

Trial Court Facility Modification Advisory Committee Meeting

The background features a large, faint seal of the Judicial Council of California. The seal is circular and contains various symbols: a central figure holding a scale and a sword, a bear at the bottom, a ship on the left, and a building on the right. The text "JUDICIAL COUNCIL OF CALIFORNIA" is written around the perimeter, and "1926" is at the bottom. The word "EUREKA" is also visible within the seal's design.

October 23, 2015

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



Consent Calendar

- Minutes from meeting on August 31, 2015



JUDICIAL COUNCIL
OF CALIFORNIA

Action Item 1

List A – Emergency Facility Modification Funding (Priority 1)

- There were 40 new Priority 1 FMs this period
- Total estimated FM Program budget share is \$871,127



Action Item 2

List B – Facility Modifications Less than \$50K (Priority 2)

- There were 86 new FMs Less than \$50K this period
- Total estimated FM Program budget share is \$590,706



Action Item 3

List C – Cost Increases Over \$50K

Impacts seven (7) FM projects

Total FM Value - \$1,223,118

FM Program Budget Impact \$989,695



Action Item 3

List C – Cost Increases Over \$50K

Santa Clara HOJ Elevator

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Santa Clara	Hall of Justice (West)	43-A2	FM-0022152	\$678,586	\$729,422	\$50,836

Reason for Increase: Workers discovered that the noise during execution was resounding into the courtrooms, interrupting court operations, requiring work to be completed after hours (overtime).

Notes: FM Program budget share is 100%, therefore cost increase to FM Program budget is \$50,836.



Action Item 3

List C – Cost Increases Over \$50K

Orange West Justice Center Chiller

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Orange	West Justice Center	30-D1	FM-0029105	\$295,663	\$420,663	\$125,000

Reason for Increase: Additional scope will extend the vent pipes to above the roof line as required by code, increase pad size due to change in boiler type.

Notes: FM Program budget share is 90.68%, therefore cost increase to FM Program budget is \$113,350.



Action Item 3

List C – Cost Increases Over \$50K

LA Norwalk Roof

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Norwalk Courthouse	19-AK1	FM-0041168	\$566,280	\$866,280	\$300,000

Reason for Increase: Additional asbestos remediation work was required, as well as the addition of exterior soffit lighting renovations.

Notes: FM Program budget share is 85.03%, therefore cost increase to FM Program budget is \$255,090.



Action Item 3

List C – Cost Increases Over \$50K

LA Pasadena Roof

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Pasadena Courthouse	19-J1	FM-0045803	\$935,880	\$1,258,110	\$322,230

Reason for Increase: Additional asbestos remediation work was required. Additional work was also identified to install rooftop electrical outlets required by code and the remediation of water damage from cracks in the parapet walls.

Notes: FM Program budget share is 69.35%, therefore cost increase to FM Program budget is \$223,467.



Action Item 3

List C – Cost Increases Over \$50K

LA Metropolitan Teller Windows

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Metropolitan Courthouse	19-T1	FM-0050342	\$210,000	\$300,000	\$90,000

Reason for Increase: Original project did not include canopy. Court requested canopy installation post project completion and acceptance. Per committee decision in previous projects the request is being moved forward.

Notes: FM Program budget share is 100%, therefore cost increase to FM Program budget is \$90,000.



Action Item 3

List C – Cost Increases Over \$50K

LA Foltz Backflow Preventers

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Foltz Criminal Justice Center	19-L1	FM-0053481	\$24,032	\$223,409	\$199,377

Reason for Increase: Following the installation of the new backflow preventer and recharging the building with water, sediment in the lines caused a urinal flush valve to stick open, overwhelming the drain and leaking. Water intrusion affected 8,800 square feet on the second floor west wing and also penetrated through to the first floor cafeteria disturbing asbestos fireproofing. ACM containment and abatement work required.

Notes: FM Program budget share is 68.79%, therefore cost increase to FM Program budget is \$137,151.



Action Item 3

List C – Cost Increases Over \$50K

Alameda Hayward HOJ Chiller

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Alameda	Hayward Hall of Justice	01-D1	FM-0055042	\$104,325	\$240,000	\$135,675

Reason for Increase: During chiller rebuild work, it was verified that failure caused additional collateral damage. Replacement of a failed control board, variable frequency drives, and circuit transducers is required.

Notes: FM Program budget share is 88.3%, therefore cost increase to FM Program budget is \$119,801.



Action Item 3

Summary of List C – Cost Increases Over \$50k

FM Number	County	Building	Total Cost Increase to FM Program Budget
FM-0022152	Santa Clara	Hall of Justice (West)	\$50,836
FM-0029105	Orange	West Justice Center	\$113,350
FM-0041168	Los Angeles	Norwalk Courthouse	\$255,090
FM-0045803	Los Angeles	Pasadena Courthouse	\$223,467
FM-0050342	Los Angeles	Metropolitan Courthouse	\$90,000
FM-0053481	Los Angeles	Foltz Criminal Justice Center	\$137,151
FM-0055042	Alameda	Hayward Hall of Justice	\$119,801
	Total		\$989,695

Action Item 4

List D – Facility Modifications Over \$50K

Items 1-35 are recommended for funding

Total estimated amount of FM Program
budget share is \$10,798,599



Action Item 5

List E – Court-Funded Facilities Requests (CFRs) Facility Modifications

- 3 Los Angeles CFRs
 - Beverly Hills & Metropolitan – electrical work to support automated bill payment kiosks - \$60,000
 - Torrance – Cafeteria compliance improvements - \$25,000
 - Inglewood – Snack bar compliance improvements - \$17,827



Action Item 6

FY 14-15 Annual Report to Judicial Council

- Comments & Input
- Points to Note
 - Documents increase in CFR Funding
 - Provides national comparison of FCI
- Recommendation:
 - Delegate authority to Chair & Vice-Chair to make changes based on court input and submit to E&P



Action Item 6

FY 14-15 Annual Report to Judicial Council

- Timeline:
 - TCFMAC Review & Approval: Oct. 23
 - Court Comment Period: Oct. 30 – Nov. 13
 - Serranus Posting & Chair's memo email
 - E&P Review: Nov. 19
 - Final Draft due: Nov. 30
 - Judicial Council Review & Approval: Dec. 11



Action Item 7

TCFMAC Quarter 1 Report

– FY 15-16

- Comment & Input
- Project Highlights:
 - Carol Miller Justice Center entryway
 - San Mateo Northern Branch isolation valves
- Recommendation:
 - Approve for release to E&P based on adjustments from committee input



Action Item 8

2016 TCFMAC Meeting Dates

Date	Day of Week	Type of Meeting
January 15, 2016	Friday	In Person
February 19, 2016	Friday	Phone
March 28, 2016	Monday	In Person
May 20, 2016	Friday	In Person
July 22, 2016	Friday	In Person
August 29, 2016	Monday	Phone
October 13-14, 2016	Thursday-Friday	In Person
December 5, 2016	Monday	Phone



Action Item 9

Shared Cost Execution Delays

- \$50k Authority hindered by time required for shared cost approval.
- Is the wait for approval worth risk of system failure?



Action Item 9

Shared Cost Execution Delays

Historical List B= Less than \$15K

Facility Modification	Action
100% JCC FM	Move to execution
Shared FM, total value Less than \$15K	Move to execution

Current List B = Less than \$50K

Facility Modification	Action
100% JCC FM	Move to execution
Shared FM, total value Less than \$15K	Move to execution
Shared FM, total value \$15K-\$50K	Hold until Shared approval is received



Action Item 9

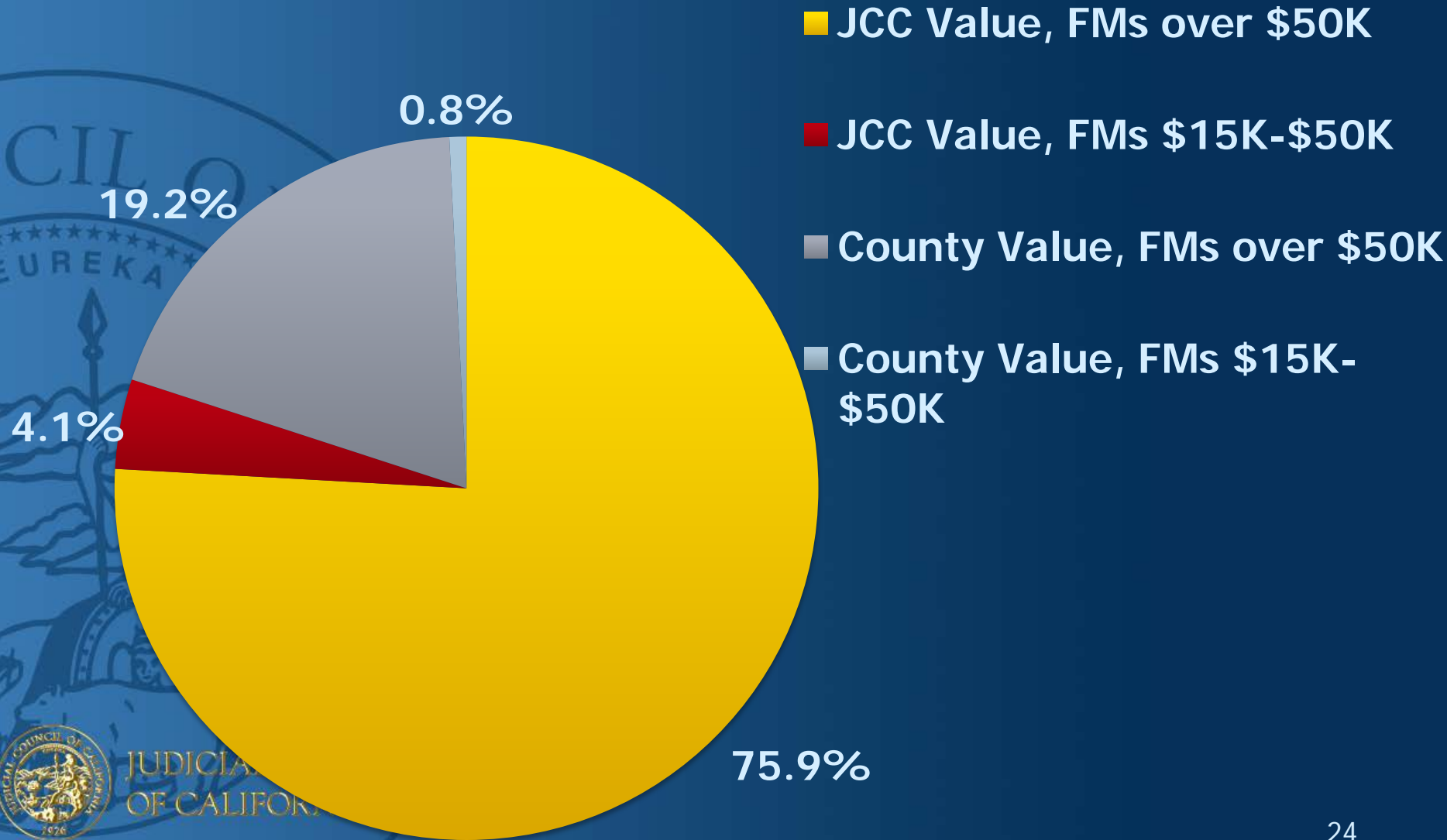
Shared Cost Execution Delays

- FY 14-15 Projects between \$15k-\$50k
 - 57 projects at \$1.5M
 - Equate to 4.9% of FM budget dollars
 - Account for 44% of all letters sent
 - Average approval cycle time 60 days
 - \$15k-\$50k shared value \$243k



Action Item 9

FY 14-15 Value of Shared FMs



Action Item 9

Shared Cost Execution Delays

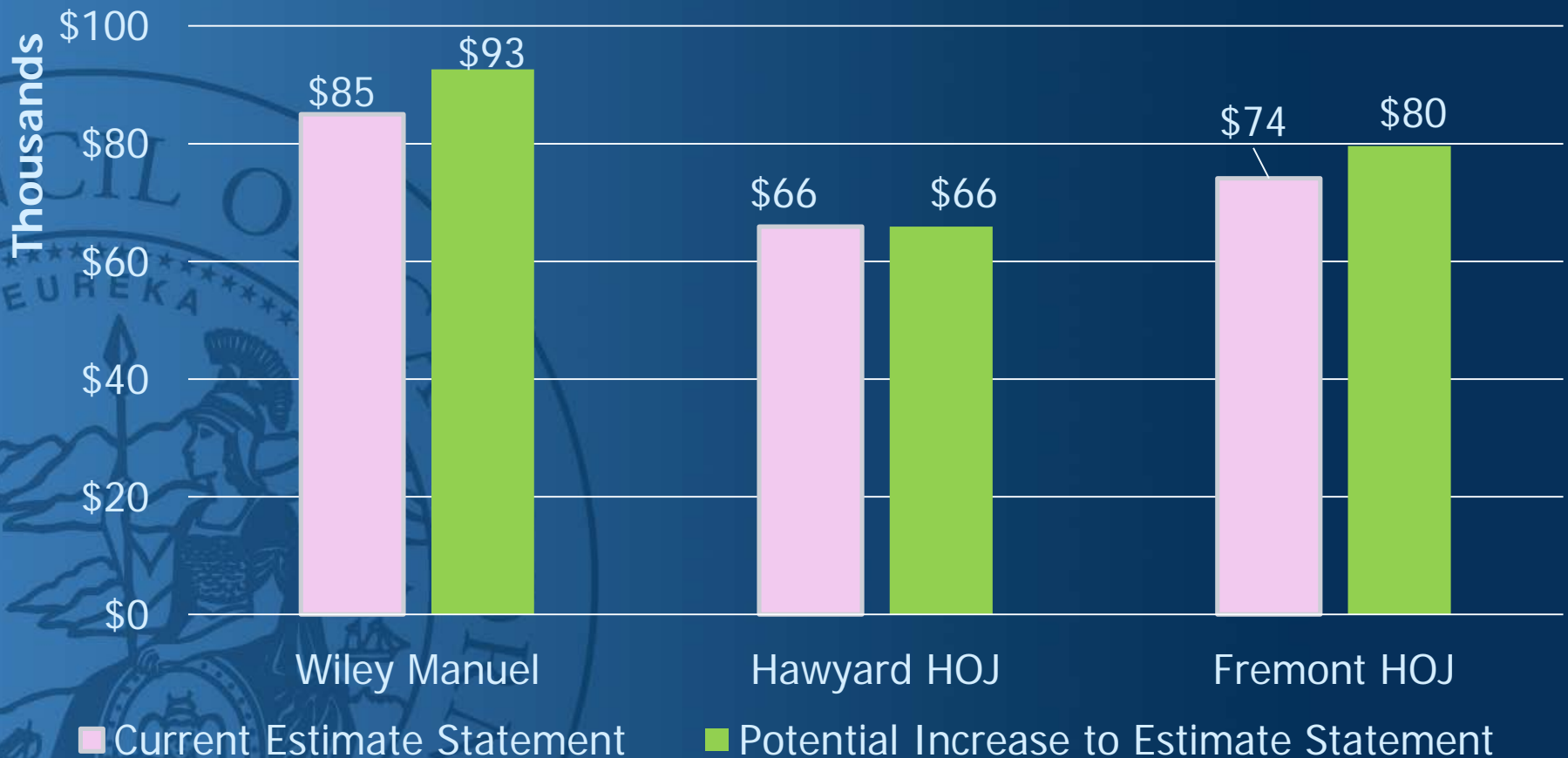
- Transfer Docs require notification
- O&M and Small Projects estimated annually via official letter
- Recommend incorporate additional projects into annual process



Action Item 9

Estimate Statement Case Study

Case Study - Alameda County



Proposed Solution averages a 5.45% increase in the Estimate Statement

Action Item 9

Proposed Solution

- Align internal processes for List B with approval authority
- Increase County Estimate Letters for additional project range per county



Discussion Item 1

List F – Funded FMs On Hold

- Pending Project Manager resources
 - 4 FMs
 - \$2.2M Total Projected Cost
- On Hold for Shared Cost Approval
 - 7 FMs
 - \$1.9M JCC Share of Projected Cost



Discussion Item 1

List F – Funded FMs On Hold

- New Resources have decreased backlog
- Existing resources are maxed again
- Counties have been very responsive to shared cost
- Mendocino Chiller Failed – Released as P1 using previously approved funding



Discussion Item 2

Parking Rate Changes Report

- Council approved policy Aug 2015
- Places approval authority with Judicial Council
- History:
 - Parking transferred with Facilities
 - Revenue calculated as CFP component
 - Currently provides \$2.5M of CFP Resources



Discussion Item 2

Parking Rate Changes Report

- Two proposals for Council consideration
- Daily/monthly rate increases
 - Impacts 14 facilities
 - Annual revenue increase: \$388k
- Harbor Justice Center – Orange Superior Court
 - Transition from “free” to “paid” parking
 - Net gain in annual revenue generation \$194K



Discussion Item 2

Parking Rate Changes Report

- Per Section 10 of Policy
- JCC & Courts have reviewed
- Courts concur with recommendations
- JC Submittal: Dec. 11 meeting



Discussion Item 3

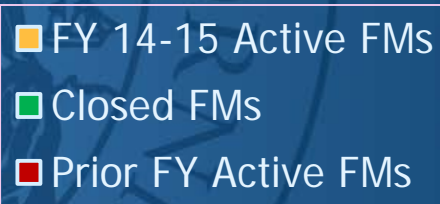
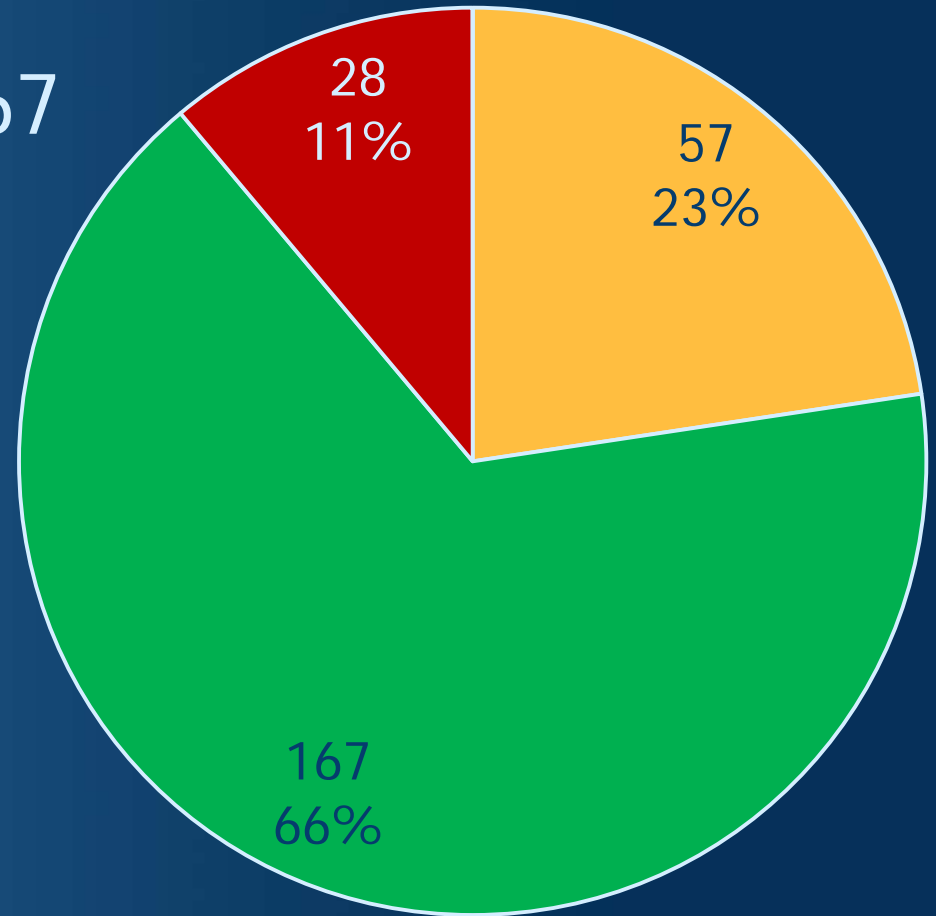
CFARF Reconciliation

- Court Facilities Architectural Revolving Fund
 - Fund has Continuous Appropriate Authority
 - First leveraged 2006 (\$2.9M, 18 FMs)
 - A standard practice to secure funding
 - Large renovations
 - Year End Closure of the books



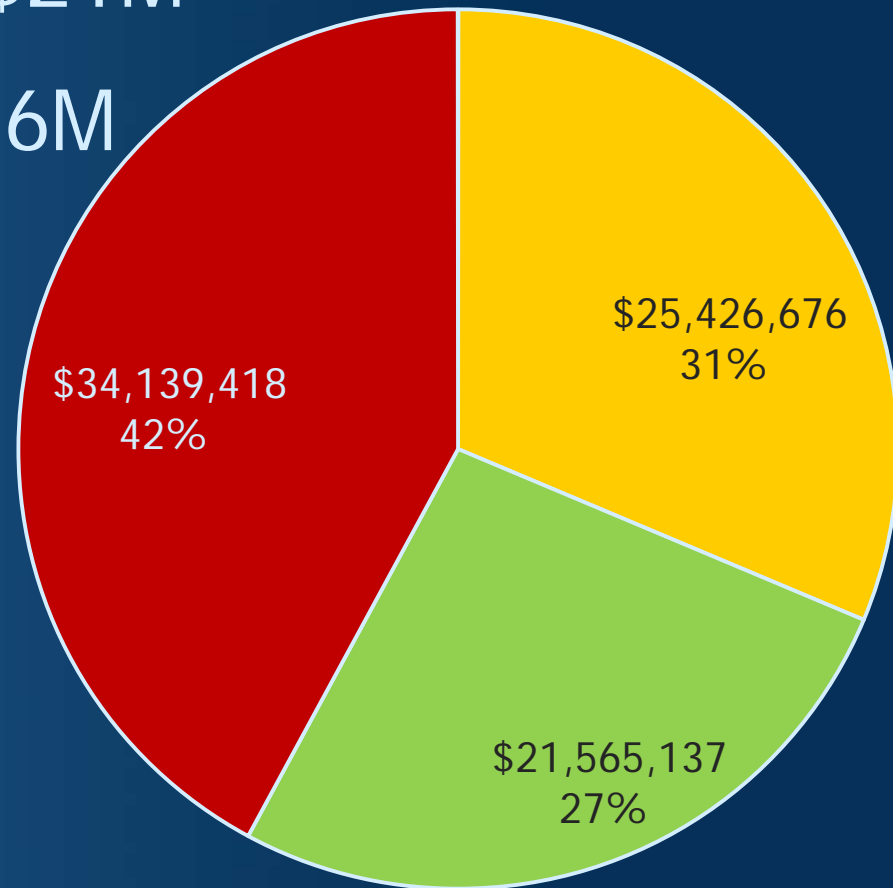
Discussion Item 3 CFARF Reconciliation

- Total Projects – 252
- Closed Projects – 167
- Active Projects – 85



Discussion Item 3 CFARF Reconciliation

- Total Funding – \$81M
- Expended Funding – \$21M
- Pending Funding – \$56M



■ FY 14-15 New ARF
Active Funding
■ Prior FY Expended ARF
Funding



Discussion Item 3

CFARF Reconciliation

- Projects in Design
 - Solano Flood Control - \$1.5M
 - Santa Maria Parking Lot - \$480k
- Project Hold per Committee
 - Santa Maria Bldg G Security - \$187k



Discussion Item 3

CFARF Reconciliation

- Projects on Hold Pending PM

• LA Pomona	– HVAC	\$111k
• LA Stanley Mosk	– Sprinklers	\$216k
• LA Alhambra	- Lighting	\$222k
• LA Foltz	- HVAC	\$1.6M



Discussion Item 4

Status of Surge Report

- JCC Executive Final Review – 10-16-15
- Surge Approved
 - 4 Year Anticipated Term
 - 9 FTE (909 staff)
 - 6 Project Managers
 - 3 Operations Staff
 - Employee Requisitions submitted 10-20-15



Discussion Item 4

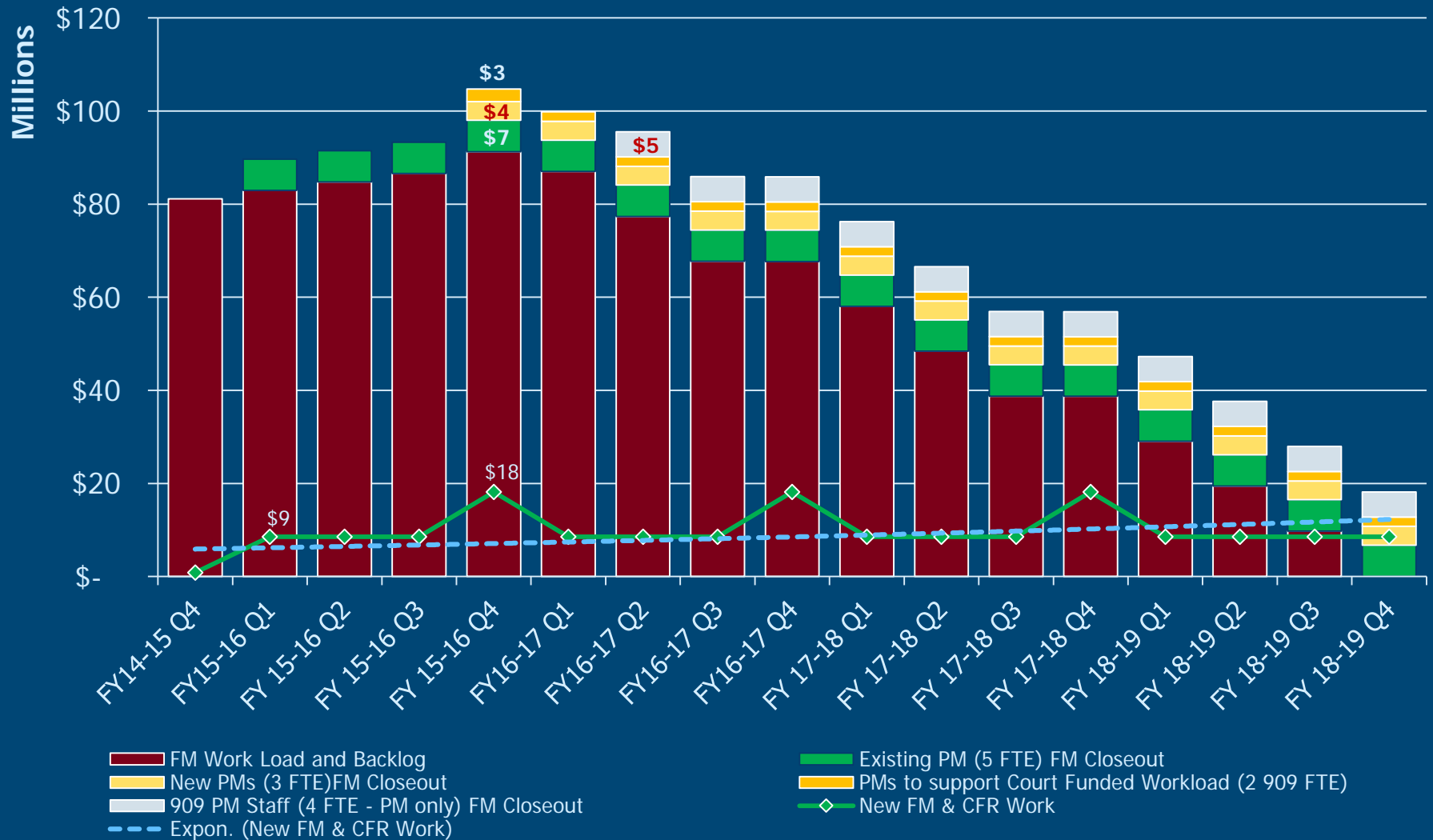
Status of Surge Report

- FY 15-16 Workload
 - \$80M – Active Projects
 - \$36M – FY 15-16 Projects
 - \$8M/\$12M – Court Funded Projects
- Annual Future Year Projection - \$85M
 - \$65M-FM, \$10M-Shared, \$10M-CFR



Discussion Item 4

Status of Surge Report



Discussion Item 5

Facilities Policies Working Group

Overview

- Purpose
- Membership & Departments
- Meeting frequency
- Approved policies
- Approved dispositions
- Future topics



Discussion Item 5

FPWG Overview – Real Estate

- Eunice Calvert-Banks, Real Estate Manager
 - Event Licensing Policy
 - Approved Dispositions
 - Future or Pending Topics



Discussion Item 5

FPWG Overview – Facilities Management

- Jerry Pfab, Facility Management Unit
Senior Manager
 - Parking Policy
 - Art Policy
 - Future or Pending Topics



Discussion Item 5

FPWG Overview – Environmental Compliance

- Laura Sainz, Environmental Compliance & Sustainability Manager
 - Water Conservation Policy
 - Future or Pending Topics



Discussion Item 6

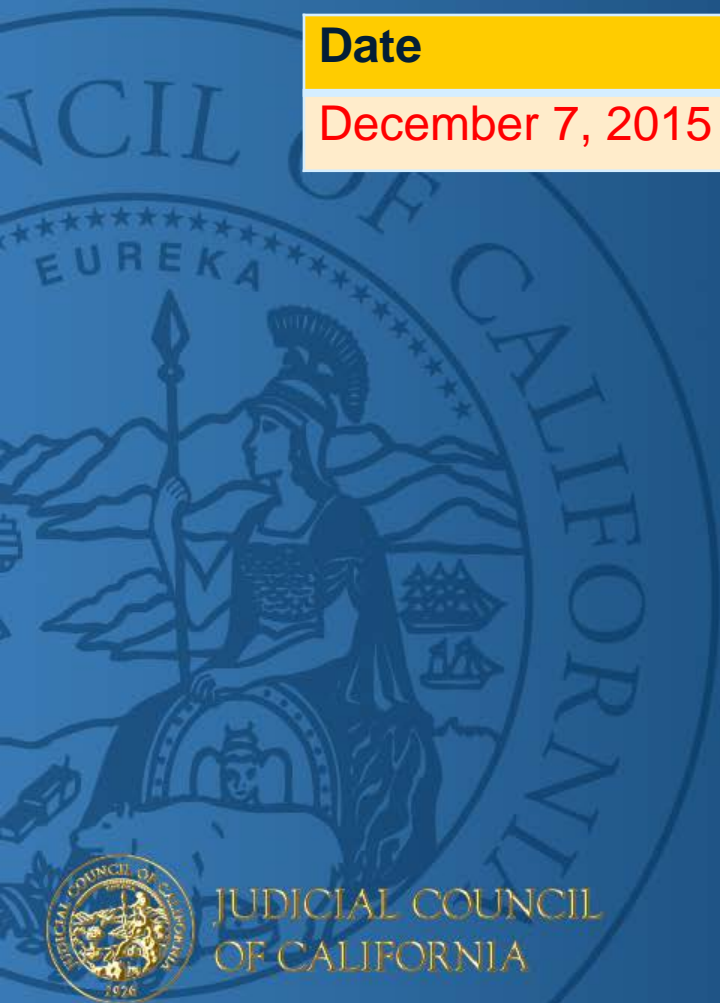
Water Conservation Efforts Update

- Laura Sainz, Environmental Compliance & Sustainability Manager
 - Water Conservation Policy
 - Adopted in June 2015
 - Court visits/documenting best practices
 - 2016 inventory of all facilities



2015 TCFMAC Meeting Calendar

Date	Day of Week	Type of Meeting
December 7, 2015	Monday	Phone



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Adjourn Meeting

- Closing Discussions
- Chair Closing Comments



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