

The background of the slide features a large, faint, circular seal of the Judicial Council of California. The seal contains a central figure holding a scale of justice, surrounded by various symbols including a ship, a bear, and a plow. The words "JUDICIAL COUNCIL OF CALIFORNIA" are inscribed around the perimeter, and the year "1926" is at the bottom.

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

**Welcome**

**November 3, 2014**

# Call to Order and Roll Call

- Chair Call to Order and Opening Comments
- Roll Call
  - Trial Court Facility Modification Advisory Committee Chair
  - Trial Court Facility Modification Advisory Committee Members
  - Real Estate and Facility Management
  - Capitol Program Staff
  - Guests



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# Approval of Minutes

- Minutes from August 25, 2014 Meeting



# Priority 1 (Emergency) FMs (List A)

- There were 52 new Priority 1 FMs this period
- Total estimated FM Program budget share is \$2,019,539
- P1 budget project aligns with approved P1 allocation



# NAPA Earthquake Update

- 6 courts & 18 facilities impacted
- P3 projects registered for Solano and Contra Costa – \$241k
- Napa county responsible for earthquake damage.
- FM P1 budget funding critical and immediate needs (\$1.5M)
- Remediation includes HAZMAT, Fire, Electrical, minor construction and Court record and equipment management
- Most work reimbursed via insurance, FEMA, & Cal EMA
- 6 months to finalize initial costs and future projects
- Good working relationship with County has improved responsiveness to the court's needs.



# FMs Less than \$50k (List B)

- There were 91 new FMs Less than \$50k this period
- Total estimated FM Program budget share is \$687,710
- Maintaining current rules that restricts funding to \$50K for Priority 2 FMs only
- Funding is tracking at a potential of 20% below approved budget



# Cost Increases

There were 5 cost increases in excess of \$50,000, totaling \$633,576, with a total cost increase of \$542,521 to the FM Program Budget.

# Cost Increases Over \$50K (List C)

| County      | Building           | Building ID | FM ID      | Original Funded Cost | Current Cost Estimate | Amount of Increase |
|-------------|--------------------|-------------|------------|----------------------|-----------------------|--------------------|
| Los Angeles | Airport Courthouse | 19-AU1      | FM-0047901 | \$52,500             | \$129,079             | \$76,579           |

**Reason for Increase:** Additional work was required to restore system to useable condition. System was abandoned by county and inoperable for numerous years.

**Notes:**

FM Program Budget share is 77.17%, therefore cost increase to FM Program Budget is \$59,096.





# Cost Increases Over \$50K (List C)

| County      | Building            | Building ID | FM ID      | Original Funded Cost | Current Cost Estimate | Amount of Increase |
|-------------|---------------------|-------------|------------|----------------------|-----------------------|--------------------|
| Los Angeles | Pasadena Courthouse | 19-J1       | FM-0050221 | \$281,709            | \$481,709             | \$200,000          |

**Reason for Increase:** Asbestos Contaminating Material (ACM) discovered and has to be cleaned and remediated. This now impacts the schedule of the Boiler Replacement and other projects in the space. The ACM is in the fire proofing.

**Notes:**  
FM Program Budget share is 69.35%, therefore cost increase to FM Program Budget is \$138,700.



# Cost Increases Over \$50K (List C)

| County    | Building                  | Building ID | FM ID      | Original Funded Cost | Current Cost Estimate | Amount of Increase |
|-----------|---------------------------|-------------|------------|----------------------|-----------------------|--------------------|
| San Diego | Kearny Mesa Traffic Court | 37-C1       | FM-0050763 | \$279,188            | \$434,746             | \$155,558          |

**Reason for Increase:** Original county installation did not include seismic anchoring through the roof deck which is required by code. Roof decking and the ceiling below contain ACM which will be remediated and the roof re-secured as part of the overall scope of work of this modification.

**Notes:**

FM Program Budget share is 100%, therefore cost increase to FM Program Budget is \$155,558.



# Cost Increases Over \$50K (List C)

| County   | Building            | Building ID | FM ID      | Original Funded Cost | Current Cost Estimate | Amount of Increase |
|----------|---------------------|-------------|------------|----------------------|-----------------------|--------------------|
| Monterey | Monterey Courthouse | 27-C1       | FM-0051894 | \$100,280            | \$223,455             | \$123,175          |

**Reason for Increase:** The county managed project and budget were established in FY 2012-13 and then updated in FY 2013-14 when funding was allocated to the project. Updated quote included cost increases to construction costs, electrical infrastructure upgrades, and staff and construction management costs.

**Notes:**

FM Program Budget share is 100%, therefore cost increase to FM Program Budget is \$123,175.



# Cost Increases Over \$50K (List C)

| County | Building                                       | Building ID | FM ID      | Original Funded Cost | Current Cost Estimate | Amount of Increase |
|--------|--|-------------|------------|----------------------|-----------------------|--------------------|
| Orange | Harbor Justice Center – Newport Beach Facility | 30-E1       | FM-0029129 | \$275,344            | \$353,608             | \$78,264           |

**Reason for Increase:** Project requires unanticipated upgrades to electrical system and associated sub-panels.

## Notes:

FM Program Budget share is 84.32%, therefore cost increase to FM Program Budget is \$65,992.



# Summary of Cost Increases Over \$50K (List C)

| FM Number  | County       | Building   | Total Cost Increase to FM Program Budget |
|------------|--------------|--|--|
| FM-0047901 | Los Angeles  | Airport Courthouse                               | \$ 59,096                                |
| FM-0050221 | Los Angeles  | Pasadena Courthouse                              | \$ 138,700                               |
| FM-0050763 | San Diego    | Kearny Mesa Traffic Court                        | \$ 155,558                               |
| FM-0051894 | Monterey     | Monterey Courthouse                              | \$ 123,175                               |
| FM-0029129 | Orange       | Harbor Justice Center-<br>Newport Beach Facility | \$ 65,992                                |
|            |              |  |  |
|            | <b>Total</b> |  | <b>\$ 542,521</b>                        |



# Mendocino – Shared Cost

- Priority 1 - Emergency Roof Repair currently in work (FM-0047416 \$133,169 Total Estimated Cost, \$43,120 County Reimbursable Cost)
- Below: Projects still on hold pending shared cost approval letter

| FM NUMBER  | PRIORITY | SHORT TITLE  | TOTAL PRELIMINARY ESTIMATE | FACILITY MODIFICATION PROGRAM SHARE | COUNTY SHARE      | FM PROGRAM % |
|------------|----------|--|----------------------------|-------------------------------------|-------------------|--------------|
| FM-0049125 | 2        | HVAC - Fan coils (3 ea) - Remove and replace three (3) corroded and leaking fan coils. Scope of work will require asbestos abatement.  | \$ 106,864                 | \$ 72,261                           | \$ 34,603         | 67.62        |
| FM-0051597 | 2        | HVAC - Replace 3 actuator to electronic actuators, install 1 new Johnson control module to control new actuators, replace broken linkages, Rebalance damper to the minimum position, ensure proper operation of damper and program for correct damper loop.                | \$ 24,452                  | \$ 16,534                           | \$ 7,918          | 67.62        |
| FM-0051702 | 2        | HVAC - Replace 2 Failing Chillers - Remove and replace two 40 year old 35 - ton chillers that are failing and beyond repair. Install new controllers with BAC-net interface, includes electrical and piping, insulation as required. Replace four (4) Chilled Water Coils. | \$ 720,968                 | \$ 487,519                          | \$ 233,449        | 67.62        |
|            |          | <b>TOTALS</b>  | <b>\$ 852,284</b>          | <b>\$ 576,314</b>                   | <b>\$ 275,970</b> |              |



# Energy Efficiency Projects

- Priority Ranking Factors
  - Simple Payback (Return on Investment)
  - Energy Cost and Usage Savings
  - Facility Status (Owned vs. Leased)
  - Planned New Construction/Court Closures
  - Rebate Incentives
  - Shared-Use Facilities



# Proposed Energy Efficiency Projects

| Number of<br>Proposed Projects | Total Cost Estimate | Total Facility<br>Modification Share of<br>Cost Estimate |
|--------------------------------|---------------------|--|
| 2                              | \$63,016            | \$63,016   |

- Return on Investment: Average of 0.54 Years
- Total Rebates: \$7,600
- Total Annual Savings: \$102,000
- Total Annual Utility Usage Savings
  - 790,000 Kilowatt Hours (kWh) Per Year



# FMs Over \$50k Recommended for Funding (List D)

Items 1-21 are recommended for funding

Total estimated amount of FM Program  
budget share is \$6,306,462



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# FMs Completed & Canceled

| STATUS                     | QUANTITY | ESTIMATED COST<br>OF FM<br>PROGRAM<br>BUDGET SHARE | ACTUAL COST<br>OF FM<br>PROGRAM<br>BUDGET SHARE | % of<br>ESTIMATED<br>COST |
|----------------------------|----------|--|---|---------------------------|
| Completed                  | 207      | \$4,413,081  | \$4,053,213                                     | 92%                       |
| Funded FMs<br>Canceled     | 12       | \$1,069,386  | N/A   | N/A                       |
| Non-Funded<br>FMs Canceled | 34       | N/A  | N/A   | N/A                       |



# FY 14-15 Savings FMs Completed & Canceled

| STATUS                | QUANTITY | COST ADJUSTMENT TO<br>FM PROGRAM BUDGET |
|-----------------------|----------|---|
| Completed             | 65       | (\$137,560)                             |
| Canceled              | 8        | (\$191,849)                             |
| TOTAL COST ADJUSTMENT |          | (\$329,409)                             |

Savings will be accumulated and credited annually



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# Proposed Open Meeting Funding

| Description                                  | Amount              |
|--|---------------------|
| List C - Cost Increases Over \$50k           | \$ 542,521          |
| List D - FMs Over \$50k Eligible for Funding | \$ 6,306,462        |
| <b>Total Proposed Funding</b>                | <b>\$ 6,848,983</b> |





# FY 14-15 FM Budget Reconciliation

| FY 14-15 (\$1,000s)                                  |                 |                        |                 |
|--|-----------------|------------------------|-----------------|
| Description  | Budget Amount   | Reconciled Expenditure | Funds Available |
| Statewide Facility Modifications Planning Allocation | \$5,000         | \$5,000                | \$0             |
| Priority 1 Facility Modifications Allocation         | \$7,000         | \$7,000                | \$0             |
| Facility Modifications Less than \$50k Allocation    | \$8,000         | \$8,000                | \$0             |
| Planned Facility Modifications Allocation            | \$0             | \$0                    | \$0             |
| Priority 2-6 Facility Modifications Allocation       | \$45,000        | \$16,424               | \$28,576        |
| <b>Totals:</b>                                       | <b>\$65,000</b> | <b>\$36,424</b>        | <b>\$28,576</b> |

| FY 14-15 Spending Plan (\$1,000)        |                       |
|---|-----------------------|
| Month                                   | Spending Projections  |
| Dec-14                                  | 9,576                 |
| Jan-15                                  | 7,920                 |
| Mar-15                                  | 5,000                 |
| Apr-15                                  | 4,000                 |
| May-15                                  | 2,000                 |
| Projects On Hold<br>Shared Cost Pending | 80                    |
|   | <hr/> \$ 28,576 <hr/> |

# Court-Funded Facilities Request



# List F - Court-Funded Facilities Requests (CFRs) Facility Modifications

- San Joaquin Superior Court
  - Manteca Branch Court (39-C1)
    - Project Cost: \$9,156
    - Facility Modification to upgrade Court's bandwidth capabilities to support the new case management system.
    - Anticipated project completion date is January 2015



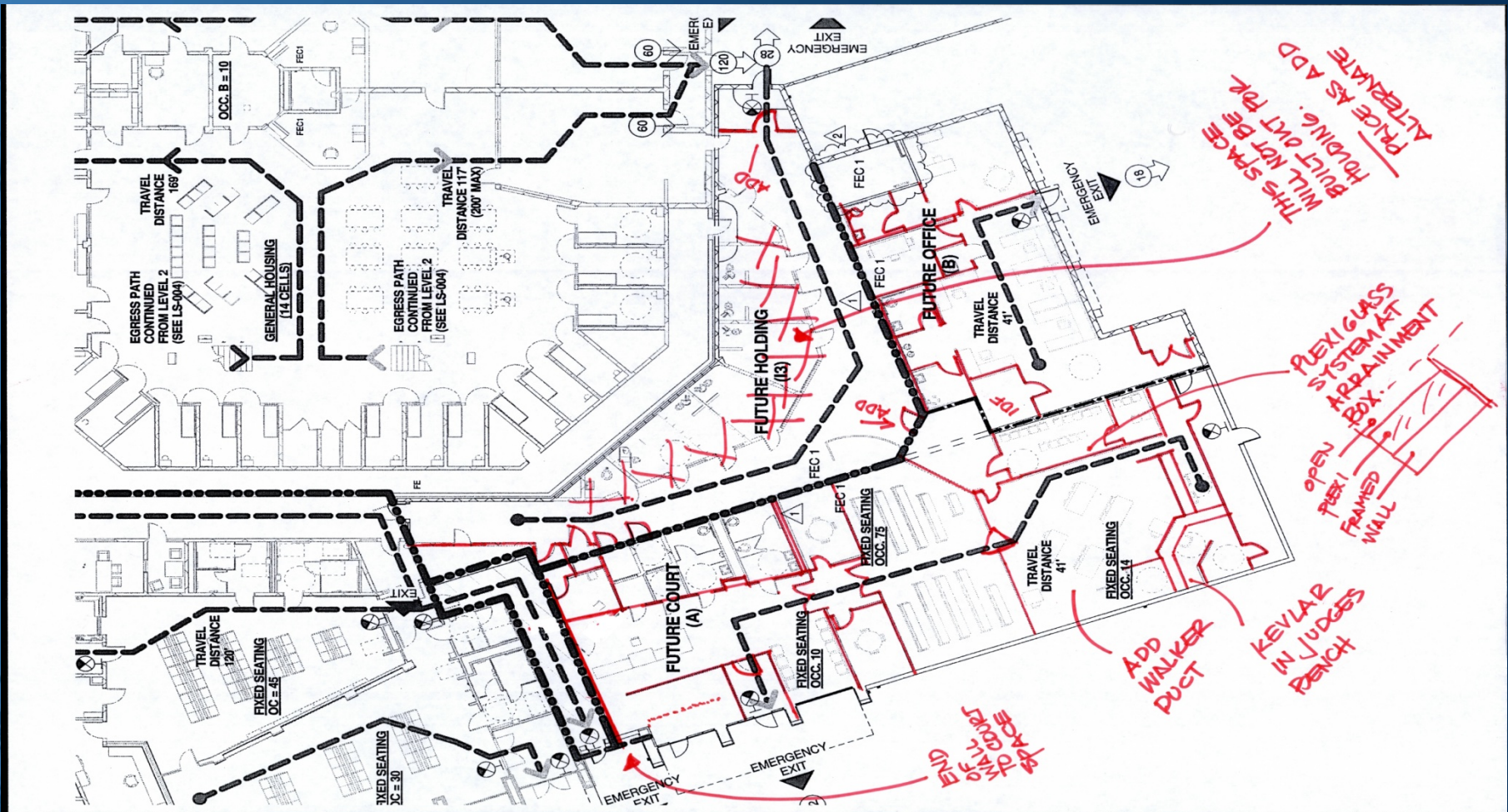
# Merced and Placer Court Project Requests





# Placer Superior Court Project

- FM-0044228 – Add Arraignment Court in new County Jail Facility – Potential Project ROM - \$2.7M





# Placer Superior Court Project

- Project Merits:
  - Allows for closure of remote Auburn Facility
  - Consolidates court & county operations
  - Improves court security
  - County potential to partner in project costs for Holding.
- Current Status
  - Prioritized as Priority 3
  - Project ROM is \$2.7M, JCC share \$1.8M, Holding \$900k
  - FM Budget may allow limited P3 funding in January or March.



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- FM-0044228 – Add Security Vestibule to the facility. Potential Project ROM - \$683k



# Merced Superior Court Project

- Project Merits:
  - Improves Public access to Justice
  - 2013 had 418,700 court patrons through security
  - Improves court security
  - Was part of County original Design
- Current Status
  - Prioritized as Priority 3
  - Project Budget is \$634,000
  - Currently Security Enhancements have not been approved by the committee for funding.



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# **FY 2015-2016 Budget Change Proposals**

# Fiscal Year 2015-2016 Budget Change Proposals

- **Denied by the Department of Finance:**
  - FM – Additional Funding - \$12.6 million
  - O&M – Additional Funding - \$27.6 million
  - O&M – New Facility Funding - \$8.4 million one-time augmentation, and \$8.9 million ongoing augmentation
- FY 15-16 Immediate Impacts
  - Decrease in Preventive Maintenance services
  - P1 projects will continue to increase
  - FM Budget capped at \$65M





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# Expenditure Reporting

## Operational Budget



# Operations and Maintenance Appropriation Authority

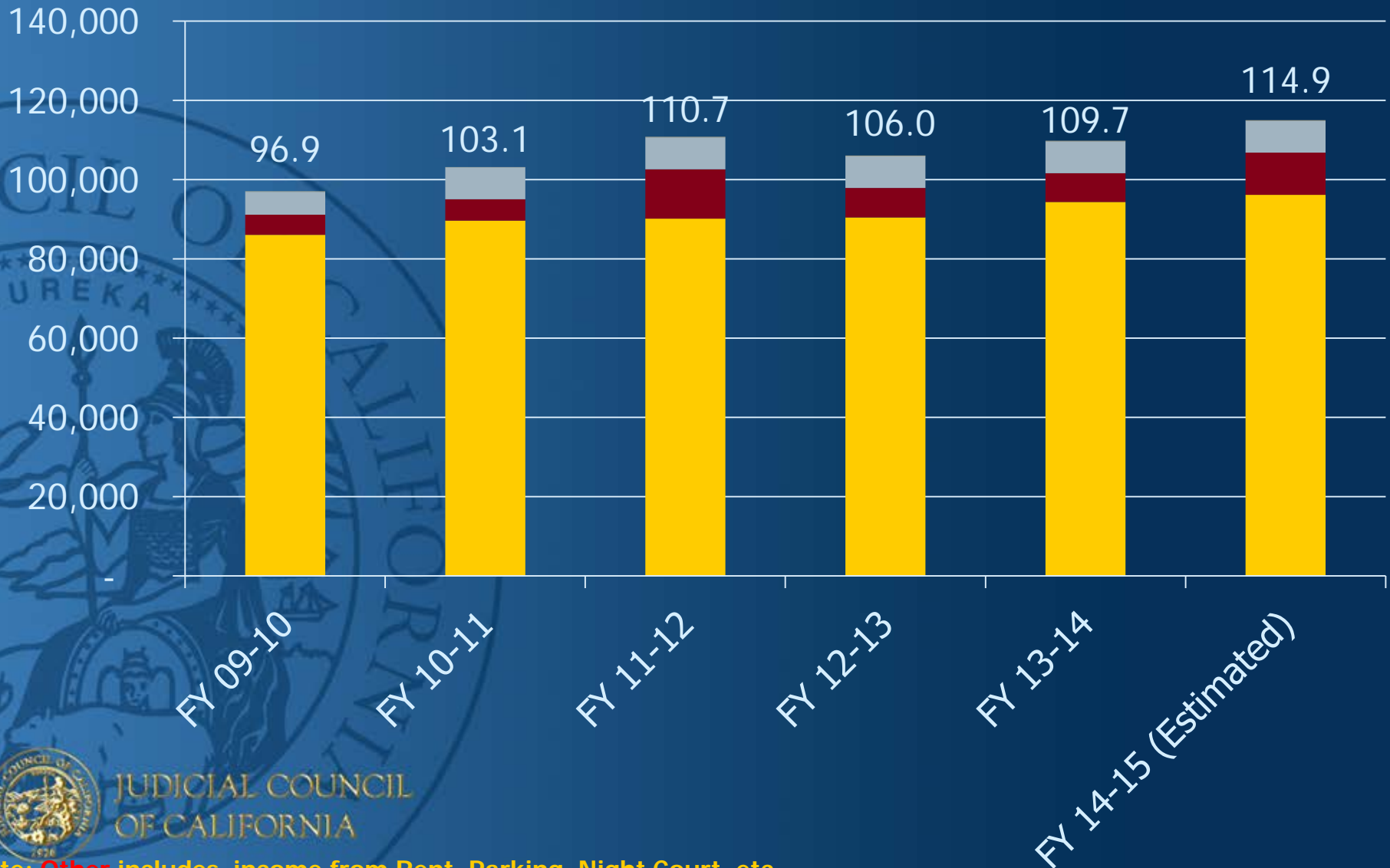
| COURT FACILITIES TRUST FUND |                         |  |               |                 |  |   |
|-----------------------------|-------------------------|--|---------------|-----------------|--|---|
| Fiscal Year                 | Appropriation Authority | Request Budget Revision (Increase Appropriation) |               |                 | Total Annual Budget Revision (Recommended) | Revised Appropriation Authority (Recommended) |
|                             |                         | Ongoing  | One-time      |                 |  |   |
|                             |                         | New CFPs/Rental Income                           | Rental Income | PY Fund Balance |  |   |
| FY 14-15                    | \$ 109,809,000          | \$ 1,925,000                                     | \$ 3,154,000  | \$ 1,064,000    | \$ 6,143,000                               | \$ 115,952,000                                |
| FY 15-16                    | \$ 111,734,000          | \$ 349,000                                       | \$ 1,646,000  | \$ 6,738,000    | \$ 8,733,000                               | \$ 120,467,000                                |
| FY 16-17                    | \$ 112,083,000          | \$ 66,000  |               |                 | \$ 66,000                                  | \$ 112,149,000                                |
|                             |                         | \$ 2,340,000                                     | \$ 4,800,000  | \$ 7,802,000    |  |   |



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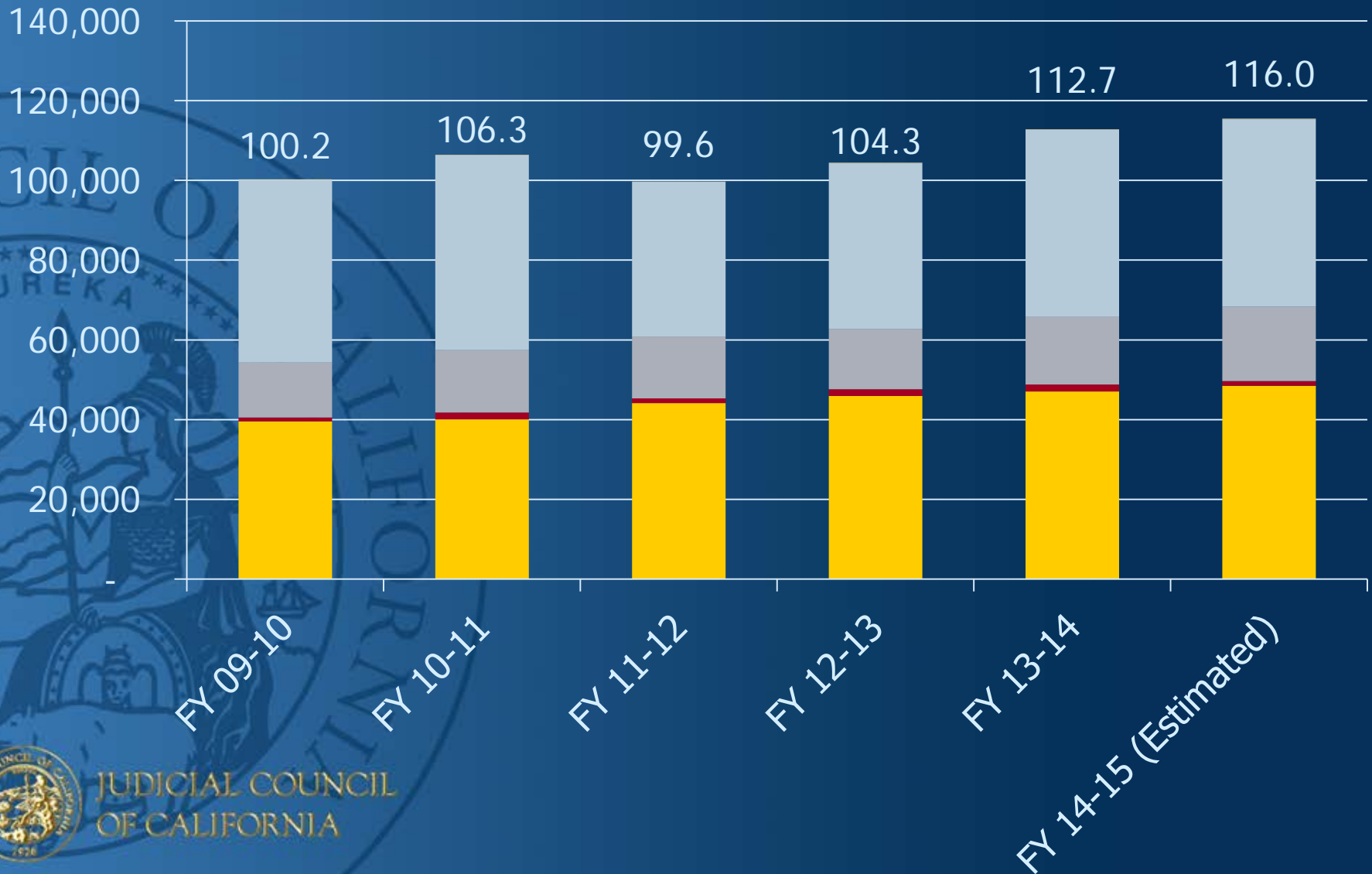
# Operations and Maintenance Revenues

■ CFP's ■ Other ■ General Fund



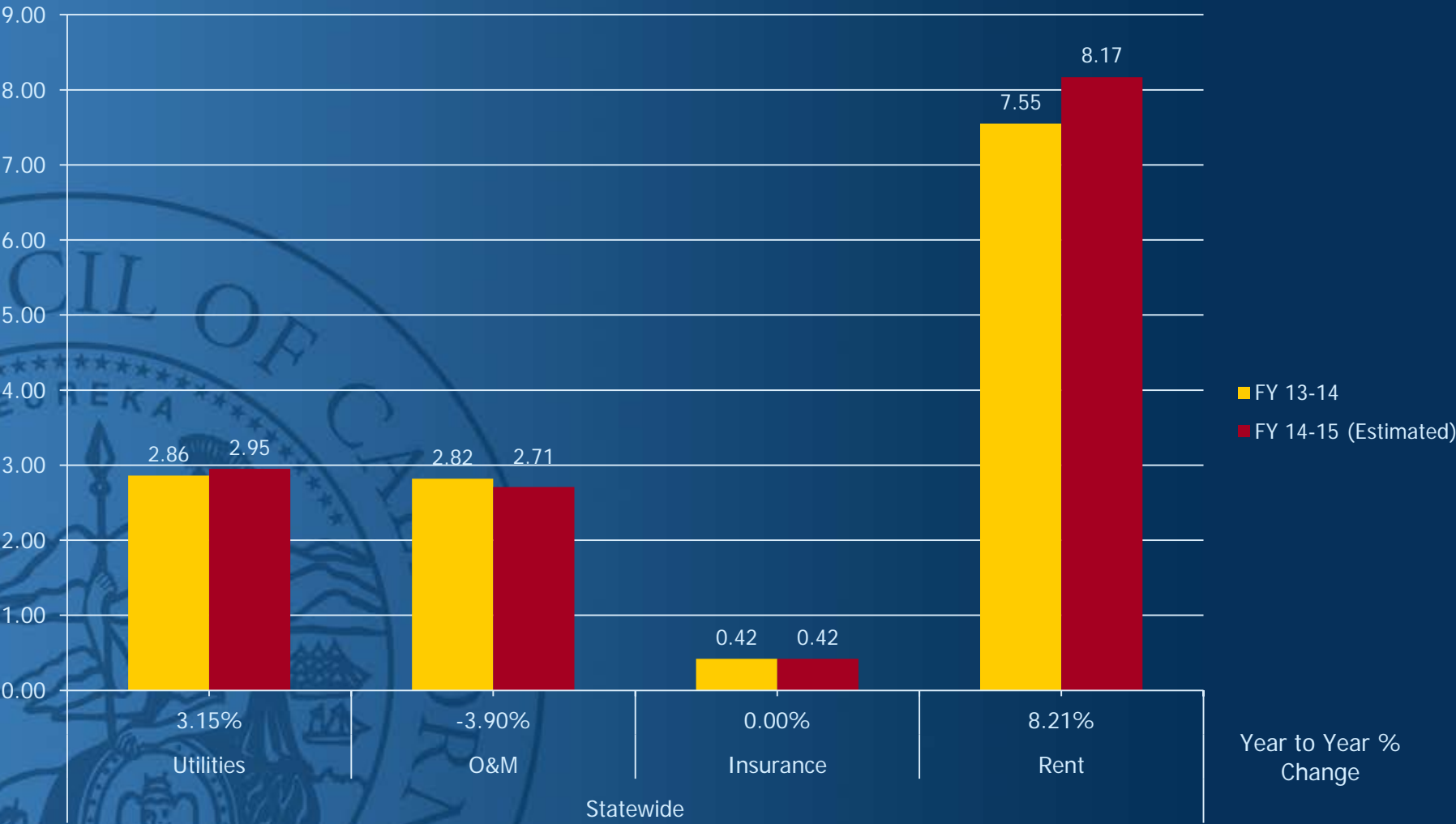
# Operations and Maintenance Costs

Utilities Insurance Rent Payments Routine Maintenance

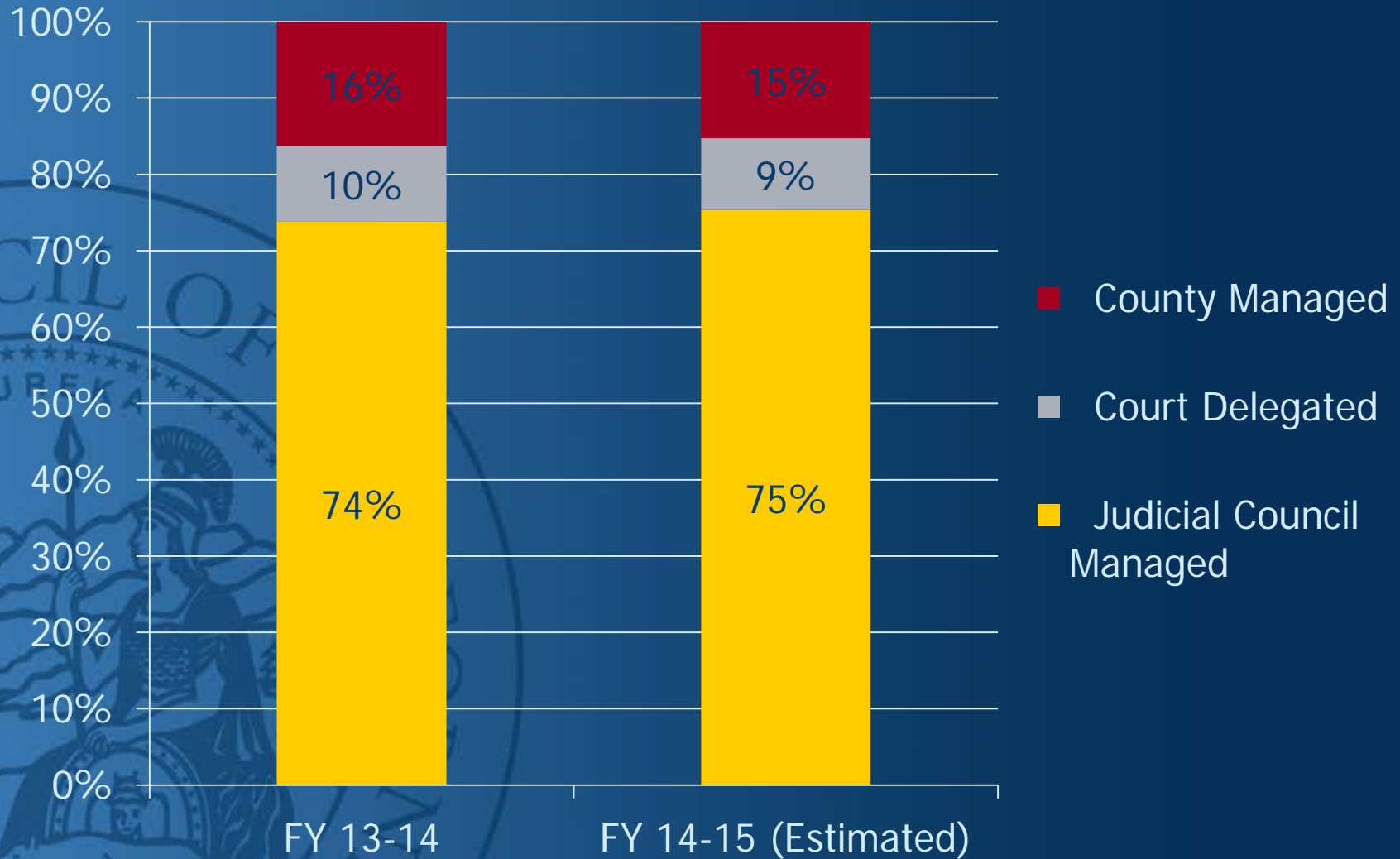


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# Operations and Maintenance \$\$/Sq. Ft



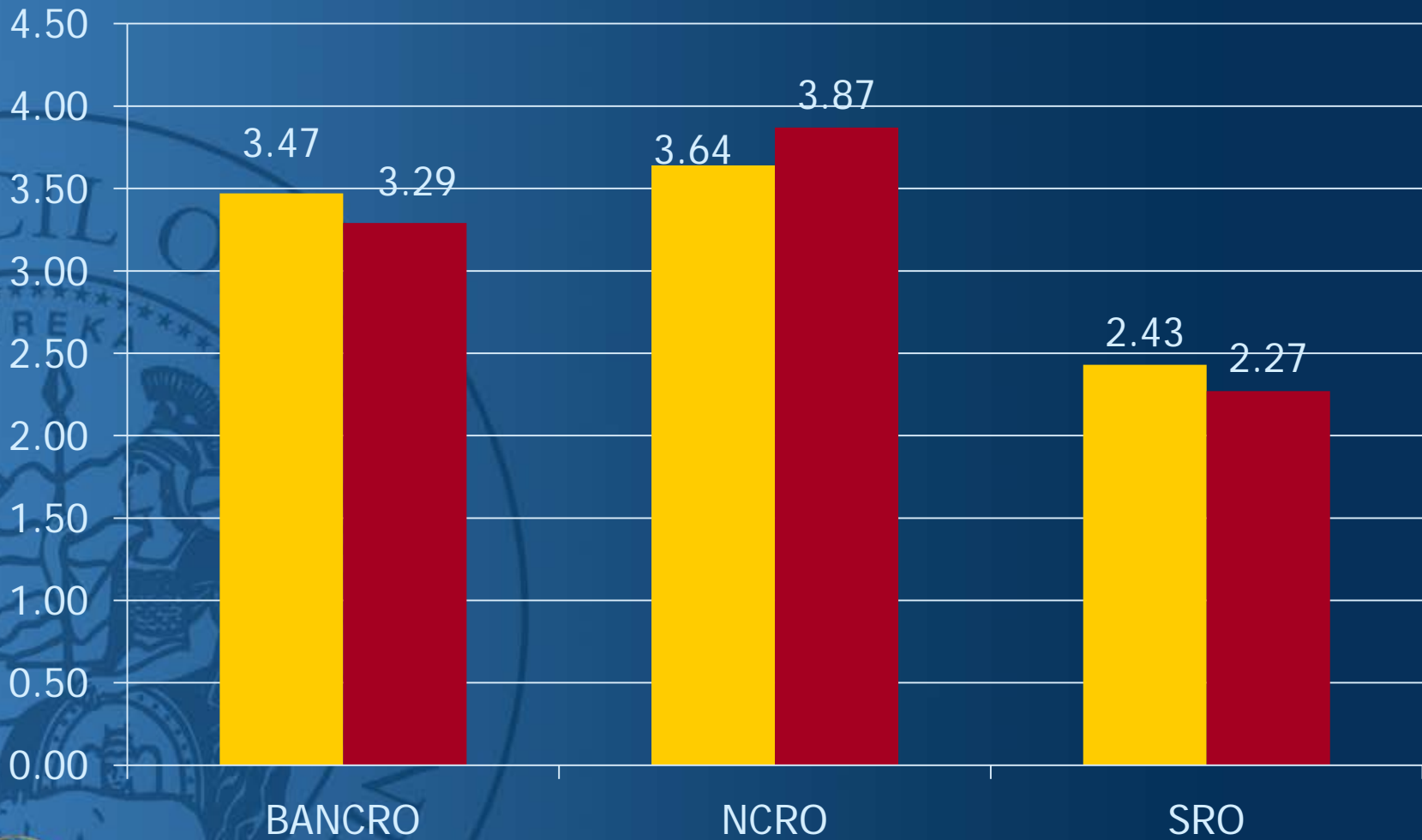
# Routine Maintenance Management



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# Routine Maintenance Regional \$\$/Sq. Ft

■ FY 13-14 ■ FY 14-15 (Estimated)

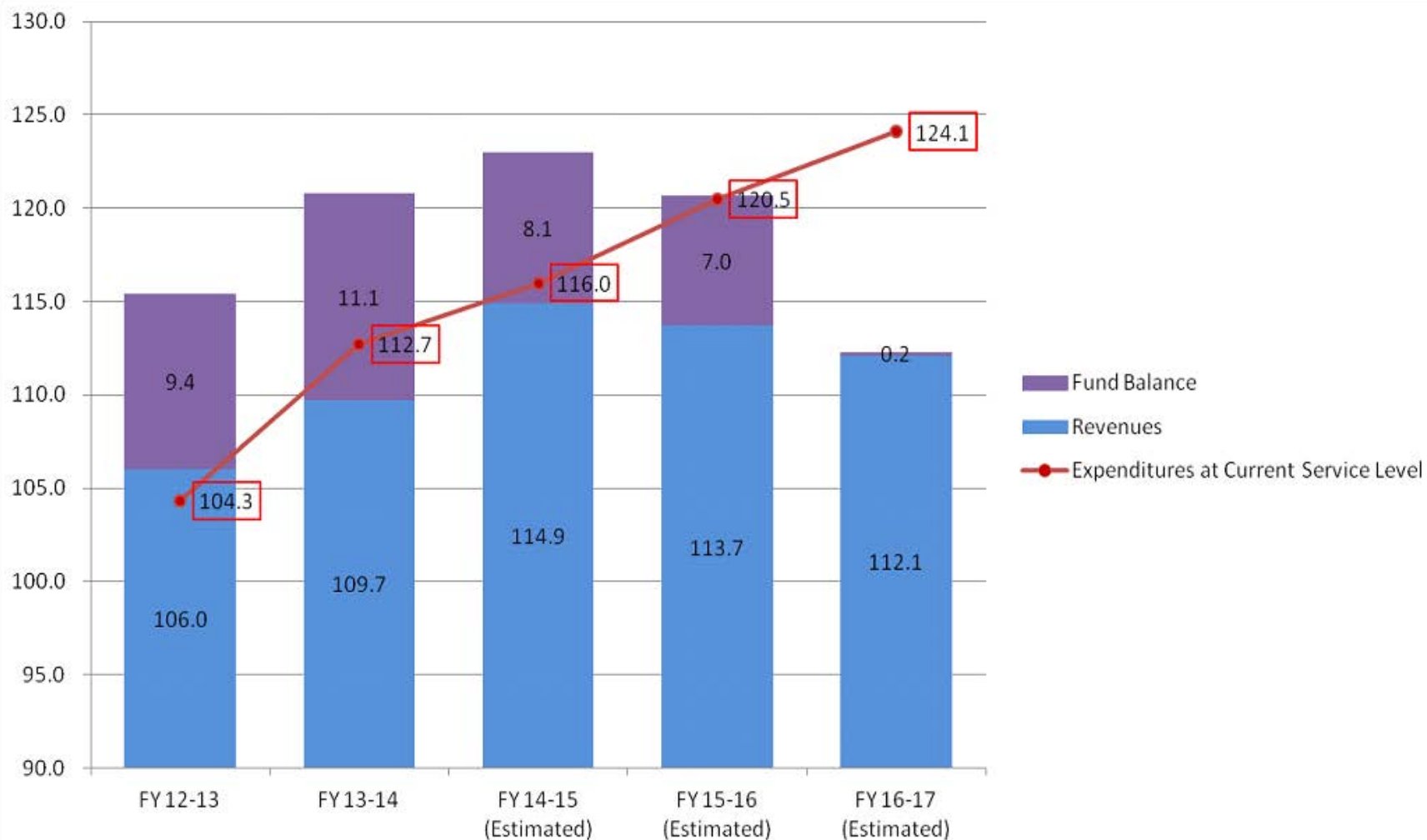


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Note: Includes County, Delegated, and Regional Service Provider Costs



# Future of the O&M Budget

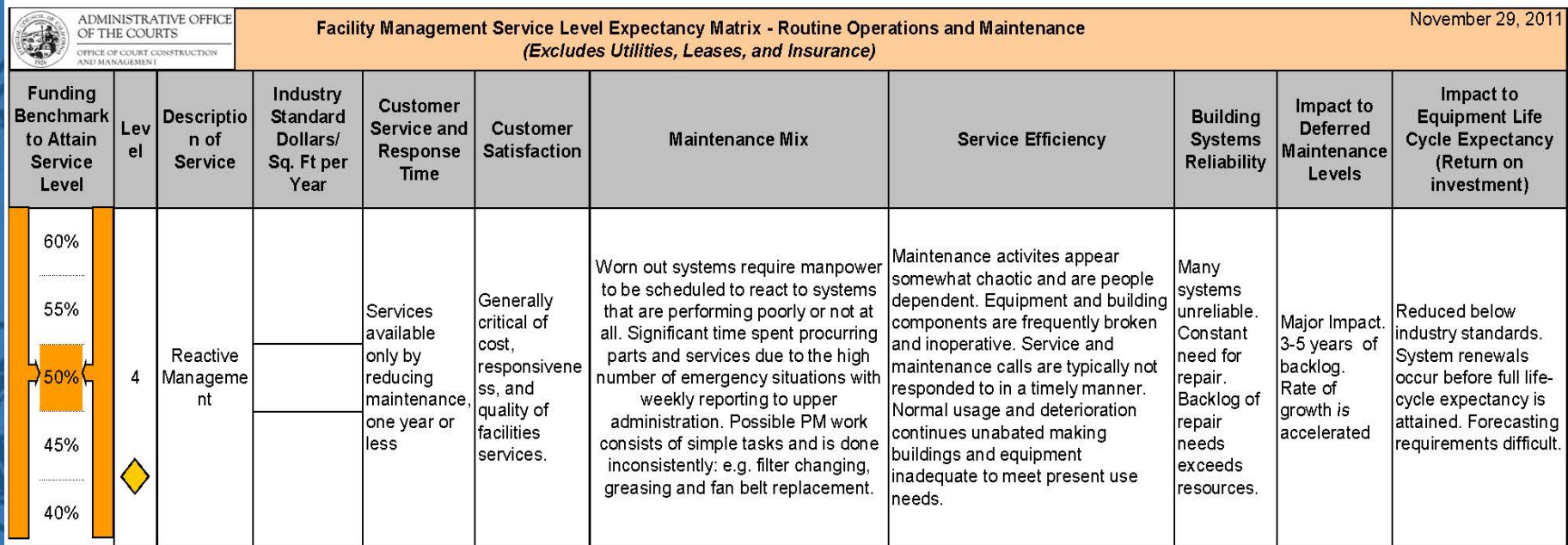


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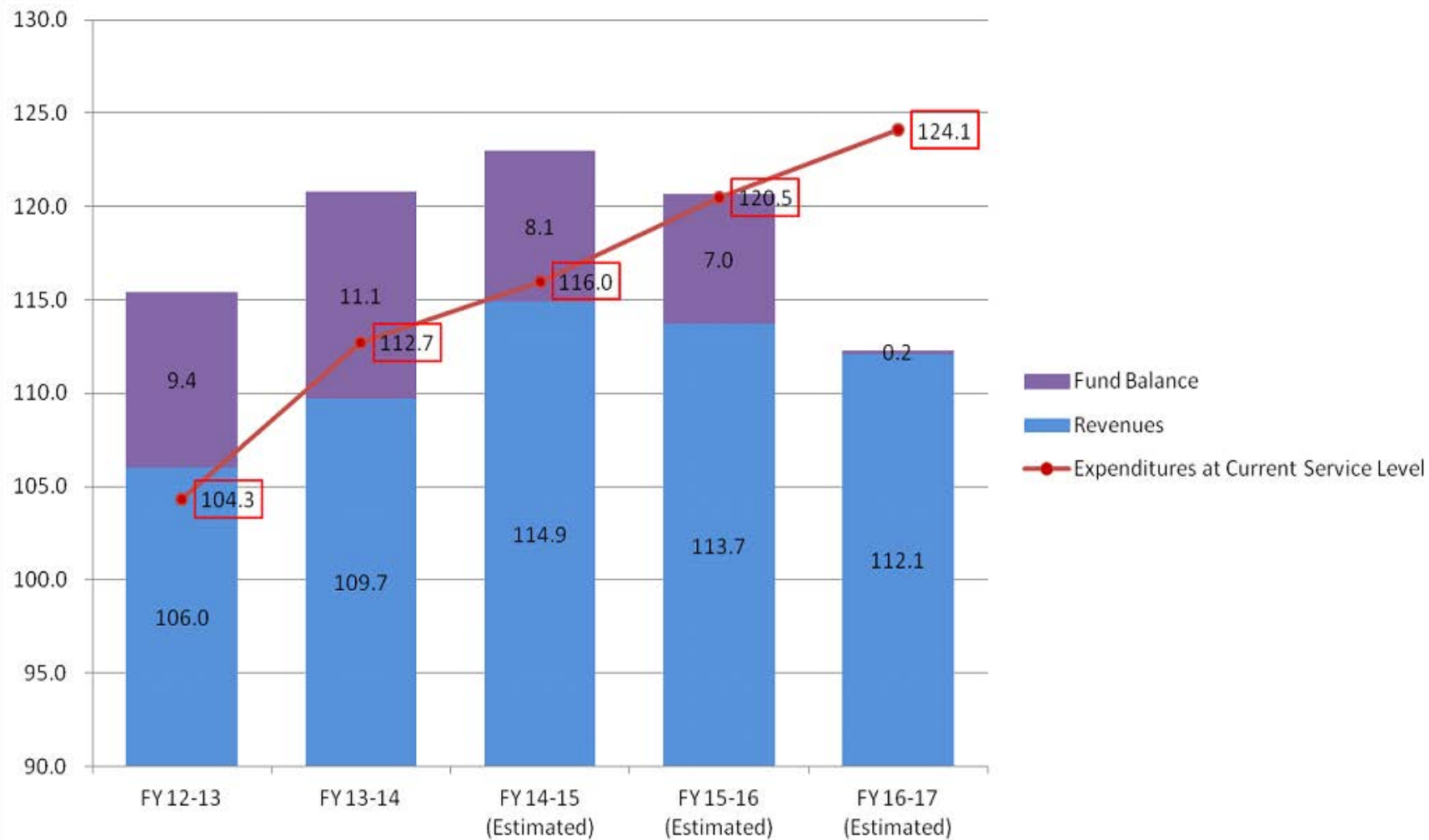
# Routine Maintenance Service Level Factors

|          |   |
|----------|---|
| FY 14-15 | Increased PM levels based on Budget<br>(\$3.1M & 6,500 PMs)   |
| FY 15/16 | SP Contracts Cost Adjustment – Approx. 10.8%<br>New Construction – Approx. \$1.8M<br>Decrease to PM program to pre FY 14-15   |
| FY 16/17 | SP Contracts Cost Adjustment – Approx. 2.7%<br>New Construction – Approx. \$1M<br>Decrease tech headcount by 50<br>Increase P1 Response time from 30min to 2 hours<br>Increase completion time frames by 30-40%<br>Code Required Preventive Maintenance Only<br>Run to Fail for non-code compliance systems<br>Increase in P1 system failures |

# Service Impacts to continued Funding Limitations



# Operations and Maintenance Management



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# Operations and Maintenance Appropriation Authority

| COURT FACILITIES TRUST FUND |                         |  |               |                 |  |   |
|-----------------------------|-------------------------|--|---------------|-----------------|--|---|
| Fiscal Year                 | Appropriation Authority | Request Budget Revision (Increase Appropriation) |               |                 | Total Annual Budget Revision (Recommended) | Revised Appropriation Authority (Recommended) |
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|                             |                         | New CFPs/Rental Income                           | Rental Income | PY Fund Balance |  |   |
| FY 14-15                    | \$ 109,809,000          | \$ 1,925,000                                     | \$ 3,154,000  | \$ 1,064,000    | \$ 6,143,000                               | \$ 115,952,000                                |
| FY 15-16                    | \$ 111,734,000          | \$ 349,000                                       | \$ 1,646,000  | \$ 6,738,000    | \$ 8,733,000                               | \$ 120,467,000                                |
| FY 16-17                    | \$ 112,083,000          | \$ 66,000  |               |                 | \$ 66,000                                  | \$ 112,149,000                                |
|                             |                         | \$ 2,340,000                                     | \$ 4,800,000  | \$ 7,802,000    |  |   |



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# Recommendation

- Recommend TCFMAC direct JCC staff to request increase Appropriation Authority for FY 14-15 & FY 15-16.
- Recommend developing an Awareness Campaign to potentially include DOF, LAO, CEAC, TCPJAC
- Enlist support for program advocacy from the Judicial Council and Trial Court leadership



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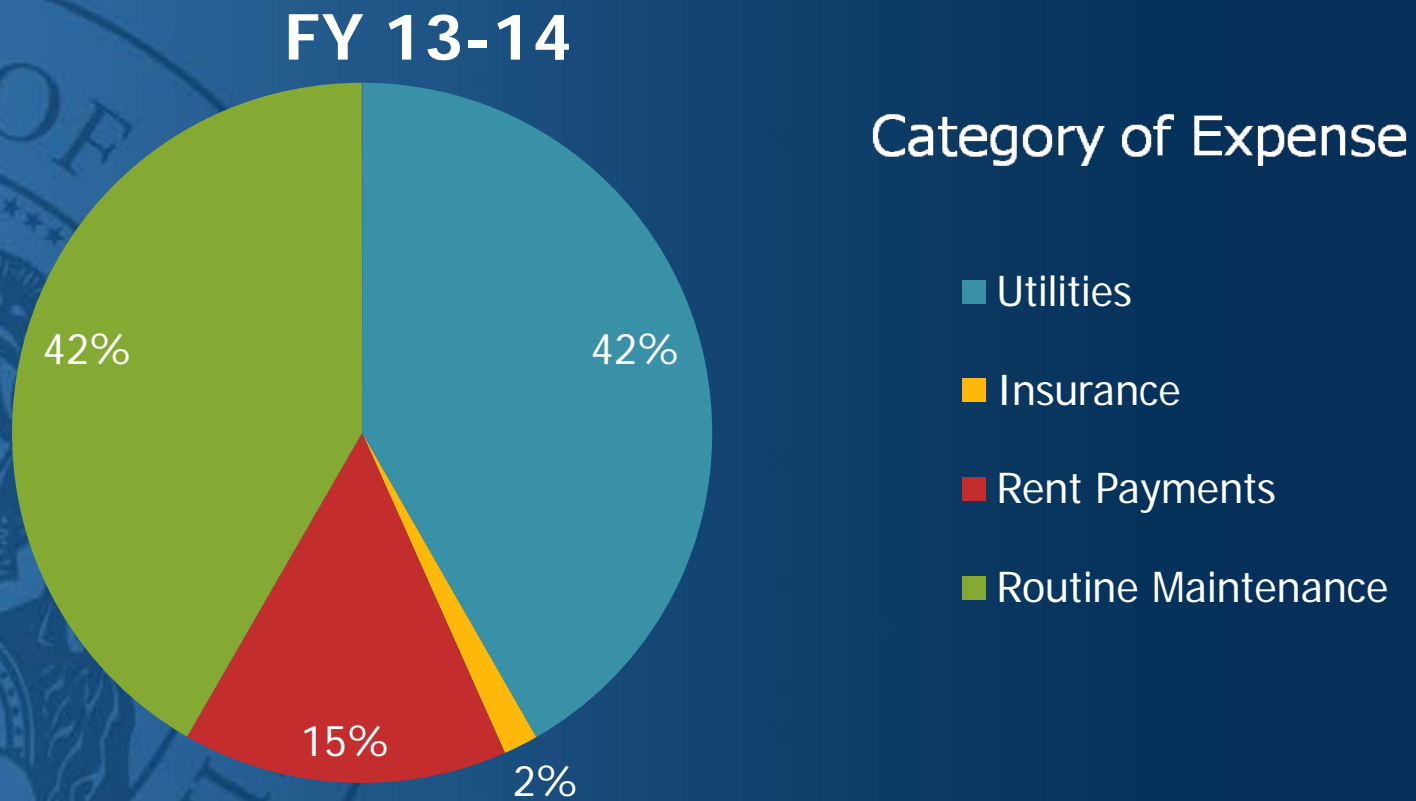
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# Expenditure Reporting

## Utilities Budget

# CFTF Expenditures by Category

**FY 13-14: Utilities made up 42% of Total**

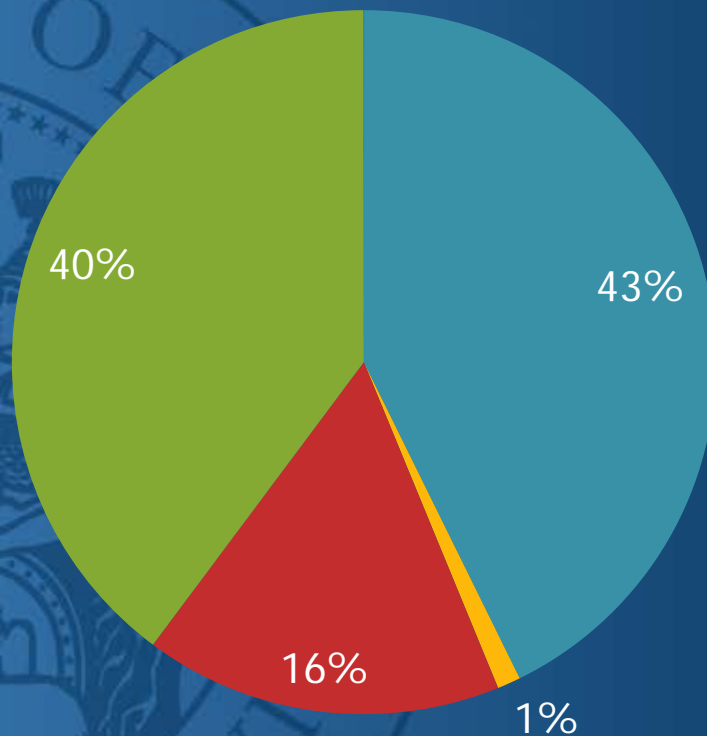


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# CFTF Expenditures by Category

**FY 14-15:** Utilities projected to make up **43%** of Total

FY 14-15 (Estimated)



Category of Expense

- Utilities
- Insurance
- Rent Payments
- Routine Maintenance



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# Historic Growth of JCC Utility Expenditures

- FY 09/10: \$39 million
- FY 10/11: \$40 million
- FY 11/12: \$44 million
- FY 12/13: \$46 million
- FY 13/14: \$47 million
- Estimated FY 14/15: \$48 million
- Estimated FY 15/16: \$50 million
- Estimated FY 16/17: \$53 million



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# What's the Problem?

- Utility costs are growing, while O&M revenues stay the same.
- Need to reduce on-going utility costs, or we'll have no funds for other CFTF expenses, i.e. routine maintenance and rent payments.



# How to Attack the Problem

- Limited Staff
- Strategically target our efforts
- Leverage outside resources

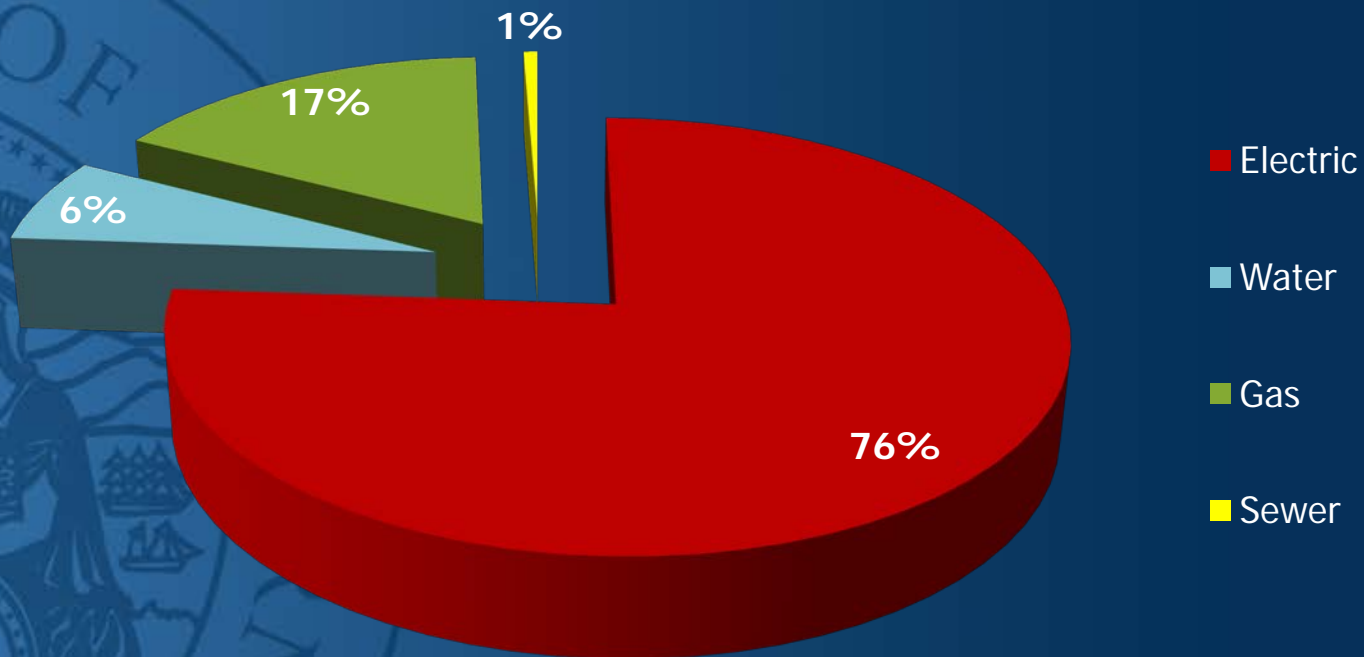


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# How to Attack the Problem Strategically Target Our Efforts

*Where do we get the biggest bang for our buck?*



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# How to Attack the Problem

- Electricity makes up  $\frac{3}{4}$  of utility expenses.
- Manage the data we have to identify the “lowest hanging fruit.”
- Act now, but keep working on data and infrastructure to support analysis.



# How to Attack the Problem Data Issues

- We have information on electric costs for all of our facilities, but not use.
- We have organized our data on a cost per square foot basis.
- Cost per square foot a starting point for comparison purposes, but greatly influenced by rates, climate, type of equipment, etc.



# JCC Managed Utilities

## Top 10 Electric Users - Cost Per SQFT

| Rank | Building ID | County      | Building Name                      | Utility Managing Entity | Total Responsible SQFT | Cost Per SQFT |
|------|-------------|-------------|------------------------------------|-------------------------|------------------------|---------------|
| 1    | 30-B1       | Orange      | Betty Lou Lamoreaux Justice Center | JCC                     | 153,185                | \$4.05        |
| 2    | 45-A1       | Shasta      | Main Courthouse                    | JCC                     | 55,751                 | \$3.73        |
| 3    | 30-D1       | Orange      | West Justice Center                | JCC                     | 102,616                | \$3.65        |
| 4    | 09-C1       | El Dorado   | Cameron Park                       | JCC                     | 5,618                  | \$3.62        |
| 5    | 30-C1       | Orange      | North Justice Center               | JCC                     | 119,067                | \$3.45        |
| 6    | 37-C1       | San Diego   | Kearny Mesa Court                  | JCC                     | 41,450                 | \$3.43        |
| 7    | 43-B1       | Santa Clara | Downtown Superior Court            | JCC                     | 126,005                | \$3.31        |
| 8    | 43-F1       | Santa Clara | Sunnyvale Courthouse               | JCC                     | 19,994                 | \$3.30        |
| 9    | 04-D1       | Butte       | Chico Courthouse                   | JCC                     | 12,389                 | \$3.26        |
| 10   | 28-B1       | Napa        | Historic Courthouse                | JCC                     | 40,607                 | \$3.26        |

# County Managed Utilities

## Top 10 Electric Users - Cost Per SQFT

| Rank | Building ID | County      | Building Name                      | Utility Managing Entity | Total Responsible SQFT | Cost Per SQFT |
|------|-------------|-------------|------------------------------------|-------------------------|------------------------|---------------|
| 1    | 37-E2       | San Diego   | Department 11                      | County                  | 3,634                  | \$5.93        |
| 2    | 24-A2       | Merced      | Adobe                              | County                  | 2,033                  | \$4.04        |
| 3    | 33-F1       | Riverside   | Hemet                              | County                  | 26,511                 | \$3.38        |
| 4    | 19-AI1      | Los Angeles | Los Padrinos Juvenile Court        | County                  | 10,017                 | \$3.34        |
| 5    | 19-K1       | Los Angeles | Stanley Mosk Courthouse            | County                  | 716,045                | \$3.33        |
| 6    | 19-J1       | Los Angeles | Pasadena Courthouse                | County                  | 129,771                | \$3.17        |
| 7    | 15-I2       | Kern        | Mojave-County Administration Bldg. | County                  | 3,905                  | \$3.07        |
| 8    | 19-P1       | Los Angeles | Mental Health Court                | County                  | 19,694                 | \$3.06        |
| 9    | 19-AV1      | Los Angeles | Hall of Records                    | County                  | 47,338                 | \$3.02        |
| 10   | 19-Z1       | Los Angeles | San Pedro Courthouse               | County                  | 33,305                 | \$2.88        |

# How to Attack the Problem

## Moving Forward

- Continue to build our database to allow a “use per square foot” analysis.
- Leverage outside resources (utilities) to “audit” our facilities and identify energy efficiency projects.
- Apply lessons-learned on energy efficiency projects to other facilities.
- Continue to explore opportunities for more detailed analysis, i.e. software and on-line options.





# Questions?



# Solar Power Purchase Agreements



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# The Process

- Power purchase agreements have been successfully implemented by DGS.
- We want to take advantage of this established process.
- Down to one utility engineer now, and will have potentially zero by the end of the year.
- Once we have staff, we will proceed as described in the following slides.

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# The Process\*

As demonstrated by DGS...

# Major Steps in the Process

1. Request for Qualifications (RFQ) for Solar PV Developers
2. Develop Master List of Potential Sites
3. (RFP) Proposal Process: Selected Developers Bid on Identified Sites
4. Awarding the Sites
5. Site Due Diligence
6. Construction/Install



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# Major Steps in the Process

1. Request for Qualifications (RFQ) for Solar PV Developers
  - RFQ process to identify solar providers.
  - PUC rules allows state to contract with providers for a two year period.
  - 3- 4 month timeframe.
2. Develop Master List of Potential Sites
3. (RFP) Proposal Process: Selected Developers Bid on Identified Sites
4. Awarding the Sites
5. Site Due Diligence
6. Construction/Install



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# Major Steps in the Process

1. Request for Qualifications (RFQ) for Solar PV Developers
2. Develop Master List of Potential Sites
  - 2-3 months (runs concurrently with RFQ process).
  - Preliminary due diligence includes physical space, ownership, bond issues, usage and rate review.
3. (RFP) Proposal Process: Selected Developers Bid on Identified Sites
4. Awarding the Sites
5. Site Due Diligence
6. Construction/Install



# Major Steps in the Process

1. Request for Qualifications (RFQ) for Solar PV Developers
2. Develop Master List of Potential Sites
3. (RFP) Proposal Process: Selected Developers Bid on Identified Sites
  - Site Visits
  - Q&A
  - 2-3 months
4. Awarding the Sites
5. Site Due Diligence
6. Construction/Install



# Major Steps in the Process

1. Request for Qualifications (RFQ) for Solar PV Developers
2. Develop Master List of Potential Sites
3. (RFP) Proposal Process: Selected Developers Bid on Identified Sites
4. Awarding the Sites
  - Evaluate existing rate vs. bid price
  - Negotiate/execute Site License Agreement
  - Negotiate/execute Power Purchase Agreement
  - 2-3 months
5. Site Due Diligence
6. Construction/Install



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# Major Steps in the Process

1. Request for Qualifications (RFQ) for Solar PV Developers
2. Develop Master List of Potential Sites
3. (RFP) Proposal Process: Selected Developers Bid on Identified Sites
4. Awarding the Sites
5. Site Due Diligence
  - Title Report
  - California Environmental Quality Act (CEQA)
  - Engineering and Utility Coordination
  - 2-3 months
6. Construction/Install



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# Major Steps in the Process

1. Request for Qualifications (RFQ) for Solar PV Developers
2. Develop Master List of Potential Sites
3. (RFP) Proposal Process: Selected Developers Bid on Identified Sites
4. Awarding the Sites
5. Site Due Diligence
6. Construction/Install  
- 3-6 months



# Solar Credits

## \*Why aren't we doing this ourselves?

- Investors Take Advantage of Solar Tax Credit
- Solar Tax Credit ends December 31, 2016.
  - State agencies aren't eligible for Federal Tax Credit.
  - Federal Tax Credit issued to the developer.



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# Site by Site Analysis

- PPA won't always be a better deal.
- Size of system, utility provider and climate location will dictate the ROI.
  - What we look at in terms of "ROI."
  - What the developer looks at in term of "ROI."
- Won't know for sure, until providers "bid" on a site.
- Have the expertise of DGS to guide us.



# Solar Canopy Parking Structure CAL EXPO



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# Solar Canopy Parking Structure New Jersey, Stockton College



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# Solar Canopy Parking Structure Santa Clara Valley Water District



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# Next Steps (Goal is June 2015)

1. Continue to build our master list of potential sites.
2. Review options for issuing an RFQ (partner with DGS or issue our own?).
3. Identify developers through RFQ process.
4. Identify short list of sites through preliminary due diligence.



# Hurdles?

1. Staff
2. Year End
3. Legal
4. Contracts



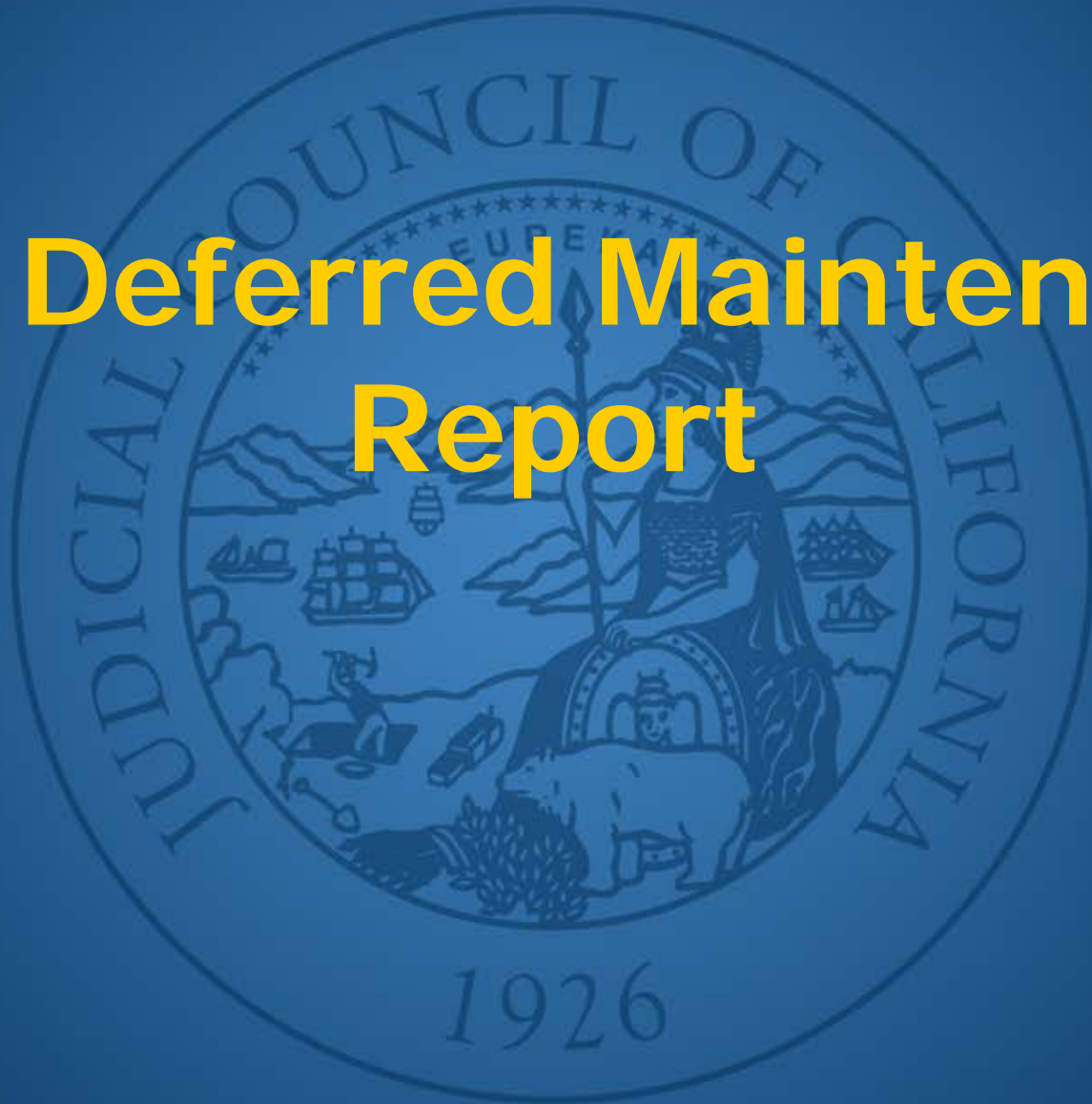
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# Questions?



# DOF Deferred Maintenance Report



# Department of Finance

## Deferred Maintenance Report

- New Requirements for FY 14-15
- Intended to be added to 5 Year Master Infrastructure Plan
- Last formal release FY 09-10



# Department of Finance

## Deferred Maintenance Report

- Proposed Report Format



### JUDICIAL COUNCIL OF CALIFORNIA

ADMINISTRATIVE DIVISION

REAL ESTATE AND FACILITIES MANAGEMENT

DRAFT

Trial Court Facility Modification

*Request Log*

Report as of 09/30/2014

| LINE # | County         | Facility Name                       | Project System Targeted for Renewal | Project Rough Order of Magnitude | Judicial Branch Share of Cost | County Share of Cost |
|--------|----------------|-------------------------------------|-------------------------------------|----------------------------------|-------------------------------|----------------------|
| 1      | San Mateo      | Hall of Justice                     | B3010 Roof Coverings                | \$66,000                         | \$35,000                      | \$31,000             |
| 2      | San Bernardino | Barstow Courthouse                  | B3010 Roof Coverings                | \$580,000                        | \$452,000                     | \$128,000            |
| 3      | Los Angeles    | Stanley Mosk Courthouse             | D1010 Elevators and Lifts           | \$300,000                        | \$292,000                     | \$8,000              |
| 4      | Los Angeles    | Pasadena Courthouse                 | D1010 Elevators and Lifts           | \$1,853,000                      | \$1,285,000                   | \$568,000            |
| 5      | Kern           | Delano/North Kern Court             | D3041 Air Distribution Systems      | \$39,000                         | \$32,000                      | \$8,000              |
| 6      | San Diego      | East County Regional Center         | D1010 Elevators and Lifts           | \$2,413,000                      | \$1,634,000                   | \$779,000            |
| 7      | Los Angeles    | Edmund D. Edelman Children's Court  | D5021 Branch Wiring Devices         | \$32,000                         | \$23,000                      | \$10,000             |
| 8      | Santa Cruz     | Main Courthouse                     | D3020 Heat Generating Systems       | \$61,000                         | \$60,000                      | \$1,000              |
| 9      | Humboldt       | Humboldt County Courthouse (Eureka) | D3020 Heat Generating Systems       | \$52,000                         | \$17,000                      | \$35,000             |
| 10     | Santa Cruz     | Main Courthouse                     | D3041 Air Distribution Systems      | \$471,000                        | \$466,000                     | \$4,000              |
| 11     | Contra Costa   | Bray Courts                         | D4010 Fire Protection Systems       | \$57,000                         | \$49,000                      | \$8,000              |
| 12     | Los Angeles    | Beverly Hills Courthouse            | G3063 Fuel Storage Tanks            | \$32,000                         | \$25,000                      | \$6,000              |
| 13     | Los Angeles    | Long Beach Courthouse               | G1021 Building Demolition (modular) | \$56,000                         | \$43,000                      | \$14,000             |
| 14     | Riverside      | Riverside Juvenile Justice Trailers | B3010 Roof Coverings                | \$23,000                         | \$23,000                      | \$0                  |
| 15     | Riverside      | Riverside Juvenile Justice Trailers | B3010 Roof Coverings                | \$18,000                         | \$18,000                      | \$0                  |
| 16     | Los Angeles    | Eastlake Juvenile Court             | B3010 Roof Coverings                | \$1,496,000                      | \$820,000                     | \$677,000            |
| 17     | San Diego      | Kearny Mesa Court                   | B3010 Roof Coverings                | \$429,000                        | \$429,000                     | \$0                  |
| 18     | Madera         | Sierra Courthouse                   | B3010 Roof Coverings                | \$63,000                         | \$43,000                      | \$20,000             |
| 19     | San Bernardino | San Bernardino Courthouse           | B3010 Roof Coverings                | \$158,000                        | \$151,000                     | \$7,000              |
| 20     | Riverside      | Riverside Juvenile Justice Trailers | D3020 Heat Generating Systems       | \$23,000                         | \$23,000                      | \$0                  |
| 21     | Riverside      | Riverside Juvenile Justice Trailers | D3020 Heat Generating Systems       | \$23,000                         | \$23,000                      | \$0                  |
| 22     | Stanislaus     | Modesto Main Courthouse             | B3010 Roof Coverings                | \$772,000                        | \$771,000                     | \$2,000              |
| 23     | Los Angeles    | Eastlake Juvenile Court             | D3020 Heat Generating Systems       | \$71,000                         | \$39,000                      | \$32,000             |
| 24     | Los Angeles    | Metropolitan Courthouse             | B3010 Roof Coverings                | \$882,000                        | \$834,000                     | \$48,000             |
| 25     | Los Angeles    | Long Beach Courthouse               | B3010 Roof Coverings                | \$1,000,000                      | \$756,000                     | \$244,000            |
| 26     | Imperial       | Imperial County Courthouse          | B3010 Roof Coverings                | \$449,000                        | \$449,000                     | \$0                  |
| 27     | San Diego      | Kearny Mesa Court                   | D3020 Heat Generating Systems       | \$289,000                        | \$289,000                     | \$0                  |
| 28     | Kings          | Lemoore Superior Court              | B3010 Roof Coverings                | \$34,000                         | \$19,000                      | \$15,000             |
| 29     | Santa Barbara  | Santa Maria Courts Bldgs C + D      | B30 Roofing                         | \$8,000                          | \$8,000                       | \$0                  |
| 30     | Santa Barbara  | Santa Maria Courts Bldgs C + D      | B3010 Roof Coverings                | \$577,000                        | \$577,000                     | \$0                  |
| 31     | Los Angeles    | Eastlake Juvenile Court             | D3031 Chilled Water Systems         | \$2,948,000                      | \$1,615,000                   | \$1,333,000          |

# Staffing



# Staffing – Facilities Management Unit

- Approved Staffing Level – 58
- Recent Staff Replacements – 3
  - Andre Navarro – Facilities Management Administrator (LA)
  - Nanci Palo – Facilities Management Administrator (LA)
  - Peter Levrini – Customer Service Rep II (SAC)
- Approved Recruitments – 2
  - Senior Project Manager (Statewide)
  - Senior Facilities Planner (Statewide)
- FY 13-14 BCP New Hires Pending Recruitment – 2
  - Project Manager III (SRO)
  - Customer Service Rep I (Sac)





# Staffing – Facilities Management Program

- Program Support Components


| Program Component                         | Approved | On Staff | Proposed |
|---|----------|----------|----------|
| Program Management                        | 6        | 6        | 6        |
| RM & Minor FM Project Management          | 30       | 30       | 36       |
| Major FM Project Management               | 7        | 5        | 10       |
| Customer Service Center                   | 7        | 7        | 9        |
| Facility Plant Engineering                | 6        | 6        | 9        |
| Quality Assurance                         | 2        | 2        | 2        |
| Contract Management & Contract Compliance | 3        | 3        | 7        |
| Totals                                    | 61       | 59       | 79       |



# Staffing – Facilities Management Program

| Program Component                         | Risks to Maintaining Staffing Levels  |
|---|---|
| Program Management                        | Minimal Program Risk  |
| RM & Minor FM Project Management          | Low service quality; Delay in small FM execution; Poor court satisfaction   |
| Major FM Project Management               | Inability to plan & use available funds; Project delays; Poor quality; Poor court satisfaction                                    |
| Customer Service Center                   | Dispatching delays; Delay in processing work request; Lack of reporting; Poor court satisfaction                                  |
| Facility Plant Engineering                | Minimal design review; Lack of engineering expertise; Minimal root cause analysis; Poor PM quality; contractor reliant            |
| Quality Assurance                         | Minimal Program Risk  |
| Contract Management & Contract Compliance | Delays on fund encumbrance; Not compliant with Internal Audit findings; Increased lapses in contracting compliance and management |



The background of the slide features a large, faint, circular seal of the Judicial Council of California. The seal contains the text "JUDICIAL COUNCIL OF CALIFORNIA" around the top and "1926" at the bottom. The central emblem depicts a Minuteman standing on a rock, holding a rifle, with a ship and a bear also visible within the seal's design.

# California Rule of Court 10.65

## Trial Court Facility Modification Advisory Committee

# California Rule of Court 10.65

## Trial Court Facility Modification Advisory Committee

- Committee terms are three years per subdivision (b) of rule 10.31.
- The Rule amends the FM Policy to eliminate the term and membership details.
- The Rule adds the chair and vice-chair of the Court Facilities Advisory Committee as non-voting members of the committee.



# California Rule of Court 10.65

## Trial Court Facility Modification Advisory Committee

The proposed Rule has different responsibilities associated with it than the Council approved Committee Charge.

| Rule 10.65   | TCFMAC Charge   |
|--|---|
| facilities modifications   | facilities modifications  |
| maintenance and operations   | maintenance and operations  |
| environmental services   | environmental management and sustainability   |
| utility management   | No specific reference   |
| No specific reference  | non-capital-related real estate transactions  |
| Makes recommendations to the council on funding and takes additional action in accordance with council policy, both for facility modifications and for operations and maintenance. | Authorize funding of Facility Modifications in accordance with the Judicial Council's policy.<br>Provide recommendations to the Judicial Council on funding-related issues, including funding requirements for both operations and maintenance, and Facility Modifications.   |
| Collaborates with the Court Facilities Advisory Committee  | Support the Court Facilities Working Group in the development of the Capital Program, including providing input to design standards, prioritization of capital projects, and methods to reduce construction cost without impacting long-term operations and maintenance cost.   |
| No specific reference  | Advise on issues related to the working group's charge as requested by the Chief Justice, the Judicial Council, or the Administrative Director of the Courts. These may include issues related to funding, AOC staffing support, development and oversight of contracts, and policies and procedures related to the trial court facilities. |
| Provides quarterly and annual reports on the facilities modification program in accordance with the council policy.  | Provide quarterly and annual reports on the Facility Modification Program in accordance with the Judicial Council's policy.   |

# 2015

## Proposed TCFMAC Meeting Calendar

| Date              | Day of Week     | Type of Meeting          |
|-------------------|-----------------|--------------------------|
| December 15, 2014 | Monday          | Phone                    |
| January 16, 2015  | Friday          | In Person                |
| March 6, 2015     | Friday          | Phone                    |
| April 17, 2015    | Friday          | In Person                |
| May 21-22, 2015   | Thursday-Friday | In Person (Location TBD) |
| July 17, 2015     | Friday          | In Person                |
| August 31, 2015   | Monday          | Phone                    |
| October 16, 2015  | Friday          | In Person                |
| December 7, 2015  | Monday          | Phone                    |





# Adjourn to Closed Session

- Closing Discussions
- Chair Closing Comments



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