding / fabric has deteriorate due to age and damage caused by unprotected coils. Currently, 28 seats are posing as a safety hazard to spectators due to the exposed coiled springs.	\$ 5,000	Complete	100
692	San Diego	37-A1	County Courthouse	2	Plumbing -Replace faulty pressure reducing valve that is leaking in main basement corridor, this is affecting domestic water pressure and leak is posing as a potential safety-trip hazard in common walk-way.	\$ 2,200	Complete	77.42
693	San Diego	37-A1	County Courthouse	2	HVAC - Replace stream trap, strainer and isolation gate valves. Stream trap is leaking through tank, work must be done to ensure proper system function and to prevent any failures.	\$ 4,500	Complete	100
694	San Diego	37-A1	County Courthouse	2	Plumbing - Remove and replace approximately 50 ft of 3 inch piping, 10 ft of 4 inch cast iron piping that is cracked, corroded and leaking. Work must be done to prevent any further damage and to ensure proper plumbing system function.	\$ 3,833	Complete	100
695	San Diego	37-A1	County Courthouse	2	HVAC - Remove and replace leaking chill water pipe that is corroded and leaking onto units AP-5-1 and AP-5-2 which supply various courtrooms. Replace the black iron pipe with copper pipe with die-electric unions and insulate all pipe that is replaced. Work must be performed to prevent any damage to other units and to ensure proper system function. Work will be performed on weekends since the draining of chilled water must take place.	\$ 10,530	Complete	100
696	San Diego	37-A1	County Courthouse	2	Plumbing - Remove and replace approximately 20 feet of 4 inch pipe (cast iron sanitary drain line) that is currently cracked, leaking and corroded. Work must be performed to ensure proper plumbing functionality and to avoid any further damage to building. Health & Safety Issue. Photographs attached.	\$ 3,353	Complete	100
697	San Diego	37-A1	County Courthouse	2	HVAC - The hot water valve - Remove and replace the failed hot water valve in Dept 44. Can not regulate heat in the Courtroom at this time. Valve is located in ACM environment requiring proper handling of hazmat.	\$ 6,200	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
698	San Diego	37-A1	County Courthouse	2	Interior Finishes - Remove (Demo) affixed workstation located on SE lobby wall, adjacent to weapon screening. This will allow room for new weapon screening equipment that is schedule to arrive in June. Current condition is hindering the most basic functions of the facility, it's correction support and improve court operations.	\$ 2,300	Complete	100
699	San Diego	37-A1	County Courthouse	2	HVAC - Replace failing parts from contempo unit, which includes: Blower wheels, bearings, drive shaft and motor. Currently the contempo unit for the HVAC system is not supplying sufficient cooling to the building. Parts must be replaced to ensure proper temperatures & to prevent any further damage.	\$ 3,462	In Work	100
700	San Diego	37-A1	County Courthouse	2	Elevators - Remove and replace failing digital drive board. Elevator currently out of order due to not being able to respond to floor calls, installing this new digital drive board will bring elevator back to working condition.	\$ 4,144	Complete	100
701	San Diego	37-A2	Hall of Justice	2	Interior Finishes - Carpet Replacement / Repairs for Room 262 - Replace approximately 500 SF of carpet and repair approximately 600SF of carpet. Carpet is over 15 years in use and bubbling, creating a trip hazard.	\$ 3,071	Complete	100
702	San Diego	37-A2	Hall of Justice	2	COUNTY MANAGED - Fire Alarm System - Design and Replace the obsolete and malfunctioning Fire Alarm System in High Rise Building (14-Floors) per the Fire Marshals Inspection report	\$ 521,418	In Work	100
703	San Diego	37-A2	Hall of Justice	2	Interior Finishes - Remove and replace 65 sq ft of carpet in walkway entrance to IT room 372A and flatten out carpet in conference rooms 363A & 363B that is currently lifted in different areas causing a major trip hazard. Carpet has been worked on before to no avail.	\$ 3,978	Complete	100
704	San Diego	37-C1	Kearny Mesa Traffic Court	1	Electrical - Emergency lighting- repair or replace - Install battery back-up ballasts, install exit signs at six (6) locations, rewire 66 light fixtures for dedicated battery back-up. Severe deterioration in life safety protection with only 5% (4 out of 70) emergency light fixtures are functioning correctly.	\$ 25,000	Complete	100
705	San Diego	37-C1	Kearny Mesa Traffic Court	2	Interior Finishes - Remove single restroom partitions from the two Women's Employee Restroom on the 1st floor and install deadbolt lock on exterior - accommodate specific personnel needs	\$ 1,500	Complete	100
706	San Diego	37-C1	Kearny Mesa Traffic Court	2	HVAC - Repair AC unit #2 - Remove and replaced faulty condenser fan motor; replace contactors and fuses. AC unit #2 is not functioning and providing no cooling to building occupants.	\$ 4,090	Complete	100
707	San Diego	37-C1	Kearny Mesa Traffic Court	2	HVAC - Replace Condenser - Condenser has Freon leak Causing compressor failure	\$ 2,528	Complete	100
708	San Diego	37-C1	Kearny Mesa Traffic Court	2	Exterior Window - Replaced three (3) store front broken windows, this was posing as a security and safety risk, damage may have been the result of vandalism. Tint new glass to match	\$ 6,200	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
709	FM-0035507	San Diego	37-E1	Juvenile Court	2	Security - Holding Cell Locks - Install three (3) "Detention Grade" Latch and Deadbolt Locks for holding cells - current locks do not secure properly	\$ 12,397	Complete	100
710	FM-0038059	San Diego	37-E1	Juvenile Court	2	Interior Finishes - Remodel public corridor by installing a transaction counter - window in room 254 of the Executive Admin Area, this prevents the members of the public from accessing secured area	\$ 5,000	In Work	100
711	FM-0040367	San Diego	37-E1	Juvenile Court	2	COUNTY MANAGED - Security - Add 8 port expansion and install a card reader on Rm 254, Court Administration office - this office cannot be locked during business hours and this will prevent the public from accessing office during working hours.	\$ 9,746	In Work	100
712	FM-0041166	San Diego	37-E1	Juvenile Court	2	HVAC - Engineering-Security - Install Building Automation System , and restore HVAC control - functionality. 30% of the Zones have failed points and system air handlers and velocity controllers were disabled by the county. Security access is compromised due to over pressurization not allowing some doors to completely close. Possible catastrophic duct failure if left in this condition.	\$ 139,500	In Work	75.47
713	FM-0044030	San Diego	37-E1	Juvenile Court	2	HVAC - Replace faulty Variable Fan Drive (VFD) on AHU # 3, malfunction has resulted in VFD to run continuously and increase in bldg air pressure - This pressure has affected the doors from closing and has resulted in a security breach within facility.	\$ 6,000	Complete	100
714	FM-0046990	San Diego	37-E1	Juvenile Court	2	Vandalism - Exterior Windows - remove graffiti etched into store front windows from Depts. 1 - 8. Needed to correct unacceptable appearance that is in public viewing, and to mitigate further vandalism.	\$ 2,300	Complete	100
715	FM-0047275	San Diego	37-E1	Juvenile Court	2	Security/Safety - Holding Cells Viewing Panels-Remove & replace Plexiglas window panes in (4) holding cells with alike Plexiglas. Install anti-graffiti film on approx 7740 sq ft exposed Plexiglas surface. Existing Plexiglas is severely etched by in-custodies preventing Sheriff staff having a clear view. Due to safety & physical configuration, area is such that the vandalism is subject to public view during community outreach, education programs and schools. Tours consist of 3,500 members of the public.	\$ 8,200	Complete	100
716	FM-0047531	San Diego	37-E1	Juvenile Court	2	HVAC - Remove and replace faulty supply and return fan VFD's for AHU #1. Both units could fail at any time which will adversely affect building climate control.	\$ 7,300	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
717	San Diego	37-E1	Juvenile Court	2	Electrical - Install magnetic hold open device on existing fire door leading to secured hallway. Hold open to be electronically linked to fire alarm system and programmed to close in the case of a fire within fire rated corridor. Currently, Probation Officers line of sight is being hindered when door are closed. This area serves as the main holding cell and tunnel to transfer inmates to Courthouse and Juvenile Hall. This is a Security and Safety issue."	\$ 3,410	Complete	100
718	San Diego	37-F1	North County Regional Center - South	2	County Managed - Grounds - Trim Trees -Trim all the trees within the campus parking lot. This initial pruning will eliminate the safety hazard of branches falling on pedestrians and vehicles.	\$ 5,641	Complete	100
719	San Diego	37-F1	North County Regional Center - South	2	County Managed - Exterior - Remove and replace all caulking and backer rod on window system; Remove and replace reveals on South and West sides to 5th floor; Remove and replace metal flashing & counter-flashing below window - this work is required to prevent water intrusion during winter months.	\$ 47,781	In Work	100
720	San Diego	37-F2	North County Regional Center - Vista Center	2	COUNTY MANAGED - HVAC - Emergency Repair of Central Plant Chiller Tower #2 - Remove existing cooling tower fill media; Seal cooling tower seams; Provide new fill media; Remove and replace fan blade assemblies. Main Campus chiller is currently down.	\$ 2,589	Complete	100
721	San Diego	37-F2	North County Regional Center - Vista Center	2	Interior - Door does not lock or alarm properly allowing public access to employee and judges - Security issue	\$ 1,745	Complete	100
722	San Diego	37-F2	North County Regional Center - Vista Center	2	HVAC - Leaking couplers and bad isolation valve - Leaking water seeps through cracks and leaks in the sheriffs main holing cells creating a trip hazard with contaminated water	\$ 3,918	Complete	100
723	San Diego	37-F2	North County Regional Center - Vista Center	2	HVAC - replace Air Handler Return Fan, Motor start Contactor and all power control wiring associated with the drive motor, due to temperature failure caused by a faulty motor that had burned. This is required to maintain air quality control.	\$ 5,600	Complete	100
724	San Diego	37-F2	North County Regional Center - Vista Center	2	HVAC - Replace reheat coils 9-1, 9-2 and 9-5, replace isolation valves and fittings and a section of copper piping ALL which are currently leaking. Work must be done to prevent any further damage to system, stop leaks and to ensure proper function.	\$ 4,200	Complete	100
725	San Diego	37-H1	South County Regional Center	2	COUNTY MANAGED - Holding Cell - Renovate - holding cell is not compliant. Due to the increased number of in-custodies that are housed in the facility, it is necessary to return this to a functioning holding cell	\$ 47,970	In Work	100
726	San Diego	37-H1	South County Regional Center	2	Holding Cell - Toilet Combo Unit - Remove and replace one stainless steel combo toilet/drinking fountain unit that is no longer operational, holding cell can not be used and is creating an overcrowding problem	\$ 6,187	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
727	San Diego	37-H1	South County Regional Center	2	Fire Protection - Control box has failed - Remove and replace one (1) complete control box including new cable and fusible link for the proper function of "fire-curtains" located in Stations H & K in the Criminal Business Office; currently the curtains are not opening and closing as they should. Presents a hazard to the building in case of a fire. Safety Issue.	\$ 5,558	Complete	100
728	San Diego	37-H1	South County Regional Center	2	COUNTY MANAGED - AOC Shared Cost - Emergency installation of two (2) three Ton Fujitsu A/C system units and controls in the 3rd Floor IT room.	\$ 5,104	In Work	100
729	San Diego	37-I1	East County Regional Center	1	Elevator - replace control panel - Control Panel not working - Court operations impacted	\$ 11,500	Complete	100
730	San Diego	37-I1	East County Regional Center	1	HVAC - York Chiller No. 2 is leaking, leaks must be stopped to bring system back to its original design functionality. System currently not working properly due to leaks, work must be done soon to ensure system is working efficiently for the summer.	\$ 34,419	In Work	100
731	San Diego	37-I1	East County Regional Center	2	COUNTY MANAGED - Electrical - Replace approx. 100 LNFT of Underground Power Circuit conductor to restore building Emergency Power circuit. Provide emergency power generator during repairs. Underground circuit has failed due to electrical short causing loss of power to the building.	\$ 93,308	Complete	100
732	San Diego	37-I1	East County Regional Center	2	County Managed - Shared Cost - Apply urethane waterproofing sealer and repair approximately 14,000 SF of exterior roof. Apply two part epoxy coating; remove existing caulk at expansion and control joints to receive backer rod and Urethane sealer; minor removal of concrete and roof grinding. Leaks detected in 9th Floor Roof Area affecting occupants on 8th floor.	\$ 121,143	In Work	100
733	San Diego	37-I1	East County Regional Center	2	Exterior joints and window seals-Replace caulking at window ledge joints and install bird spikes where birds are peaking causing water and bee intrusion, replace window wet seals at west side of building	\$ 106,548	Awaiting Shared Cost Approval	100
734	San Diego	37-I1	East County Regional Center	2	Security - Main sheriff's bus gate needs to be replaced, 30+ yr old roll up gate finally broke down - Security issue, this gates functionality is imperative, gate is used as security when the loading and unloading of inmates for their day in court occurs	\$ 10,700	Complete	67.71
735	San Francisco	38-A1	Civic Center Courthouse	1	Exterior - Remove 1 - 1100lb door, Replace failed existing lock cylinder, reinstall door - Front Entrance Door will not lock	\$ 2,500	Complete	100
736	San Francisco	38-A1	Civic Center Courthouse	1	Exterior - Replace failed drive motor relay and battery backup - off hours, emergency correction for non operational parking garage door.	\$ 3,500	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
737	FM-0034433	San Francisco	38-A1	Civic Center Courthouse	2	Plumbing - Shutdown/Remove/Replace existing failed domestic water pumps (3), expansion tank, and Variable Frequency Drives (Pump speed controls); Calibrate pressure; off hours due to water shutdown - 2 of 3 pumps have failed, loss of pressure control causing high pressure issues (leaks) with fixtures and shutoffs.	\$ 64,703	Complete	100
738	FM-0038704	San Francisco	38-A1	Civic Center Courthouse	2	Fire - Replace failed Fire System Computer power supply and back-up uninterruptable power supply (UPS); Emergency response for critical system - Power supply failed shutting down Fire System.	\$ 1,500	Complete	100
739	FM-0039369	San Francisco	38-A1	Civic Center Courthouse	2	Exterior - Remove (3) 1100lb doors, replace existing locks with heavy duty, removable core cylinder locks, reinstall doors - Front Entrance door locks continue to fail due to size of doors, unable to secure (compliance).	\$ 8,500	Complete	100
740	FM-0039381	San Francisco	38-A1	Civic Center Courthouse	2	Interior Door - Replace failed electronic door latch hardware and card reader for secured access entrance door - Door latch inoperable on very active access door to secure filing operations room causing all personnel to wait for access.	\$ 2,500	Complete	100
741	FM-0039382	San Francisco	38-A1	Civic Center Courthouse	2	Interior Door - Remove/replace to match, existing Courtroom entrance door mortise lock (1) - Failed lock, non repairable, unable to secure Courtroom.	\$ 2,000	Complete	100
742	FM-0039386	San Francisco	38-A1	Civic Center Courthouse	2	Exterior - Remove and replace corroded, lower concrete embedded steel hinge pivot, patch concrete; remove and replace broken, upper welded steel hinge pivot; reinstall existing door and new closer - Door pivot hinges failed due to frequent exposure to elements.	\$ 6,200	Complete	100
743	FM-0040148	San Francisco	38-A1	Civic Center Courthouse	2	HVAC - Repair refrigerant leaks on main chiller, provide tube brushing for approx 100 (cleans tubes) for 250-ton main chiller; Work required for code compliance.	\$ 8,000	Complete	100
744	FM-0040156	San Francisco	38-A1	Civic Center Courthouse	2	Interior Door - Remove (2) Courtroom well swing doors; reinstall door swing pivot (top and bottom), glue and clamp; sand/stain/finish cracked ends; reinstall doors - Door was kicked off one hinge pivot, inoperable, accessibility impacted.	\$ 1,800	Complete	100
745	FM-0044204	San Francisco	38-A1	Civic Center Courthouse	2	Safety issue - Fire alarm system trouble alarms - Fire alarm system components have failed.	\$ 5,695	Complete	100
746	FM-0044209	San Francisco	38-A1	Civic Center Courthouse	2	HVAC- Replace (2) VAV box control panels - no HVAC control on 2nd floor, need to replace (2) control panels	\$ 4,400	Complete	100
747	FM-0044255	San Francisco	38-A1	Civic Center Courthouse	2	Garage Door - Install beam detector - Pressure sensor to operate garage door failed, replace with beam detector	\$ 3,100	Complete	100
748	FM-0044312	San Francisco	38-A1	Civic Center Courthouse	2	HVAC - Locate, replace and reprogram failed BAS control components, 3 control boards and 2 transformers - BAS controls failed due to low voltage electrical short.	\$ 9,917	In Work	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate
749	San Francisco	38-A1	Civic Center Courthouse	2	ADA - Wheelchair lifts - install ADA compliant signs for each wheelchair lift (34 units) so units can be permitted by Department of Industrial Relations, current Order to Correct have been issued by DIR due date 3-30-2012	\$ 8,000	Complete	100
750	San Francisco	38-A1	Civic Center Courthouse	2	Interior Finishes - Courtroom door - Furnish and install one Record automatic operator wireless push button actuators -- Automatic Door operator failed, repair parts unavailable, replacement needed.	\$ 4,632	Complete	100
751	San Francisco	38-A1	Civic Center Courthouse	2	HVAC - Replace failed Alerton VAV box controller (1) and actuator (1) - Heating and cooling cannot be controlled.	\$ 1,250	In Work	100
752	San Francisco	38-A1	Civic Center Courthouse	2	HVAC - Replace failed Building Automated System (BAS) main APEX control card (1 of 2) readjust/calibrate line voltage and communication to 42 Variable Air Volume (VAV) box actuators - Control card not communicating with system causing temperature fluctuations, localized loss of HVAC.	\$ 4,832	In Work	100
753	San Francisco	38-B1	Hall of Justice	2	Safety - Install tinted window film on (36) 4'0" x 6'0" windows on 2nd & 3rd floors, off hour work - Court personnel exposure to outside projectiles causing safety concerns, multiple windows have been hit.	\$ 10,000	Complete	23.26
754	San Francisco	38-B1	Hall of Justice	2	Elevator - Re-key/pin existing elevator call switches - Existing call switches are not functioning correctly, allowing any key to be used to call the "in custody" transfer elevator.	\$ 4,000	Complete	23.26
755	San Francisco	38-B1	Hall of Justice	2	Plumbing - Remove/replace failed local angle stops (6); remove/replace failed faucet seats (2) and washers (2). Faucets leaking and angle stops (water shut-off) non operational.	\$ 1,200	Complete	23.26
756	San Francisco	38-B1	Hall of Justice	2	Elevator - Refurbish Court Exclusive Elevators (4) - 50+ yr old, 350 daily in-custody transfers per car, in immediate need of refurbishment due to increased high numbers of entrapments, failures, and no connection to building fire system as required	\$ 850,000	In Work	100
757	San Francisco	38-B1	Hall of Justice	2	Elevators - Replace failed thrust bearings in Elevator #10 Elevator bearings at the end of life this is a mission critical elevator at this building - the loss of this elevator has put a burden on the other 3 In-Custody elevators	\$ 12,165	Complete	100
758	San Luis Obispo	40-A1	Courthouse Annex	1	Interior Finishes - Replace malfunctioning Simplex lock to secure Clerks Office/Court Exec Offices in Rm 385 from public atrium.	\$ 2,500	Complete	49.74
759	San Luis Obispo	40-A1	Courthouse Annex	1	County Managed - Elevator - Replace Jack, Salvage/Reinstall Plunger, Rebuild Hydraulic Unit - Leaking hydraulic unit	\$ 70,000	In Work	100
760	San Luis Obispo	40-A1	Courthouse Annex	1	Holding Cell - Bring Sally Port Gate back to working condition, it is currently stuck at an angle. Safety Issue.	\$ 3,471	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
761	FM-0030738	San Luis Obispo	40-A1	Courthouse Annex	2	COUNTY-MANAGED - Fire/Life/Safety - Install 265 new signs for basic compliance. Sign Plan & Necessary Evacuation/Directional Signage required to be compliant w/ Fire Code, ADA & Local Ordinance.	\$ 55,000	In Work	100
762	FM-0046732	San Luis Obispo	40-J1	Paso Robles Courthouse	2	Interior Finishes - Entry Stairwell Landing (Left) - Remove and replace the concrete slab landing, slab cracked entirely through. The landing is 4' above the floor, cracked concrete may fall rendering stairwell offline.	\$ 4,000	In Work	100
763	FM-0046985	San Luis Obispo	40-J1	Paso Robles Courthouse	2	Roof - Restore gutters at semicircular roof section at front entry. Deterioration of gutters causes extreme amount of water/debris to land at entry to security screening. Gutters cleaned/resealed & installed add'l strapping/support.	\$ 3,150	Complete	100
764	FM-0046733	San Mateo	41-A1	Hall of Justice	2	Safety - Electrical - Install electric door strike on office entry door - Family Law Facilitators Office entry needs to be limited to public due to risk of confrontations	\$ 3,000	Complete	100
765	FM-0046734	San Mateo	41-A1	Hall of Justice	2	Electrical - Install electric strike on office entry door - HR office entry needs to be limited due to Court personnel files stored inside.	\$ 3,000	Complete	100
766	FM-0047693	San Mateo	41-A1	Hall of Justice	2	Interior Finishes - Furnish and install (2) Dor-O-Matic offset floor closers - existing door closers have failed causing doors to not latch securely allowing public access.	\$ 3,414	In Work	100
767	FM-0013057	San Mateo	41-A2	Traffic/Small Claims Annex	2	HVAC- Replace Air Handler- 50yr old Air Handler failing in all aspects, controls, fan motor, coils and dampers. Unit must be manually engaged/disengaged.	\$ 120,268	Complete	100
768	FM-0040165	San Mateo	41-C1	Municipal Court Building Northern Branch	2	HVAC - Remove/replace refrigerant line solenoid valve; compressor head gaskets (4); Partial rebuild of head valves (4); recalibrate compressor head pressure - Failed solenoid valve will not shut off causing compressor to run continuously, freezing up coils, loss of AC.	\$ 6,500	Complete	83.21
769	FM-0040727	San Mateo	41-C1	Municipal Court Building Northern Branch	2	Electrical - Restore electrical service and replace Air Handling Variable Frequency Drive - Due to a power fluctuation from PG&E, the loss one phase of the three phase power has damaged the AH VFD which requires the replacement of the fuse, transformer and contacts on the VFD	\$ 4,000	Complete	100
770	FM-0036951	Santa Barbara	42-B1	Santa Barbara Figueroa Division	1	HVAC - Rebuild 3 of 4 non-operational compressors on Chiller 2.	\$ 7,267	Complete	100
771	FM-0036952	Santa Barbara	42-B1	Santa Barbara Figueroa Division	1	HVAC - Rebuild 3 of 4 non-operational compressors on Chiller 1.	\$ 7,267	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
772	FM-0043757	Santa Barbara	42-B1	Santa Barbara Figueroa Division	1	Plumbing - Basement reverse osmosis system failed. Valve malfunctioned caused extensive water damage to Chambers, Civil Clerks offices, Hallway & Dept 8. Water extraction (1000 sq ft), mold/mildew abatement, removal of bookcases/drywall, etc. Remove system/lines.	\$ 16,308	Complete	100
773	FM-0023817	Santa Barbara	42-B1	Santa Barbara Figueroa Division	2	Ceiling Tiles (Basement), Replace Broken and Stained - Contingency Only	\$ 5,612	Complete	100
774	FM-0039126	Santa Barbara	42-B1	Santa Barbara Figueroa Division	2	Interior Finishes - Wall surface eroding/falling in Chambers. Labor & material to scrape failed paint, patch & repaint damaged areas. Match existing walls, protect furnishings & flooring.	\$ 7,060	Complete	100
775	FM-0039376	Santa Barbara	42-B1	Santa Barbara Figueroa Division	2	Furniture - Install four (4) larger stainless steel recessed transaction trays to replace the existing at traffic stations. Existing trays/counter did not allow for access to public. HR/Ergonomic Complaints re: Civil Clerks public counter.	\$ 9,070	Complete	100
776	FM-0047128	Santa Barbara	42-B1	Santa Barbara Figueroa Division	2	Plumbing - Remove and replace one (1) defective drinking fountain, beyond repair. New drinking fountain to be ADA compliant .This is needed to provide water to court visitors.	\$ 3,534	Complete	100
777	FM-0036953	Santa Barbara	42-E1	Solvang Superior Court	2	Security - Install (2) new pass thru window assemblies (60" x 48") with speak tubes, document cutouts and mounting hardware to address Court safety concerns.	\$ 4,331	Complete	46.31
778	FM-0031461	Santa Barbara	42-F1	Santa Maria Courts Building C + D	2	Exterior Shell - Install/test 50' of new drain lines under existing walkway. Connect all gutters, replace flashing along bldg/new drain inlet and replace demo'd plant material w/ drought tolerant.	\$ 55,800	Complete	100
779	FM-0038693	Santa Barbara	42-F1	Santa Maria Courts Building C + D	2	Exterior Shell - Restore 40' of exterior ground-level HVAC duct run at NW corner/Dept 3. Install new flashing/weatherproofing & 4 bollards to prevent parking vehicles from damaging ductwork.	\$ 8,131	Complete	100
780	FM-0047563	Santa Barbara	42-F1	Santa Maria Courts Building C + D	2	Interior finishes - Install panic hardware on double doors for courtroom and lobby egress. These are needed to make doors code compliant.	\$ 5,802	Complete	100
781	FM-0039200	Santa Barbara	42-F5	Santa Maria Courts Building G	1	HVAC - Replace defective condenser unit in Holding/Detention. Labor/material to install new 7.2 ton York Split System. Re-duct air intake to eliminate sewer gas ventilation thru bldg.	\$ 5,000	Complete	96.49
782	FM-0039201	Santa Barbara	42-F5	Santa Maria Courts Building G	1	HVAC - Replace defective thermostat, correct air priming/recirculation w/ programming adjustments. Acquire NOVAR software and correct HVAC controls.	\$ 5,164	Complete	96.49
783	FM-0040348	Santa Barbara	42-F5	Santa Maria Courts Building G	1	Plumbing - Rebuild sewer pump in Holding/Detention. Labor and materials to replace adapters, gaskets and valves.	\$ 15,000	Complete	96.49
784	FM-0047902	Santa Barbara	42-F5	Santa Maria Courts Building G	1	Plumbing - Replace pressure regulator & rebuild 2 Sloan valves. Restores water pressure in 10 holding cells in basement.	\$ 6,060	Complete	100
785	FM-0044026	Santa Barbara	42-F5	Santa Maria Courts Building G	2	HVAC - Replace failed 1 1/2" PVB backflow device with a 1 1/2" lead free RP backflow device. Contractor will attach to the existing 1 1/2" risers, will also remove 2 existing unnecessary shut-off valves.	\$ 3,000	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
786	FM-0031644	Santa Barbara	42-F6	Santa Maria Courts Building H	2	Site - Parking lot safety issues - Remove and replace existing campus parking lot areas where sink holes have developed, compaction around under ground pipes is failing and asphalt deterioration has created trip hazards. Re-compact, Repave & Restripe to comply with ADA standards; Sinkhole/Surface Damage. Approximate area of renovation is 82,300 S.F. which includes general parking as well as secured parking areas.	\$ 480,000	Awaiting Shared Cost Approval	75
787	FM-0038588	Santa Clara	43-A1	Hall of Justice (East)	1	Grounds - Fallen tree removal - Emergency response to remove a tree that has fallen in the judge's parking lot- safety hazard	\$ 1,500	Complete	100
788	FM-0039086	Santa Clara	43-A1	Hall of Justice (East)	2	Interior Finishes - Remove and replace the failing panic hardware, Locks and associated control wiring on lobby doors to dept #30 and #34 - This is a security and safety issue	\$ 8,000	Complete	100
789	FM-0040147	Santa Clara	43-A1	Hall of Justice (East)	2	Fire Protection - Leaking Fire Riser - Remove and replace portion of fire riser that is leaking - requires work on Saturday to empty sprinkler system - this is a fire-life safety issue	\$ 7,700	Complete	100
790	FM-0041163	Santa Clara	43-A1	Hall of Justice (East)	2	Sewage Ejector Pumps Failing - Replace (2) located in the basement - High potential of failure	\$ 13,439	Complete	100
791	FM-0044196	Santa Clara	43-A1	Hall of Justice (East)	2	Employee Stair Well - Replace (1) Victaulic fitting and coupling on the main fire system riser - Need to eliminate potential slipping hazard to employees using the stairwell and water damage from water running down to the third floor.	\$ 2,845	Complete	100
792	FM-0044315	Santa Clara	43-A1	Hall of Justice (East)	2	Interior Finishes - Public Lobby Area, Replace (2) 78x62 badly cracked windows that are 12 feet above the metal detectors. A lift is needed	\$ 7,831	Complete	100
793	FM-0044524	Santa Clara	43-A1	Hall of Justice (East)	2	Fire Sprinkler System - Replace failed 2.5" Potter Switch (Qty 2), Inline OS&Y Valve (1 1-4"), leaking Piping and accessories, noted as deficiencies in Fire Inspection Reports	\$ 12,204	Complete	100
794	FM-0047283	Santa Clara	43-A1	Hall of Justice (East)	2	COUNTY MANAGED - Rebuild- failed 8 Backflow Prevention Device(SN-N0610170656), San Jose Water Company failed unit to comply with State Codes and maintain public health standards repair to be done no later than May 16th, 2012. Retest of unit once work has been completed and submission of test by due date is needed by the San Jose Water Company. Work will most likely need to be done during off hours and requires water to be shut off.	\$ 7,500	Complete	100
795	FM-0047497	Santa Clara	43-A1	Hall of Justice (East)	2	Basement Fire Main System - Replace leaking 8" main plus install a butterfly at the fire pump to comply with current code. This work to take place on a Saturday. Area of work includes 2 departments and judge's chambers.	\$ 8,922	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
796	FM-0047498	Santa Clara	43-A1	Hall of Justice (East)	2	Fire Protection - Fire Main System - Replace leaking 6" fire main in basement above ceiling. Enovity to remove ceiling to provide access. Work to commence on a Saturday. Area of work includes 2 departments and judge's chambers.	\$ 6,572	Complete	100
797	FM-0022152	Santa Clara	43-A2	Hall of Justice (West)	2	Elevators - Refurbishment and modernization of (2) Elevators and machine room with controls and Vista Monitoring System. Replace break overhaul, hoist cables, Safety devices, governor, trolley hardware, closures, cables, and push button operations with ADA compliant. Court operations is impacted due to multiple entrapments and failures.	\$ 425,000	In Design	100
798	FM-0034459	Santa Clara	43-A2	Hall of Justice (West)	2	Exterior Patio, 640 sq ft., replace and waterproof pavers and seal plumbing pipes-irrigation to eliminate water intrusion coming into the basement that is flooding the holding cells due to poor drainage when it rains. Removal of gates and excavation of the entire effected area down to 8 ft is needed to expose the concrete sidewall of the basement.	\$ 24,200	In Work	100
799	FM-0039101	Santa Clara	43-A2	Hall of Justice (West)	2	Grounds - Replace all 6 Pedestrian Gate Closers - Gates do not close all the way automatically - Original design internal closers are worn out and insufficient for amount of traffic	\$ 7,500	Complete	100
800	FM-0044306	Santa Clara	43-A2	Hall of Justice (West)	2	Fire Protection - Replace One Rasco Sprinkler Head and 13 Fire Hoses (out of compliance) noted in PM report. Requires work to be done afterhours.	\$ 4,218	Complete	100
801	FM-0033528	Santa Clara	43-B1	Downtown Superior Court	2	HVAC - Boiler #3 is leaking water and will not stay lit. Boiler #1 has significant scaling and is in danger of leaking - Building is not heating properly	\$ 13,537	Complete	100
802	FM-0039102	Santa Clara	43-B1	Downtown Superior Court	2	HVAC - Remove and Clean Condenser Strainer - Chiller is only running at 50% due to low water flow causing excessive strain on chiller and insufficient cold water flow	\$ 4,800	Complete	100
803	FM-0040415	Santa Clara	43-B1	Downtown Superior Court	2	HVAC - Cafe is experiencing very warm temperatures - HVAC is supplied via a roof-top package unit - Unit requires servicing including coolant recharge	\$ 5,000	Complete	100
804	FM-0044040	Santa Clara	43-B1	Downtown Superior Court	2	HVAC for Holding Cell Control Room - Replace (1) failed compressor - This is the only cooling equipment for the control room.	\$ 5,127	Complete	100
805	FM-0045833	Santa Clara	43-B1	Downtown Superior Court	2	HVAC Chiller, replace (1) failing VSD inhibitor, de-scale condenser, replace oil and Freon. The VSD inhibitor is malfunctioning and causing elevated temperatures. This issue will affect the cooling for the entire building.	\$ 34,258	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
806	FM-0047151	Santa Clara	43-B1	Downtown Superior Court	2	Plumbing - Complete alignment on basement condenser water pump/motor to avoid further damage or possible breakdown of the pump. (DEFICIENCY LIST)	\$ 1,701	Complete	100
807	FM-0047562	Santa Clara	43-B1	Downtown Superior Court	2	HVAC--Department 15 & Chamber--York Air Handler Unit--Replace (1) failed fan blower wheel, shaft, and bearings. The unit is 100% offline and uncontrollable effecting the comfort of the occupants of Dept. 15 and Judge.	\$ 10,563	Complete	100
808	FM-0047292	Santa Clara	43-B2	Old Courthouse	2	N and S Restrooms; Replace (1) belt on south restroom exhaust fan. Replace (1) non functioning exhaust fan is the North restroom. The occupants have complained that it is hard to breath in the Restrooms due to lack of ventilation.	\$ 684	Complete	100
809	FM-0039112	Santa Clara	43-D1	Palo Alto Courthouse	2	HVAC - Replace wiring to the chiller display panel that has failed. The panel is shorting out on the Master Switch effecting our ability to make adjustment to the chillers performance; the Chiller shuts down and the temperature of the building rises effecting the comfort of the court staff .	\$ 2,500	Complete	66.04
810	FM-0039123	Santa Clara	43-D1	Palo Alto Courthouse	2	Plumbing - Remove leaking institutional Lav/Toilet, seal leaks from the inside, re-install unit, and test. Work has to be done off hours because unit is in a holding cell. - Unit is leaking, creating a safety hazard.	\$ 5,000	Complete	66.04
811	FM-0046989	Santa Clara	43-D1	Palo Alto Courthouse	2	HVAC - Cooling tower # 2, Replace (1) failed fan motor and (3) belts. Unit is not operating.	\$ 3,864	Complete	100
812	FM-0047137	Santa Clara	43-D1	Palo Alto Courthouse	2	Plumbing - Remove and replace a 20' section of damaged 6" cast iron drain line in the Basement Holding Cell.	\$ 4,446	Complete	66.04
813	FM-0047142	Santa Clara	43-D1	Palo Alto Courthouse	2	HVAC - Cooling tower #1 - Replace (2) bearings - Unit is not functioning efficiently and effecting the comfort of the building occupants.	\$ 3,893	Complete	100
814	FM-0047462	Santa Clara	43-D1	Palo Alto Courthouse	2	HVAC - Mechanical Room Condenser - Cooling Tower pump and Fire Pump - Replace (2) sets of seals - The pumps are leaking creating large puddles and increasing every week. This is affect the Cooling of the building and a slipping hazard.	\$ 3,249	In Work	66.04
815	FM-0037625	Santa Clara	43-F1	Sunnyvale Courthouse	2	HVAC Air Handler #4, Replace (1) Coil and Control Valve; The Air Handler is not functioning efficiently and is effecting the Clerk's Office Comfort	\$ 36,356	Complete	100
816	FM-0048323	Santa Clara	43-G1	Santa Clara Courthouse	1	Plumbing - Sewage Ejector Pump - Replace (1) failed sensor, unclog, clean float level controls in sump, test for proper motor operation - due to the failure, alarm is setting off intermittently throughout the day disrupting court operations.	\$ 4,000	Complete	100
817	FM-0044247	Santa Clara	43-G1	Santa Clara Courthouse	2	Exterior Concrete Pathway from parking lot to entrance - Grind lifted concrete that is a tripping hazard to eliminate the public from falling; a member of the public fell on the lifted sidewalk	\$ 2,500	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
818	FM-0047323	Santa Clara	43-G1	Santa Clara Courthouse	2	Electrical--parking lot--furnish and install (8) lamps for pole mounted fixture and (3) ballast kits; The Parking Lot is currently dark during the early morning and evening causing a potential safety and security issue	\$ 3,600	Complete	100
819	FM-0038586	Santa Clara	43-N1	Morgan Hill Courthouse	1	HVAC - Provide Temporary Cooling to IT Room - Compressors in AC unit failed	\$ 6,000	Complete	100
820	FM-0040456	Santa Clara	43-N1	Morgan Hill Courthouse	1	Fire System – Replace failed power supply for the fire alarm panel ; there is no communication to fire alarms and monitoring.	\$ 7,000	Complete	100
821	FM-0037815	Santa Clara	43-N1	Morgan Hill Courthouse	2	IT Room HVAC - Replace Both Compressors - compressors are not functioning at necessary capacity- risk to court operations should IT room equipment become over-heated due to lack of cooling	\$ 29,617	Complete	100
822	FM-0044505	Santa Clara	43-N1	Morgan Hill Courthouse	2	Preliminary Order all 4 Elevators requires hydraulic over speed valve shall be tested to ensure proper operation. § 3137(c). During inspection, the seals on the valves are missing, requiring a load test for the speed valve to be performed.	\$ 6,311	Complete	100
823	FM-0045767	Santa Clara	43-N1	Morgan Hill Courthouse	2	Electrical -Replace 108 batteries for the Eaton UPS and 36 batteries for Eaton External Battery Cab. Connect battery interconnects and test for operation. The UPS backup system is currently not functioning for the server room.	\$ 8,089	Complete	100
824	FM-0045795	Santa Clara	43-N1	Morgan Hill Courthouse	2	Fire Smoke Dampers - Install missing retaining angles on approx. 26 Fire Smoke Dampers to eliminate a potential fire life safety issue in the building. This is a required safety code compliance - Deficiency List	\$ 36,021	In Work	100
825	FM-0047148	Santa Clara	43-N1	Morgan Hill Courthouse	2	HVAC BAS - Replace failed BCX controller with a new BCX1-CR-127 controller for the HVAC BAS controls. Commissioning and verification of BAS controls included. This will eliminate the Hot and Cold calls the judges and occupants are currently experiencing and ensure climate control throughout the building.	\$ 5,986	Complete	100
826	FM-0047211	Santa Clara	43-N1	Morgan Hill Courthouse	2	HVAC - North Fan Room - Replace motor bearings on exhaust fan #3. This issue will effect the cooling of the building over the summer (DEFICIENCY LIST)"	\$ 2,293	Complete	100
827	FM-0047397	Santa Clara	43-N1	Morgan Hill Courthouse	2	HVAC - South Fan Room - Replace motor bearings on return fan #5. If the bearings are not replaced, the motor will become damaged effecting the cooling of the building (DEFICIENCY LIST)"	\$ 2,403	Complete	100
828	FM-0040210	Santa Cruz	44-A1	Main Courthouse	1	Electrical - Connect voltage monitor at Court IT server UPS circuit (48hrs); disconnect fault troubled copier/printer causing line voltage fluctuations - Voltage fluctuations causing UPS to shutdown on trouble mode.	\$ 3,000	Complete	99.11
829	FM-0037746	Santa Cruz	44-A1	Main Courthouse	2	HVAC - Replace 14 Hot Water Valves and actuators - Hot Water Valves and Actuators on all VAV's are beginning to fail and some are beginning to leak, reduces ability to heat the building	\$ 16,938	In Work	99.11

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
830	FM-0038686	Santa Cruz	44-A1	Main Courthouse	2	Interior Finishes - Remove existing bathroom stall partitions (2) and door; remove existing shield anchors (24); patch holes in tile floor and walls; Install w/epoxy (24) new SS anchor bolts; Re-install partitions and adjust ADA stall door - Stall partitions were forcibly dislodged from wall/floor/ceiling anchors	\$ 2,500	Complete	99.11
831	FM-0039155	Santa Cruz	44-A1	Main Courthouse	2	Security - Replace broken window in lobby of clerk's office - special order window with rounded features	\$ 4,500	Complete	99.11
832	FM-0040735	Santa Cruz	44-A1	Main Courthouse	2	Safety/Security - Remove/Abate (16) existing, non operational, 24' high, 8' bulbs (6), florescent fixtures; Install (16) suspended 2 bulb, T-8 fixtures, replace (2) non operational timer controls, install 600' conduit, work requires off-hours and lifts - Loss of lighting causing safety/security concerns.	\$ 26,071	In Work	100
833	FM-0046996	Santa Cruz	44-A1	Main Courthouse	2	HVAC - Valve replacement - Replace failed Air-Control Valve Assembly	\$ 3,059	Complete	100
834	FM-0044208	Santa Cruz	44-B2	Watsonville Courthouse	2	Sally Port Rollup Door Motor - Replace - Sally port rollup door motor has failed, replace failed components	\$ 6,648	Complete	100
835	FM-0046735	Santa Cruz	44-B2	Watsonville Courthouse	2	Plumbing - Replace - Replace failed leaking 3-way valve on VAV	\$ 2,167	Complete	100
836	FM-0040152	Shasta	45-A1	Main Courthouse	2	HVAC - Need to scrub tubes to chiller - Chiller is kicking off on high oil temps and needs to be cleaned ASAP	\$ 2,500	Complete	69.71
837	FM-0040920	Shasta	45-A1	Main Courthouse	2	HVAC System - Replace the Variable Frequency Drive (VFD) - Remove and replace the VFD on off-hours. - The VFD has burned out preventing adequate control of the HVAC system	\$ 3,775	Complete	100
838	FM-0043875	Shasta	45-A1	Main Courthouse	2	COUNTY MANAGED - Grounds - Remove and replace 164 square feet of side walk at the north end of the building to remove trip and fall hazards - Safety hazard	\$ 3,761	Complete	100
839	FM-0044067	Shasta	45-A1	Main Courthouse	2	Fire-Life-Safety - Fire alarm system replacement needed, System functions are failing, unable to avoid false alarms or confirm alarm functionality	\$ 80,000	In Work	69.71
840	FM-0039142	Shasta	45-A7	Courthouse Annex	2	HVAC - Electric controls - Replace electronic controls to get chiller online - Motor starter for chilled water pump has failed, causing chiller to shut down.	\$ 1,500	Complete	69.71
841	FM-0040166	Shasta	45-A7	Courthouse Annex	2	Secured Parking Gate - Secure parking gate is not working - Install a shock type dampener to help the gate stop correctly without damaging the chain.	\$ 2,000	Complete	69.71
842	FM-0047645	Shasta	45-B1	Shasta County Superior Court/Sheriff's Station	2	COUNTY MANAGED- Exterior Shell - 1. Replace screws in metal roofing where needed and seal all penetrations in the roof 2. Restore rafter tails, treat wood and install a new flashing to prevent further damage by water intrusion 3. Restore sagging barge rafter 4. Pressure wash and paint the exterior of the building.	\$ 4,000	In Work	39.41

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
843	FM-0037759	Solano	48-A1	Hall of Justice	1	HVAC - VAV Valve stopped working - Needed for proper system operation	\$ 4,000	Complete	72.82
844	FM-0039395	Solano	48-A1	Hall of Justice	1	Elevator - Vitaulic Flanges (3) - Replace - Gaskets failed causing hydraulic leaks - Project requires evacuation of hydraulic reservoir and servicing	\$ 11,300	Complete	72.82
845	FM-0040201	Solano	48-A1	Hall of Justice	1	HVAC - Air Handler Unit Variable Frequency Drive - Replace VFD failed system is non operational - Project required expedited shipping to mitigate impact to court operations.	\$ 20,000	Complete	72.82
846	FM-0041220	Solano	48-A1	Hall of Justice	1	Plumbing - Sewer Line - Replace sewer line (40LF) - Due to failure. Remove contaminated dirt (10 YDS) and replace with clean fill (10 YDS). Removed tree stump and root to gain access to ruptured pipe.	\$ 22,000	Complete	72.82
847	FM-0047168	Solano	48-A1	Hall of Justice	1	Electrical - Restore electrical power to Jury Assembly Room - Needed for court operation, lights are off	\$ 3,000	Complete	100
848	FM-0047423	Solano	48-A1	Hall of Justice	1	HVAC - Building Automated system lost communication to VAV- Establish Communication to ensure proper heating and cooling of the Court- Court is affected due to losses of communication -Temps too High for Judge hold Court	\$ 5,000	Complete	100
849	FM-0036196	Solano	48-A1	Hall of Justice	2	HVAC - Replace (4) hot water coils, (2) headers & (4) chilled water coils in 2nd floor mechanical room Air Handling Unit # 2 - Major leaks have been detected	\$ 160,000	Complete	72.82
850	FM-0038037	Solano	48-A1	Hall of Justice	2	Roof - Roof Membrane (105 LF) - Reseal - Seams torn allowing water penetration - Drains and Downspouts (24) - Replaced - Drains missing and plugged causing roof ponding - Abandoned boiler stack (1) - Cap - Rain water entering mechanical room causing water damage - Bird netting (2000 SQ FT) - Install - required to prevent bird roosting in HVAC equipment	\$ 80,981	Awaiting Shared Cost Approval	72.82
851	FM-0040135	Solano	48-A1	Hall of Justice	2	Elevator - Replace existing failed underground hydraulic line with above ground hydraulic line - Court impacted with only one functional elevator	\$ 128,745	Complete	100
852	FM-0040733	Solano	48-A1	Hall of Justice	2	Construct retaining wall (concrete 1070 LF Earthen Berm 525 LF) - Install - Building is built below the flood plain and has flooded multiple times. Project to include ADA component for ingress/ egress to facility - Project to encompass pump lift stations - Project partnership includes City of Fairfield and Solano County	\$ 1,531,000	Awaiting Shared Cost Approval	72.82
853	FM-0043752	Solano	48-A1	Hall of Justice	2	Interior Finishes - Access Card Reader (1) - Crash Bar (1) - Kick Plate (1) - Door Closer (1) - Replaced - Card reader non operational closer and crash bar required for ADA	\$ 4,864	Complete	100
854	FM-0043754	Solano	48-A1	Hall of Justice	2	HVAC - VFD Controller (1) - Replace - Controller non operational - Requires specialty contractor to tie controller into proprietary software	\$ 9,909	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
855	FM-0046712	Solano	48-A1	Hall of Justice	2	Security-Doors do not close and lock, creating a security issue. Install 8 door closers and control arms. Impact to Court-people can access the court through these doors. (DEFICIENCY LIST)	\$ 4,648	Complete	100
856	FM-0046986	Solano	48-A1	Hall of Justice	2	HVAC - Potable water-Freeze water line and remove obsolete isolation mixing valve- Install new Isolation mixing water valves- Installation of Isolation mixing water valves for plumbing code compliance	\$ 4,759	Complete	100
857	FM-0047136	Solano	48-A1	Hall of Justice	2	Plumbing, Angle Stop, Third floor Room 371, Freeze the supply water lines and install new ball valves in the ceiling, Remove and replace the non-operable angle stops for the bathroom sink.	\$ 2,929	Complete	100
858	FM-0047404	Solano	48-A1	Hall of Justice	2	Security - Camera cabling (4000 LF) - Replace defective cables to ensure functionality currently security monitoring in non-operational	\$ 2,439	Complete	100
859	FM-0047646	Solano	48-A1	Hall of Justice	2	Fire protection - Sprinkler system - Room 275 - Replace (2ea) painted heads and (1ea) riser tamper switch and install (1ea) head box and wrench - Per Fire Marshall inspection	\$ 2,081	Complete	100
860	FM-0040739	Solano	48-A2	Law And Justice Center	2	Interior - Door Hardware - Remove and replace four (4) sets of door locks leading to courtroom 208. Locks are warn out and further adjustments cannot be made. The courtroom can no longer be secured allowing access at all times	\$ 6,609	Complete	100
861	FM-0043860	Solano	48-A2	Law And Justice Center	2	Security - Duress alarm system, Reprogram entire system perform operational checkout of all buttons and alarm callouts - The system is non-operational	\$ 4,154	Complete	100
862	FM-0044314	Solano	48-A2	Law And Justice Center	2	Plumbing - Coil - Replace leaking heating coil and associated piping and valves in room 225 - Unable to utilize jury deliberation room restrooms due to water leaks.	\$ 7,960	Complete	13
863	FM-0044507	Solano	48-A2	Law And Justice Center	2	Interior Finishes- Holding cell witness area doors (2) - Install holding area approved hardware so aid door opening. Design deficiency unable to open doors without using key as a handle (causing keys to break)	\$ 757	Complete	13
864	FM-0047394	Solano	48-A2	Law And Justice Center	2	HVAC - Control valves - Remove and replace two (2) control valves, four (4) Ball valves, two (2) circuit setters and associated piping to the coil. Coil is leaking into judicial chambers and judicial assistants office.	\$ 11,845	Complete	100
865	FM-0036998	Solano	48-B1	Solano Justice Building	1	Interior Finishes - Fire Rated Doors Magnetic Hold Opens (2) - Pivot Set (2) - CPU Program (1) - Install - Project includes integration into fire system	\$ 10,000	Complete	76
866	FM-0040146	Solano	48-B1	Solano Justice Building	2	Holding Cell - Secure Lock Down System CPU (1) - Reprogram - CPU memory dumped - System is proprietary	\$ 5,000	Complete	76
867	FM-0043755	Solano	48-B1	Solano Justice Building	2	County Managed - ADA Barrier Removal - Required by Lawsuit	\$ 167,872	Complete	76

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
868	FM-0044220	Solano	48-B1	Solano Justice Building	2	Security - Doors (6) - Install lock guards (6) to prevent locks from being picked. Defect noted on law enforcement facility security assessment.	\$ 2,800	Complete	100
869	FM-0046722	Solano	48-B1	Solano Justice Building	2	HVAC - Exhaust fan - Remove and replace the failing exhaust fan, the exhaust fan is undersized and does not provide proper indoor air quality for the Deliberation restrooms	\$ 4,569	Complete	100
870	FM-0046729	Solano	48-B1	Solano Justice Building	2	Safety-People are hurting themselves on the worn-out armrests. Remove, refurbish and re-install 49 arm rests. People have suffered cuts, scrapes and damage to clothing	\$ 4,601	Complete	100
871	FM-0047287	Solano	48-B1	Solano Justice Building	2	Interior Finishes - Door Locks (2) - Replaced - inoperable unable to secure room	\$ 1,778	Complete	100
872	FM-0047326	Solano	48-B1	Solano Justice Building	2	Remove 120 volt Electrical run 300 ft. Aluminum - eroded Electrical Ground Fault and replace with electrical code compliant 120 volt 300 ft. Copper-Electrical wire	\$ 4,984	Complete	100
873	FM-0044522	Sonoma	49-B2	3055 Cleveland Avenue	2	HVAC- The Liebert Unit in the Server room has shut down, Replaced a control board fuse, brazed a leak in the coil and pressurized the system.	\$ 3,650	Complete	100
874	FM-0030734	Stanislaus	50-A1	Modesto Main Courthouse	2	Safety/Security for South Public Plaza, Remove and replace 3,400 sq ft of broken and raised concrete walkways, replace 6 broken concrete benches, renovate the cracked concrete planters (very large planters) , remove and replace 20 lf of damaged 10' fence around the Judges area	\$ 90,654	In Work	77.82
875	FM-0040170	Stanislaus	50-A1	Modesto Main Courthouse	2	Interior Finishes - Asbestos abatement of approximately 1750 sqft of affected tile/mastic - this area was flooded recently and the asbestos is a safety issue.	\$ 11,007	Complete	100
876	FM-0040451	Stanislaus	50-A1	Modesto Main Courthouse	2	Fire Protection - Fire Safety Correction Notice: 1. Sprinkler heads in basement are more than 50 years old - Replace all heads in basement level (in-lieu of more costly inspection/testing	\$ 9,000	Complete	99.8
877	FM-0040742	Stanislaus	50-A1	Modesto Main Courthouse	2	HVAC - Replace failed compressor and TXV valve for chiller #1 - Needed for proper system operation	\$ 22,000	In Work	100
878	FM-0043871	Stanislaus	50-A1	Modesto Main Courthouse	2	Boiler #1 - Replace two (2) tubes on boiler #1 - Boiler is shut down due to water leaking, this is causing multiple too cold calls	\$ 6,775	Complete	100
879	FM-0044310	Stanislaus	50-A2	Hall of Records	2	HVAC - Compressor for pneumatic system - Replace failed pump with new pump, Compressor has failed causing no air flow throughout the building.	\$ 12,325	Complete	43.98
880	FM-0044519	Stanislaus	50-A2	Hall of Records	2	HVAC - Mechanical and pneumatic controllers failed. Air distribution not meeting the needs of court. Replace transducers, controllers and thermostats, unable to be repaired or adjusted	\$ 9,000	Complete	43.98
881	FM-0045081	Stanislaus	50-A2	Hall of Records	2	HVAC - Air Handler #5 - Replace the leaking coil in the basement air handler, The technician found the existing coil to be beyond repair - Loss of heat to most of basement due to leaking coil, unit had to be shut down	\$ 5,575	Complete	43.98

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
882	FM-0046072	Stanislaus	50-A2	Hall of Records	2	Hydronic Condenser Pump and motor assembly - Replace Hydronic Condenser Pump and motor assembly on the roof-penthouse - units are failing due to age and very corrosive water with a high mineral concentration	\$ 22,203	Complete	43.98
883	FM-0046982	Stanislaus	50-A2	Hall of Records	2	Staff Stairwell Doors - Remove and replace 2 ND. floor staff stairwell door, door closer, and panic hardware. Remove and replace the panic hardware on the stairwell doors for the 3rd., 4th., and 5th. floors - Per the Fire Marshall Correction Notice attached	\$ 6,550	Complete	100
884	FM-0047274	Stanislaus	50-A2	Hall of Records	2	HVAC - Replace the failing compressor on the A-C unit serving the data center - #2 Compressor is continuously failing and is causing the data center to over heat	\$ 3,230	Complete	100
885	FM-0040740	Stanislaus	50-F1	Modesto Traffic Court	2	Security - Install removable mullion and panic hardware on double entry doors to traffic division - To provide necessary security provisions for screening all building visitors	\$ 2,800	Complete	100
886	FM-0044221	Stanislaus	50-F1	Modesto Traffic Court	2	HVAC - Server Room Split System - Install a new motor and squirrel cage, drain system of refrigerant, remove evaporator unit from the wall - The motor and squirrel cage have failed on the server room split system	\$ 4,800	Complete	100
887	FM-0046975	Stanislaus	50-F1	Modesto Traffic Court	2	Door Closers - install (2) new door closers on the main entrance storefront doors - Existing door closers are leaking oil and no longer function correctly	\$ 875	Complete	100
888	FM-0034451	Sutter	51-A1	Courthouse West	2	Equipment - Currently there are no OSHA approved ladders for the building access points - Install 14' vertical fixed ladder with 6' vertical crossover platform, walkthru rails, 6' building connection ladder, and additional 8' ladder to access the pitch roof area	\$ 20,000	Complete	82.5
889	FM-0038700	Sutter	51-A1	Courthouse West	2	HVAC - Replace compressor on A/C unit PKU05 - Compressor has bad valves and does not compress refrigerant sufficiently to cool properly.	\$ 2,500	Complete	82.5
890	FM-0039099	Sutter	51-A1	Courthouse West	2	HVAC -Install 9300 BTUH portable air conditioner, condensate pump and drain line in Server Room 150C. - Server room currently has no cooling	\$ 3,000	Complete	82.5
891	FM-0039128	Sutter	51-A1	Courthouse West	2	HVAC - Install 11,600 BTUH portable air conditioner, condensate pump and drain line in third floor server room - Server room currently has one cooling supply duct	\$ 3,000	Complete	82.5
892	FM-0040160	Sutter	51-A1	Courthouse West	2	Roof - Repair 24 separate leaks extending over 8'x86' area. Repair with Garland Fluid White Knight plus Restoration System approx. - Roof has leaks impacting court operations.	\$ 10,000	Complete	82.5
893	FM-0044027	Sutter	51-A1	Courthouse West	2	Plumbing - Replace(1) failed insta-hot, hot water heater. Unit is failed and hot water is not available to the court.	\$ 2,000	Complete	100

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
894	FM-0044248	Sutter	51-A1	Courthouse West	2	Roofing - imminent failure of metal roofing panels, due to high winds in this part of the state existing metal roof attachments working loose - Reattach all metal roofing panels with factory recommended screws	\$ 1,655	Complete	100
895	FM-0047554	Sutter	51-A1	Courthouse West	2	HVAC - 51-A1-D3055-210-PKU05 - Provide all labor and materials to replace the HVAC unit supplying Courtroom #2. - Compressor has failed and unit needs to be replaced.	\$ 6,675	Complete	100
896	FM-0047910	Sutter	51-A1	Courthouse West	2	Restore HVAC line set insulation to 7 condensing units which has deteriorated with age and causes an extreme loss of cooling and increased energy costs. Noted deficiency and excluded from FFP contract	\$ 1,200	Complete	100
897	FM-0034237	Sutter	51-A2	Courthouse East	2	Exterior shell - Access Ladders - Remove three (3) non-compliant access ladders and replace with three (3) 20' access ladders with proper landings, safety cage and locking ladder guard. Currently there are no OSHA approved ladders for the building access points.	\$ 25,000	Complete	54.4
898	FM-0041053	Sutter	51-A2	Courthouse East	2	Roof - Repair multiple roof leaks throughout all 3 roof levels - Cut out bubbles, patch and repair with new roofing material. Roof membrane has bubbled and cracked open to the weather creating leaks into the building.	\$ 2,001	Complete	100
899	FM-0044213	Sutter	51-A2	Courthouse East	2	HVAC - Replace 4 ton rooftop unit to courtroom A - Court Impact - Current unit has failed heat exchanger, leaving courtroom A at 50 degrees. Currently cannot hold court in these conditions	\$ 10,000	Complete	100
900	FM-0046988	Sutter	51-A2	Courthouse East	2	ADA Compliance - Traffic Room 100 - Fabricate an ADA compliant sign and hang outside Room 100, add a support leg to the customer information work station and paint two areas where the counter was lowered - Per legal complaint attached to this FM.	\$ 2,025	Complete	100
901	FM-0044045	Tehama	52-A3	Annex No. 2	2	Elevator #1 - Replace electronic door edge, that senses the presence of an obstruction in the door opening with a screen of 40 or more infrared beams - Electronic door edge will reduce the chance of a closing elevator door injuring passenger	\$ 4,300	Complete	100
902	FM-0025647	Tehama	52-B1	Superior Court at Corning	2	Parking lot ADA Compliance, slope corrections and path of travel needed for accessible parking stalls that are not in compliance with current code. Requires some asphalt/concrete work, striping and signage.	\$ 38,000	Complete	100
903	FM-0030742	Tehama	52-B1	Superior Court at Corning	2	ADA compliant public restrooms, remodel (2), existing one stall restrooms. This facility does not have ADA Compliant Restroom facilities in the building.	\$ 39,680	Complete	100
904	FM-0040581	Tulare	54-B1	Tulare Division	1	HVAC - Clean pneumatics, water is in system, and purchase a new dryer - Needed for proper system function	\$ 14,603	Complete	100
905	FM-0037279	Tulare	54-B1	Tulare Division	2	HVAC - Replace boiler with new energy efficient low NOX boiler - Existing boiler is 34 yrs. old, has damaged refractory and heat related internal frame damage	\$ 52,300	Complete	70

Attachment C
 FM's Reviewed and Approved
 Between July 1, 2011 and June 30, 2012

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Status	Facility Modification Budget % of Preliminary Cost Estimate	
906	FM-0044506	Tulare	54-B1	Tulare Division	2	Interior Finishes- Holding cell witness area doors (2) - Install holding area approved hardware so aid door opening. Design deficiency unable to open doors without using key as a handle (causing keys to break)	\$ 610	Complete	70
907	FM-0047213	Tulare	54-B1	Tulare Division	2	HVAC - Chiller #1 failure - Remove and replace contactors for compressor, remove scale formation on tubes, remove, rebuild and reinstall solenoid valve, remove and replace oil site glass O-ring, install insulation for suction line and drier - Chiller components have failed resulting in refrigerant and oil leaks. COUNTY MANAGED - Emergency Lighting - Install egress lighting in 30	\$ 6,725	Complete	100
908	FM-0038719	Ventura	56-A1	Hall of Justice	2	courtrooms- Evacuation/Life Safety. Courtrooms have no egress lighting. During a power outage the courtrooms are completely dark during the cutover to generator power.	\$ 12,500	In Work	100
909	FM-0039365	Ventura	56-A1	Hall of Justice	2	HVAC - Courtroom Wing - Rebuild high speed supply fan #5. Labor & materials to replace worn/dangerous parts (vane axial joy fan, controllable pitch adjusting mechanism, linkage and other components).	\$ 13,117	In Work	100
910	FM-0039366	Ventura	56-A1	Hall of Justice	2	HVAC - Courtroom Wing - Rebuild high speed supply fan #1. Labor & materials to replace worn/dangerous parts (vane axial joy fan, controllable pitch adjusting mechanism, linkage and other components).	\$ 12,196	In Work	100



Attachment D Description of Funded Facility Modifications Over \$300,000

Fremont, Alameda County	Fremont Hall of Justice	FM-0004827
Roofing: Remove and replace approximately 55,000 square feet (SF) of built-up roofing membrane and associated HVAC curbs and wall/vent flashings. The roof is leaking in many areas and is creating extensive interior damage and possible mold issues.		
<i>Total Estimated Cost: \$1,195,000¹</i>		<i>AOC Share of Costs: 79.4%</i>
San Jose, Santa Clara County	Hall of Justice (West)	FM-0022152
Elevator: Renovate two (2) elevators and controls, and install a monitoring system. They are now in poor condition with a history of entrapments and are affecting courts operations. Replacement of obsolete relay logic controls and motor generators with new microprocessor controls and energy-efficient solid-state motor drives is necessary.		
<i>Total Estimated Cost: \$474,084¹</i>		<i>AOC Share of Costs: 100%</i>
Alameda, Alameda County	George E. McDonald Hall of Justice	FM-0037626
Roof: Remove and replace 14,655 SF of existing built-up roof. The roof is at 90 percent of its life expectancy and has numerous leaks that are creating disruptions in court activity. Four (4) pyramid-style skylights are integrated into the roof and will need to be replaced at the same time.		
<i>Total Estimated Cost: \$349,658</i>		<i>AOC Share of Costs: 100%</i>
Fairfield, Solano County	Hall of Justice	FM-0040733
Grounds and Parking – Flood Protection: Construct 1,070 linear feet (lf) of concrete retaining wall, 525 lf of earthen berms, and 575 lf of access ramps; install drainage pipe and two (2) pumps to extract water trapped within the prevention area. Relocate existing utilities infrastructure where the footings will be excavated for the retaining walls. New asphalt will be installed along the retaining wall in the parking areas. New fencing and gate will be installed after excavation is complete. In 2005, \$1.7M was spent for flood damage, and \$146K was spent in fiscal year 2010–2011 on flood-prevention measures. Emergency exiting must be sealed during flood conditions, which creates a fire/life/safety issue.		
<i>Total Estimated Cost: \$1,531,000</i>		<i>AOC Share of Costs: 72.82%</i>
San Francisco, San Francisco County	Hall of Justice	FM-0044237
Elevator: Refurbish four (4) failing 50+-year-old court exclusive elevators. These elevators move approximately 350 daily in-custody transfers per car, and entrapments and failures have increased recently, which creates a security risk to staff. Refurbishment will also include connecting the elevators into the building fire system as required per code.		
<i>Total Estimated Cost: \$850,000</i>		<i>AOC Share of Costs: 100%</i>

¹ Total estimated cost updated to reflect current projected cost as approved by the Trial Court Facility Modification Advisory Committee.



Fresno, Fresno County

Fresno County Courthouse

FM-0040545

Interior – HVAC/Electrical Distribution Renovation: Renovate interior to relocate the main server room to create better HVAC distribution and mitigate power disruptions. The existing system is failing, has failed in the past, and is grossly undersized; overcapacity will create disruptions and possible closure of the court. Phase I is for design work to validate project scope and total project.

Total Estimated Cost: \$900,000¹

AOC Share of Costs: 100%

Sacramento, Sacramento County

Carol Miller Justice Center

FM-0041162

Shell – Roof Replacement: The roof is at 90 percent of rated life and has failed beyond repair. Remove and replace approximately 30,000 SF of single-ply roofing material, remove by crane and dispose of 460 tons of cobblestone ballast, and install 30,000 SF of roof insulation per Title 24 code. The building is logistically challenging with three separate roof areas and elevations.

Total Estimated Cost: \$780,000¹

AOC Share of Costs: 100%

South Lake Tahoe, El Dorado County

Johnson Building

FM-0046068

HVAC – Uncontrollable Temperatures: Replace failed Variable-Air Volume controllers (approximately 22 units), and replace failed pneumatic controllers with electronic building automation system. Ductwork and rezoning are required to gain control of court areas now controlled by the county. Create new zones for the #1 unit because this obsolete unit is a constant-velocity-and-flow system with no area-specific controls. The project will increase efficiency and comfort and deliver lower utility costs.

Total Estimated Cost: \$385,400¹

AOC Share of Costs: 100%

Santa Maria, Santa Barbara County

Santa Maria Courts Building H

FM-0031644

Site – Parking Lot Safety Issues: Remove and replace existing campus parking lot areas where sinkholes have developed; compaction around underground pipes is failing, and asphalt deterioration has created trip hazards. Recompact soils and base rock, and repave and restripe parking areas to comply with ADA standards. Approximate area of renovation is 82,300 SF, which includes general parking as well as secured parking areas.

Total Estimated Cost: \$480,000

AOC Share of Costs: 75%

Los Angeles, Los Angeles County

Clara Shortridge Foltz Criminal Justice Center

FM-0034868

Elevators & Hoists: Totally renovate 21 existing elevators that have a long history of failures and public and court staff entrapments. The cost to maintain these elevators and the number of increasing entrapments justifies the need for these renovations. Work will include electrical infrastructure renovation and asbestos abatement. The renovated elevators will be both ADA and Fire Code compliant.

Total Estimated Cost: \$9,030,240

AOC Share of Costs: 80.81%

Rancho Cucamonga, San Bernardino County

Rancho Cucamonga Courthouse

FM-0040732

COUNTY MANAGED – Grounds – Sidewalk Replacement: Around the building, remove and replace 24,000 SF of sidewalks that are buckling and heaving. Regrade and recompact the soil before replacing the sidewalks. New sidewalks will be ADA compliant.



Total Estimated Cost: \$350,000

AOC Share of Costs: 100%

San Diego, San Diego County

Hall of Justice

FM-0040851

COUNTY MANAGED – Fire Alarm System: Design and replace the obsolete and malfunctioning fire alarm system in this high-rise building (14 floors). System and component failures have increased to a point that the fire marshall identified in the inspection report that the fire alarm system be replaced.

Total Estimated Cost: \$521,418

AOC Share of Costs: 100%

San Diego, San Diego County

County Courthouse

FM-0041165

HVAC – Boiler Valves: Replace faulty ignition electrodes, gas and safety relief valves on boilers 1 & 2, low- and high-pressure gas switches, main and downstream gas valve actuator, and barometric damper on boiler #2 for safety reasons. Because current boilers are down, renting a temporary boiler for a month will be necessary to ensure building heating capabilities.

Total Estimated Cost: \$394,732

AOC Share of Costs: 77.42%



ADMINISTRATIVE OFFICE
OF THE COURTS

JUDICIAL AND COURT ADMINISTRATIVE
SERVICES DIVISION
OFFICE OF REAL ESTATE & FACILITIES MANAGEMENT

Attachment E
Completed Assessment Report 2011-2012

County	Building	Bldg ID	Managing Party	FCI	Responsible SF (AOC)
Alameda	Wiley W. Manuel Courthouse	01-B3	AOC	22.42%	196,277
Alameda	Hayward Hall of Justice	01-D1	County	23.97%	184,785
Alameda	George E. McDonald Hall of Justice	01-F1	AOC	19.08%	25,850
Alameda	Berkeley Courthouse	01-G1	AOC	1.97%	11,708
Alameda	Fremont Hall of Justice	01-H1	AOC	26.00%	124,100
Alameda	Oakland AOC - IT Department	01-I1	County	0.05%	11,186
Amador	Begovich Building	03-C1	AOC	5.68%	20,346
Butte	Butte County Courthouse	04-A1	AOC	18.51%	72,474
Butte	Chico Courthouse	04-D1	AOC	50.20%	12,389
Calaveras	Legal Bldg.	05-A1	County	46.87%	4,586
Calaveras	Legal Bldg. Modular	05-A2	Landlord	29.31%	1,512
Contra Costa	Family Law Center	07-A14	AOC	5.70%	39,337
Contra Costa	Wakefield Taylor Courthouse	07-A2	AOC	30.49%	59,551
Contra Costa	Bray Courts	07-A3	AOC	37.56%	33,861
Contra Costa	Jail Annex	07-A4	County	44.74%	10,895
Contra Costa	Danville District Courthouse	07-C1	AOC	21.19%	24,469
Contra Costa	Concord-Mt. Diablo District	07-D1	AOC	24.60%	7,938
Contra Costa	Pittsburg Delta	07-E1	AOC	13.42%	26,431
Contra Costa	George D. Carroll Courthouse	07-F1	AOC	42.26%	39,805
Del Norte	Del Norte County Superior Court	08-A1	AOC	17.63%	29,008
El Dorado	Main St. Courthouse	09-A1	AOC	53.33%	18,560
El Dorado	Bldg. C	09-B1	County	13.31%	11,745
El Dorado	Cameron Park	09-C1	AOC	23.08%	5,618
El Dorado	Johnson Bldg.	09-E1	AOC	51.44%	22,974
Fresno	Fresno County Courthouse	10-A1	AOC	32.88%	213,687
Fresno	B.F. Sisk Federal Courthouse	10-O1	AOC	3.94%	206,000
Humboldt	Humboldt County Courthouse (Eureka)	12-A1	County	26.32%	46,400
Imperial	Imperial County Courthouse	13-A1	County	71.21%	24,568
Imperial	Calexico Court	13-C1	AOC	16.04%	6,134
Kern	Bakersfield Superior Court	15-A1	AOC	57.14%	223,650



ADMINISTRATIVE OFFICE
OF THE COURTS

JUDICIAL AND COURT ADMINISTRATIVE
SERVICES DIVISION
OFFICE OF REAL ESTATE & FACILITIES MANAGEMENT

Attachment E
Completed Assessment Report 2011-2012

County	Building	Bldg ID	Managing Party	FCI	Responsible SF (AOC)
Kern	Bakersfield Justice Bldg.	15-B1	County	52.85%	56,923
Kern	Bakersfield Juvenile Center	15-C1	AOC	24.58%	82,680
Kern	Delano/North Kern Court	15-D1	AOC	45.14%	14,377
Kern	Shafter/Wasco Courts Bldg.	15-E1	AOC	38.12%	16,836
Kern	Taft Courts Bldg.	15-F1	AOC	48.51%	5,966
Kern	Arvin/ Lamont Branch	15-H1	AOC	41.18%	26,680
Kings	Hanford Building A	16-A1	AOC	50.21%	18,512
Kings	Hanford Building B	16-A2	AOC	10.42%	19,602
Kings	Hanford Building C	16-A3	AOC	48.81%	8,567
Kings	Probation Building	16-A4	County	44.58%	1,606
Kings	Lemoore Superior Court	16-B1	AOC	64.55%	5,129
Kings	Avenal Court	16-C1	AOC	58.68%	5,320
Kings	Corcoran Court	16-D1	County	38.19%	6,126
Lake	Lakeport Court Facility	17-A3	County	41.00%	15,480
Los Angeles	Huntington Park Courthouse	19-A1	AOC	54.91%	19,992
Los Angeles	San Fernando Courthouse	19-AC1	AOC	33.98%	187,874
Los Angeles	Santa Clarita Courthouse	19-AD01	AOC	36.62%	32,124
Los Angeles	Alfred J. McCourtney Juvenile Center	19-AE1	AOC	20.86%	19,595
Los Angeles	Sylmar Juvenile Court	19-AF1	AOC	23.77%	10,981
Los Angeles	Compton Courthouse	19-AG1	AOC	49.88%	159,383
Los Angeles	Los Padrinos Juvenile Court	19-AI1	AOC	51.14%	6,786
Los Angeles	Norwalk Courthouse	19-AK1	AOC	46.10%	208,195
Los Angeles	Bellflower Courthouse	19-AL1	AOC	24.57%	97,207
Los Angeles	Downey Courthouse	19-AM1	AOC	34.30%	111,223
Los Angeles	David M. Kenyon Juvenile Justice Center	19-AN1	AOC	17.36%	5,015
Los Angeles	Whittier Courthouse	19-AO1	County	18.94%	87,895
Los Angeles	Parking Structure Lot 59- Whittier Admin CTR	19-AO2	County	26.90%	85,250
Los Angeles	Santa Monica Courthouse	19-AP1	AOC	54.84%	122,565
Los Angeles	Santa Monica Court Annex	19-AP3	AOC	0.33%	76,222
Los Angeles	Beverly Hills Courthouse	19-AQ1	AOC	40.25%	184,882



ADMINISTRATIVE OFFICE
OF THE COURTS

JUDICIAL AND COURT ADMINISTRATIVE
SERVICES DIVISION
OFFICE OF REAL ESTATE & FACILITIES MANAGEMENT

Attachment E
Completed Assessment Report 2011-2012

County	Building	Bldg ID	Managing Party	FCI	Responsible SF (AOC)
Los Angeles	Malibu Courthouse	19-AS1	AOC	25.66%	22,841
Los Angeles	Airport Courthouse	19-AU1	AOC	3.87%	304,725
Los Angeles	Hall of Records	19-AV1	AOC	39.11%	26,700
Los Angeles	Van Nuys Courthouse East	19-AX1	AOC	34.66%	178,048
Los Angeles	Van Nuys Courthouse West	19-AX2	AOC	8.24%	284,102
Los Angeles	Chatsworth Courthouse	19-AY1	AOC	5.69%	153,009
Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	AOC	5.19%	415,562
Los Angeles	Torrance Courthouse	19-C1	AOC	22.38%	146,711
Los Angeles	Inglewood Juvenile Court	19-E1	County	52.08%	18,791
Los Angeles	Inglewood Courthouse	19-F1	County	34.07%	174,041
Los Angeles	Burbank Courthouse	19-G1	AOC	21.70%	67,280
Los Angeles	Glendale Courthouse	19-H1	AOC	35.34%	56,167
Los Angeles	Alhambra Courthouse	19-I1	AOC	31.95%	110,174
Los Angeles	Pasadena Courthouse	19-J1	AOC	53.85%	88,008
Los Angeles	Pasadena Municipal Courthouse	19-J2	AOC	66.94%	88,008
Los Angeles	Stanley Mosk Courthouse	19-K1	AOC	57.83%	736,200
Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	AOC	45.54%	355,151
Los Angeles	Monrovia Training Center	19-N1	AOC	43.55%	19,440
Los Angeles	El Monte Courthouse	19-O1	AOC	21.89%	129,176
Los Angeles	Edmund D. Edelman Children's Court	19-Q1	AOC	24.25%	263,623
Los Angeles	Eastlake Juvenile Court	19-R1	AOC	68.50%	19,022
Los Angeles	Hollywood Courthouse	19-S1	AOC	29.61%	57,772
Los Angeles	Metropolitan Courthouse	19-T1	AOC	60.76%	250,000
Los Angeles	Central Arraignment Court	19-U1	AOC	17.14%	67,719
Los Angeles	East Los Angeles Courthouse	19-V1	AOC	10.67%	105,627
Los Angeles	Pomona Courthouse South	19-W1	County	45.40%	194,000
Los Angeles	Pomona Courthouse North	19-W2	County	57.78%	47,267
Los Angeles	West Covina Courthouse	19-X1	County	51.40%	107,998
Los Angeles	Long Beach Courthouse	19-Y1	County	67.93%	121,990
Los Angeles	San Pedro Courthouse	19-Z1	County	48.72%	35,002



ADMINISTRATIVE OFFICE
OF THE COURTS

JUDICIAL AND COURT ADMINISTRATIVE
SERVICES DIVISION
OFFICE OF REAL ESTATE & FACILITIES MANAGEMENT

Attachment E
Completed Assessment Report 2011-2012

County	Building	Bldg ID	Managing Party	FCI	Responsible SF (AOC)
Madera	Madera County Superior Court	20-A1	AOC	35.90%	60,936
Madera	Sierra Courthouse	20-D1	AOC	74.21%	5,884
Mendocino	County Courthouse	23-A1	AOC	48.48%	57,979
Merced	Old Court	24-A1	AOC	31.16%	17,716
Merced	New Downtown Merced Courthouse	24-A8	AOC	4.39%	57,900
Napa	Criminal Court Building	28-A1	AOC	4.32%	47,296
Napa	Historical Courthouse	28-B1	AOC	12.48%	43,204
Nevada	Nevada City Courthouse	29-A1	County	38.56%	11,304
Nevada	Nevada City Courthouse Annex	29-A2	County	34.54%	12,753
Orange	Central Justice Center	30-A1	AOC	56.10%	357,299
Orange	Central Justice Center Annex	30-A2	County	0.21%	5,530
Orange	Central Justice Center, Civil Complex Center	30-A3	County	51.20%	11,070
Orange	Betty Lou Lamoreaux Justice Center	30-B1	AOC	20.55%	125,220
Orange	North Justice Center	30-C1	AOC	11.99%	103,899
Orange	West Justice Center	30-D1	AOC	49.89%	129,078
Orange	Harbor Justice Center-Newport Beach Facility	30-E1	AOC	49.56%	59,416
Placer	Historic Courthouse	31-A1	County	8.73%	17,057
Placer	South Placer Justice Center	31-H1	AOC	0.60%	110,700
Riverside	Family Law Court	33-A1	AOC	9.82%	75,640
Riverside	Hall of Justice	33-A3	AOC	26.19%	167,386
Riverside	Larson Justice Center	33-C1	AOC	23.94%	152,990
Riverside	Annex Justice Center (Indio)	33-C2	County	56.40%	23,252
Riverside	Blythe Courthouse - Superior Court	33-D1	AOC	17.32%	11,016
Riverside	Palm Springs Courts	33-E1	AOC	25.76%	14,665
Riverside	Hemet	33-F1	AOC	32.24%	26,511
Riverside	Banning	33-G1	AOC	33.95%	34,176
Riverside	Corona	33-J1	County	39.93%	20,517
Riverside	Southwest Justice Center	33-M1	AOC	11.11%	191,032
Riverside	Riverside Juvenile Court	33-N1	AOC	36.37%	38,309
Riverside	Riverside Juvenile Justice Modular	33-N2	AOC	83.71%	1,440



ADMINISTRATIVE OFFICE
OF THE COURTS

JUDICIAL AND COURT ADMINISTRATIVE
SERVICES DIVISION
OFFICE OF REAL ESTATE & FACILITIES MANAGEMENT

Attachment E
Completed Assessment Report 2011-2012

County	Building	Bldg ID	Managing Party	FCI	Responsible SF (AOC)
Riverside	Riverside Juvenile Justice Trailers	33-N3	AOC	83.71%	1,440
Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	AOC	53.50%	291,083
Sacramento	Credit Union Bldg.	34-A3	Landlord	25.61%	9,488
Sacramento	800 9th St.	34-A4	Landlord	33.12%	21,185
Sacramento	Finance-Payroll-HR	34-A6	Landlord	66.94%	7,220
Sacramento	Juvenile Courthouse	34-C2	AOC	2.83%	100,360
Sacramento	Carol Miller Justice Center	34-D1	AOC	22.71%	98,628
San Bernardino	San Bernardino Courthouse	36-A1	AOC	76.74%	118,580
San Bernardino	San Bernardino Courthouse - Annex	36-A2	AOC	60.35%	79,667
San Bernardino	Court Executive Office	36-A3	County	33.32%	12,018
San Bernardino	Fontana Courthouse	36-C1	AOC	29.03%	41,791
San Bernardino	Joshua Tree Courthouse	36-E1	County	30.07%	10,867
San Bernardino	Rancho Cucamonga Courthouse	36-F1	County	48.20%	138,225
San Bernardino	Chino Courthouse	36-G1	County	45.54%	18,222
San Bernardino	Barstow Courthouse	36-J1	AOC	49.76%	35,702
San Bernardino	Victorville Courthouse-Dept. N-1	36-L1	County	51.95%	48,380
San Bernardino	Juvenile Dependency Courthouse	36-P1	AOC	17.97%	28,724
San Diego	County Courthouse	37-A1	County	42.79%	243,266
San Diego	Hall of Justice	37-A2	County	17.18%	121,100
San Diego	Kearny Mesa Traffic Court	37-C1	AOC	68.90%	46,092
San Diego	Kearny Mesa - Traffic Court KM3 Trailer	37-C2	AOC	71.23%	1,440
San Diego	Kearny Mesa - Traffic Court KM4 -Trailer	37-C3	AOC	70.44%	1,440
San Diego	Kearny Mesa - Traffic Court KM5 & KM6 Trailers	37-C4	AOC	72.92%	1,440
San Diego	Family Court	37-D1	County	0.00%	42,304
San Diego	Juvenile Court	37-E1	AOC	29.04%	46,759
San Diego	Juvenile Court - Department 9 Trailer	37-E3	AOC	26.22%	1,440
San Diego	Juvenile Court - Department 10 Trailer	37-E4	AOC	31.09%	1,440
San Diego	North County Regional Center - South	37-F1	County	10.46%	96,355
San Diego	North County Regional Center - Vista Center	37-F2	AOC	54.61%	215,650
San Diego	North County Regional Center - Traffic Annex	37-F3	AOC	8.38%	21,895



ADMINISTRATIVE OFFICE
OF THE COURTS

JUDICIAL AND COURT ADMINISTRATIVE
SERVICES DIVISION
OFFICE OF REAL ESTATE & FACILITIES MANAGEMENT

Attachment E
Completed Assessment Report 2011-2012

County	Building	Bldg ID	Managing Party	FCI	Responsible SF (AOC)
San Diego	North County Regional Center - Department 34 Trailer	37-F4	AOC	19.83%	1,440
San Diego	North County Regional Center - Department 35 Trailer	37-F5	AOC	19.69%	1,440
San Diego	North County Regional Center - Department 36 Trailer	37-F6	AOC	44.34%	720
San Diego	North County Regional Center - Child Services Trailer	37-F7	AOC	41.97%	1,440
San Diego	South County Regional Center	37-H1	County	15.98%	82,131
San Diego	East County Regional Center	37-I1	County	40.35%	119,625
San Diego	East County Regional Center - Central Plant	37-I4	County	36.66%	138,824
San Francisco	Civic Center Courthouse	38-A1	AOC	10.07%	189,575
San Francisco	Polk St. Annex	38-A2	County	25.89%	8,870
San Francisco	Hall of Justice	38-B1	County	87.27%	118,247
San Joaquin	Lodi Branch - Dept. 2	39-D2	AOC	34.39%	6,844
San Luis Obispo	Courthouse Annex	40-A1	County	20.63%	40,867
San Luis Obispo	Grover Beach Branch	40-E1	AOC	45.76%	3,768
San Luis Obispo	Grover Beach Branch - Admin. Modular	40-E1a	AOC	27.54%	1,440
San Luis Obispo	Support Services Center	40-F1	Landlord	27.16%	6,210
San Luis Obispo	Court Offices	40-H1	AOC	36.28%	2,528
San Luis Obispo	Paso Robles Courthouse	40-J1	AOC	0.07%	22,300
San Mateo	Hall of Justice	41-A1	County	55.58%	141,227
San Mateo	Traffic/Small Claims Annex	41-A2	AOC	36.46%	10,781
San Mateo	Central Branch	41-B1	Landlord	42.10%	17,507
San Mateo	Municipal Court Building - Northern Branch	41-C1	AOC	44.57%	34,825
Santa Barbara	Santa Barbara County Courthouse	42-A1	County	28.74%	40,341
Santa Barbara	Santa Barbara Figueroa Division	42-B1	AOC	30.70%	47,370
Santa Barbara	Santa Barbara Court Trailer	42-B2	AOC	3.69%	1,440
Santa Barbara	Santa Barbara Juvenile Court	42-C1	AOC	13.60%	2,880
Santa Barbara	Santa Maria Courts Building C + D	42-F1	AOC	67.44%	15,927
Santa Barbara	Santa Maria Courts Building E	42-F2	AOC	75.41%	7,098
Santa Barbara	Santa Maria Courts Building A + B	42-F3	AOC	35.26%	1,941
Santa Barbara	Santa Maria Courts Building F	42-F4	AOC	49.32%	3,344
Santa Barbara	Santa Maria Courts Building G	42-F5	AOC	28.36%	32,433



ADMINISTRATIVE OFFICE
OF THE COURTS

JUDICIAL AND COURT ADMINISTRATIVE
SERVICES DIVISION
OFFICE OF REAL ESTATE & FACILITIES MANAGEMENT

Attachment E
Completed Assessment Report 2011-2012

County	Building	Bldg ID	Managing Party	FCI	Responsible SF (AOC)
Santa Barbara	Santa Maria Courts Building H	42-F6	AOC	9.57%	6,500
Santa Barbara	Santa Barbara Jury Assembly Bldg.	42-G1	AOC	8.61%	8,157
Santa Barbara	Santa Maria Juvenile Court (New)	42-H1	AOC	17.14%	6,177
Santa Clara	Hall of Justice (East)	43-A1	AOC	9.53%	127,139
Santa Clara	Hall of Justice (West)	43-A2	AOC	37.08%	50,665
Santa Clara	Downtown Superior Court	43-B1	AOC	35.34%	126,005
Santa Clara	Old Courthouse	43-B2	AOC	18.16%	33,557
Santa Clara	Santa Clara Courthouse	43-G1	AOC	30.80%	33,559
Shasta	Main Courthouse	45-A1	AOC	18.75%	79,975
Siskiyou	Siskiyou County Courthouse	47-A1	AOC	28.24%	51,533
Solano	Hall of Justice	48-A1	County	42.96%	111,148
Solano	Law and Justice Center	48-A2	County	18.54%	258,850
Solano	Solano Justice Building	48-B1	County	46.32%	61,840
Sonoma	Hall of Justice	49-A1	County	38.08%	58,099
Sonoma	Main Adult Detention Facility	49-A2	County	23.41%	11,204
Stanislaus	Modesto Main Courthouse	50-A1	AOC	66.43%	60,404
Stanislaus	Hall of Records	50-A2	AOC	41.60%	45,600
Stanislaus	Ceres Superior Court	50-C1	AOC	0.00%	2,985
Stanislaus	Turlock Superior Court	50-D1	AOC	39.94%	4,735
Sutter	Courthouse West	51-A1	AOC	41.06%	20,815
Sutter	Courthouse East	51-A2	AOC	30.62%	28,360
Tulare	Visalia Superior Court	54-A1	County	40.30%	67,804
Tulare	Tulare Division	54-B1	AOC	30.85%	14,125
Ventura	Hall of Justice	56-A1	County	38.93%	193,044
Ventura	East County Courthouse	56-B1	County	6.99%	41,416
Yolo	Traffic Court	57-A3	AOC	33.32%	7,085
Yolo	Family Support	57-A5	County	44.82%	3,301



ADMINISTRATIVE OFFICE
OF THE COURTS

JUDICIAL AND COURT ADMINISTRATIVE
SERVICES DIVISION
OFFICE OF REAL ESTATE & FACILITIES MANAGEMENT

Attachment F
Facility Modifications Funded FY11-12
Breakout by Priority and County

FMs Funded During FY11-12 by Priority

Priority	Number of FMs	Estimated Cost
P1	201	\$3,934,675
P2	709	\$24,451,244
Grand Totals	910	\$28,385,919

FMs Funded During FY11-12 by County

County	Number of FMs	Estimated Cost	County	Number of FMs	Estimated Cost	County	Number of FMs	Estimated Cost
Alameda	62	\$2,192,941	Los Angeles	265	\$12,896,187	San Luis Obispo	6	\$138,121
Amador	5	\$21,980	Madera	7	\$66,087	San Mateo	6	\$140,182
Butte	5	\$58,580	Mendocino	11	\$74,923	Santa Barbara	17	\$644,406
Calaveras	1	\$3,000	Merced	9	\$43,501	Santa Clara	41	\$786,229
Contra Costa	27	\$821,787	Monterey	9	\$108,349	Santa Cruz	8	\$64,883
Del Norte	6	\$79,496	Napa	15	\$235,136	Shasta	7	\$97,536
El Dorado	9	\$500,457	Orange	50	\$672,154	Solano	30	\$2,230,584
Fresno	31	\$651,015	Placer	7	\$27,175	Sonoma	1	\$3,650
Glenn	2	\$16,500	Plumas	1	\$10,000	Stanislaus	14	\$206,794
Humboldt	11	\$48,997	Riverside	45	\$310,164	Sutter	13	\$89,056
Imperial	7	\$116,992	Sacramento	25	\$721,666	Tehama	3	\$81,980
Kern	23	\$173,328	San Bernardino	26	\$606,574	Tulare	4	\$74,238
Kings	12	\$73,875	San Diego	57	\$2,199,264	Ventura	3	\$37,813
Lake	6	\$39,926	San Francisco	23	\$1,020,394	Grand Totals	910	\$28,385,919