

The background of the slide features a large, faint, circular seal of the Judicial Branch of the State of California. The seal contains a central figure, likely Justice, holding a scale and a sword, surrounded by various symbols of law and justice. The text "JUDICIAL BRANCH OF THE STATE OF CALIFORNIA" is visible around the perimeter of the seal, and the year "1926" is at the bottom.

Trial Court Facility Modification Advisory Committee Meeting

May 20, 2016

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 Open meeting on April 4, 2016



Action Item 1

List A – Emergency Facility Modification Funding (Priority 1)

- There were 29 new Priority 1 FMs this period
- Total estimated FM Program budget share is \$770,253
- P1 Burn Rate in line with current approved allocation



Action Item 2

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

- There were 113 new FMs Less than \$50K this period
- Total estimated FM Program budget share is \$984,337
- Burn rate aligns with planned budget. No adjustment recommended.



Action Item 3

List C – Cost Increases Over \$50K

Impacts three (3) FM projects

Total FM Value - \$1,018,173

FM Program Budget Impact - \$1,018,173



Action Item 3

List C – Cost Increases Over \$50K Rancho Cucamonga Sidewalks

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Bernardino	Rancho Cucamonga Courthouse	36-F1	FM-0040732	\$350,000	\$451,179	\$101,179

Reason for Increase: Funding reverted due to lack of proactive invoicing by San Bernardino.

Notes: FM Program budget share is 100%, therefore cost increase to FM Program budget is \$101,179.



Action Item 3

List C – Cost Increases Over \$50K Monterey Roof

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Monterey	Monterey Courthouse	27-C1	FM-0048980	\$100,280	\$167,744	\$67,464

Reason for Increase: County-managed project; Per the County, the original shared cost letter was based on a ROM their estimator put together before they received any written estimates. Once they received the (3) written estimates from the contractors, they were higher than their ROM. There was no scope change.

Notes: FM Program budget share is 100%, therefore cost increase to FM Program budget is \$67,464.



Action Item 3

List C – Cost Increases Over \$50K Orange WJC Asbestos Abatement

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Orange	West Justice Center	30-D1	FM-0052405	\$600,154	\$1,449,684	\$849,530

Reason for Increase: Facility as-built drawings were in error as to actual construction delivered. Project costs impacted by significant structural variance and load limitations of existing hanging system for sheetrock. Additional demolition is required to fully and safely secure new sheetrock in ceiling. ACM conditions within this building create significant increased operational costs in delivering this work.

Notes: FM Program budget share is 100%, therefore cost increase to FM Program budget is \$849,530.



Action Item 3

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

FM Number	County	Building	Total Cost Increase to FM Program Budget
FM-0040732	San Bernardino	Rancho Cucamonga Courthouse	\$101,179
FM-0048980	Monterey	Monterey Courthouse	\$67,464
FM-0052405	Orange	West Justice Center	\$849,530
	Total		\$1,018,173



Action Item 4

List D – Facility Modifications Over \$50K

Items 1-12 are recommended for funding

Total estimated amount of FM Program budget share is \$2,855,049

FM-0035096 (item #12) is recommended to be approved Pending County Shared Cost Approval.



Action Item 5

Environmental Compliance & Sustainability (EC&S)

1. Capital Program - Support
2. OREFM - Compliance
3. OREFM - Sustainability



Action Item 5

Environmental Compliance & Sustainability (EC&S)

1. Capital Program Support –
Report Directly to Bill Guerin
2. Compliance & Sustainability –
Report Directly to Enrrique Villasana



Action Item 5

Environmental Compliance & Sustainability (EC&S)

1. Capital Program Support

2. Compliance

3. Sustainability

- Reduces long-term utility costs;
- Modernizes facilities; and
- Complements Executive Branch effort regarding State of CA leadership role in climate change.



Action Item 5

EC&S Sustainability Program

2015 – Energy Program

- Analyzed existing portfolio to target high priority facilities.
- Completed audits on facilities in PG&E and Southern California Edison service areas.
- Completed 48 audits– valued at over \$1,000,000.
- Leveraged services available; *supplemented lack of staff.*



Action Item 5

EC&S Sustainability Program

2016 – Energy Program

- Implement audit recommendations.
- Focus on PG&E audits –16 facilities.
- Recommendations can *generally* be categorized into three areas: 1) Lighting; 2) HVAC; and 3) Retro-commissioning.



Action Item 5

EC&S Sustainability Program

2016 – Energy Program

Next Steps:

- Implement audit recommendations, using various strategies.
 - ✓ Utilize existing ESCO pool for larger facilities/more complex/holistic projects.
 - ✓ Utilize PG&E's subsidized lighting program.
 - ✓ Utilize PG&E subsidized HVAC maintenance services.
 - ✓ Utilize PG&E incentivized retro-commissioning program.



Action Item 5

EC&S Sustainability Program

2016 – Energy Program

Next Steps:

Sustainability Implementation Strategy

- Approximately \$1.9 million of FM Funds to ARF Fund for implementation of energy efficiency measures (List D, Items 13-23).



Action Item 5 EC&S Sustainability Program 2016 – Energy Program

	FACILITY	JCC COST	PROJECTED ANNUAL SAVINGS
1.	Hayward Hall of Justice	\$ 107,922	\$73,668
2.	New Amador County Courthouse	\$ 465,010	\$22,424
3.	Butte County Courthouse	\$ 150,229	\$30,231
4.	Family Law Center (Bunker Hill)	\$ 126,383	\$25,455
5.	B.F. Sisk Courthouse	\$ 304,972	\$73,528
6.	Marina Courthouse	\$ 130,385	\$8,743
7.	Carol Miller Justice Center	\$ 114,933	\$31,500
8.	New Hollister Courthouse	\$ 60,366	\$13,955
9.	Manteca Branch Court	\$ 29,557	\$2,828
10.	Morgan Hill Courthouse	\$ 302,461	\$83,460
11.	Santa Clara Historic Courthouse	\$ 75,382	\$35,056
	TOTAL PORTFOLIO SIMPLE PAYBACK		4.39 Years

Action Item 6

EC&S Sustainability Program

2015/2016 – Water Conservation Program

2015:

- Judicial Council adopted Water Policy.

2016:

- Completed 36 water audits.
- Completed installation of low-flow aerators at 17 facilities.
- Completed plumbing fixture and landscaping inventory at 84 facilities.

Reviewed water bills to identify major users.



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Action Item 6

EC&S Sustainability Program

2016 – Water Conservation Program

Next Steps:

- Transfer \$65,000 to CFARF.
- Operations savings targeted to fund Water Conservation Program:
 - ✓ Water Audits
 - ✓ Native/Drought Tolerant Landscaping Pilot Projects



Action Item 6

EC&S Sustainability Program

2016 – Water Conservation Program

FACILITY	Water Conservation Action
Larson Justice Center	Water use analysis and drought tolerant landscaping
Barstow Courthouse	Water use analysis and drought tolerant landscaping
New Amador Courthouse	Water use analysis and drought tolerant landscaping



Action Item 7

\$60M Deferred Maintenance List

- List of \$60M sent to DOF – April 13
- Created caveat on Shared Cost
- Primarily roofing and conveyance systems
- Program directly benefits 24 Courts
- 167 Projects

Counties	State Re-investment	Projects
Alameda	\$3,446,000	9
Contra Costa	\$1,464,000	5
El Dorado	\$40,000	1
Humboldt	\$139,000	1
Kern	\$2,844,000	13
Los Angeles	\$30,362,000	50
Madera	\$41,000	1
Merced	\$40,000	1
Mono	\$97,000	1
Napa	\$232,000	1
Nevada	\$421,000	3

Counties	State Re-investment	Projects
Orange	\$4,004,000	8
Placer	\$132,000	3
Riverside	\$2,401,000	9
San Bernardino	\$1,211,000	8
San Diego	\$4,758,000	23
San Francisco	\$442,000	2
San Luis		
Obispo	\$340,000	1
San Mateo	\$93,000	2
Santa Barbara	\$1,940,000	10
Santa Clara	\$1,140,000	5
Solano	\$602,000	4
Tulare	\$1,314,000	3
Ventura	\$3,214,000	3

Action Item 7

\$60M Deferred Maintenance List

Proposed Path Forward:

- | | |
|---|------------------------|
| 1. Define <u>\$80-\$100M project list</u> | April – May |
| 2. <u>Get approval on project list</u> | May - July |
| 3. <u>Initiate high level discussions with counties</u> | Post approval |
| 4. <u>Confirm project ROM estimates</u> | May Forward |



Action Item 7

\$60M Deferred Maintenance List

Proposed Path Forward:

5. Per project approval via standard approval flow.
6. Identify project management resources – funding & staff
7. Project start

August 26
onward

Post
budget act

ASAP



Action Item 7

\$60M Deferred Maintenance List

- Request approval of final project list



Action Item 8

TCFMAC Q3 Report

- Comment and Input
- Recommendation:

Approve for release to E&P
based on adjustments from
committee input



Discussion Item 1

List F – Funded FMs on Hold

- Pending Project Manager resources
 - 29 FMs
 - \$11.5M Total Projected Cost
 - On Hold for Shared Cost Approval
 - 6 FMs
 - \$3.1M JCC Share of Projected Cost
 - One of these also on hold for PM
 - Remainder on hold for CFARF



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Action Item 9

Budget Change Proposals for FY 2017-2018

- Five BCPs
 1. Review of O&M, FM & New Construction
 2. Risk Management Program
 3. Trial Court Security System Maintenance, Replacement and Improvements
 4. Judicial Branch Facilities System Support
 5. Santa Clara Funding
- Need to rank recommendations



Action Item 9-1 (BCP)

O&M, FM, New Construction

Support Function	Funding	Additional Funding Requested	Percentage of Growth	Additional FTE Required
Routine Maintenance	\$35.9M	\$27.5M	76%	4 (GF Funded)
New Facilities		\$8.8M		
Facility Modifications	\$65M	\$12.7M	18%	4 (GF Funded)

- Brings O&M to BOMA standard
- Brings FM to 2% Capital Reinvestment



Action Item 9-1 (BCP) Trial Court Facilities – O&M, FM, New Construction

- Recommendation:
 - Submission of budget concept to Judicial Council for General Fund Augmentations for these three sectors. Total potential augmentation is \$49M.



Action Item 9-2 (BCP) Trial Court Facilities – Risk Management Program: Past Actions

Support Function	Funding	Additional Funding Requested	Percentage of Growth	Fund Source
Risk Management Program	\$1 M	\$3.054 M	65%	General Fund

- Judicial Council approved submittal of FY 2016-17 BCP
- BCP declined by DOF



Action Item 9-2 (BCP) Trial Court Facilities – Risk Management Program

- Recommendation:
 - Submission of budget concept to Judicial Council for General Fund Augmentation of \$3,054,000 to purchase facilities related insurance for effective risk management.



Action Item 9-3 (BCP) Trial Court Security Systems and Entrance Screening Equipment Maintenance, Replacement and Improvements

- Existing Systems and Equipment
- Annual Repair & Maintenance Costs
- Annual Cost for Replacement
- Current Recommendations



Action Item 9-3 (BCP) Trial Court Security

- Existing security systems and screening equipment need replacement, repairs and maintenance
- Security systems in new courthouses must be maintained and repaired
- Entrance screening equipment must be replaced and maintained in all court facilities



Action Item 9-3 (BCP)

Trial Court Security –

Trial Court Security Grant Program and Screening Equipment Replacement Program

- \$1.2 million in IMF eliminated as of FY 15/16
- New funding necessary to address ongoing maintenance and fund modest deficiency/refresh projects
- Entrance Screening Equipment Replacement Program currently underfunded (TCTF)



Action Item 9-3 (BCP) Trial Court Security - Existing Systems

Total	Cameras	Duress	Access	Intrusion
524	147	186	121	70
Total	X-rays	Magnetometers		
771	350	421		



Action Item 9-3 (BCP) Trial Court Security – Annual Repair & Maintenance Costs

• Screening Equipment	\$ 746,200
• Camera Systems	\$ 497,720
• Access Systems	\$ 252,000
• Duress Systems	\$ 50,000
• Intrusion Alarms	\$ 31,351
Total	\$ 1,577,271



Action Item 9-3 (BCP) Trial Court Security – Annual Cost for System Replacement

• Screening Equipment	\$ 2,236,600
• Cameras	\$ 694,988
• Access	\$ 175,528
• Duress	\$ 152,482
Total	\$3,259,598



Action Item 9-3 (BCP) Trial Court Security – Total Annual Replacement & Repair Costs

• Screening	\$2,982,800
• Cameras	\$1,192,708
• Access	\$ 427,528
• Duress	\$ 202,482
• Intrusion	\$ 31,351
• Total	\$ 4,836,869



Action Item 9-3 (BCP) Trial Court Security – Estimated Budget Change Proposal Request

Replacement & Repairs

- Security Systems \$1,854,069
- Screening Equipment \$2,982,800
- COOP/Contingency \$ 163,131
- **Total BCP Request \$5,000,000**



Action Item 9-4 (BCP) Judicial Branch Facilities System Support

- Technology Improvement Project



Real Estate & Facilities Business Applications



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Real Estate and Facilities Business Applications

Our Role

- ❖ Technology experts for Real Estate & Facilities Management
- ❖ Strategic implementation of new technology solutions
- ❖ Coordinate system changes from inception to go live

Our Goal

- ❖ Provide value driven solutions
- ❖ Enhance business productivity
- ❖ Reduce the total cost of technology ownership.



CURRENT SCOPE OF REFM APPLICATIONS

❖ Computer Aided Facilities Management (CAFM)

❖ IBM TRIRIGA

❖ Crystal Reports – Reporting Tool

❖ Business Intelligence Reporting Tool

❖ Ancillary Systems

❖ VFA – Integrated Cost Database

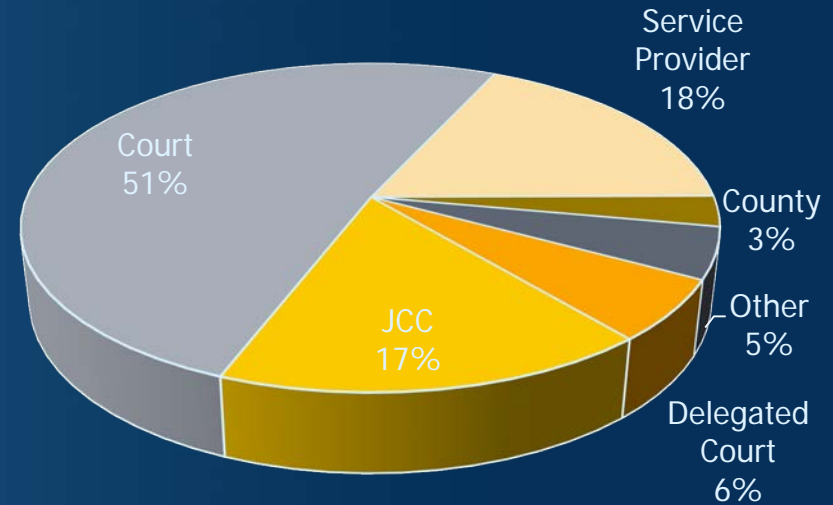
❖ Progen/Gordian

❖ SharePoint (small scale)

❖ CCTC Keystone – Ticket system

❖ CCTC COGNOS – Ticket Reporting Tool

CAFM USERS



- 1632 Registered Users
- 500 judicial branch facilities
- 20 M + square foot portfolio
- ~80,000 Service Work Orders processed per year



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Action Item 9-4 (BCP)

Judicial Branch Facilities System Support

- CAFM TRIRIGA system is 12 years old equivalent to a 1990's cell phone that could be used only to make phone calls and send some texts.
- Complex system, high maintenance cost, labor intensive, no support from IBM and no integration with other systems like Oracle and VFA
- JCC spent **\$20M+ in past 10 years** on CAFM operations and Maintenance, Hosting (CCTC), Contractors, etc.
- **Projected cost** for next 5 years if we stay with CAFM:
 - \$1.5M annual ongoing
 - \$4M to resolve outstanding tickets and upgrading the system.



Action Item 9-4 (BCP)

Judicial Branch Facilities System Support

- Working on an evaluation project to streamline processes and to find the best technology solution to serve our Court customers.
- New system would reduce manual labor and increase efficiency by integrating with Oracle, VFA and Progen.
- Potential cost of procurement and implementation of a new system is approximately \$5M.
- Targeted cost saving is \$10M over next 10 years.



Action Item 9-4 (BCP)

Judicial Branch Facilities System Support

- Asking \$5M to get a new system
- BCP approved by the Executive Office
- Alternate is to stay with current version of CAFM and spend high maintenance cost and struggle with resources.



Action Item 9-4 (BCP)

Judicial Branch Facilities System Support

- Comment and Input
- Recommendation



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Action Item 9-5 (BCP)

Transfer of funds to Support Funding Plan for the Santa Clara Project

Support Function	Funding	Additional Funding Requested	Percentage of Growth	Additional FTE Required
CFTF Transfer to ICNA	\$0	\$3.2M	100%	0

- Transfer CFP Funding related to 6 leased facilities being replaced by the new courthouse.
- The transfer will be less the funds required to offset the ongoing facility operations of the new courthouse.



Action Item 9-5 (BCP)

Transfer of funds to Support Funding Plan for the Santa Clara Project

- Recommendation:
 - Submission of budget concept to Judicial Council for transfer of \$3.2 million from the CFTF to the ICNA.



Action Item 9 (BCP)

- Comment and Input
- Recommendation:

Approve development and submittal of BCP concepts to Judicial Council



Action Item 9 (BCP)

- August
 - Concepts to Executive Office, E&P Committee, and Council
 - Council will prioritize all BCPs
- September
 - Submittal to DOF



Action Item 9

BCP Prioritization

Per July 15 Meeting Minutes FY15/16
Prioritization by TCFMAC:

1. O&M to BOMA
2. Facility Modifications To Industry Standard
3. New Construction Increase
4. Insurance to mitigate Risk
5. Security Funding
6. Green Pilot Projects Funding
7. LA Superior Court Antelope Valley Facility Modifications.

Action Item 9

BCP Prioritization

FY 16-17 recommendation?



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Discussion Item 2

FY 2016-2017 Budget Plans



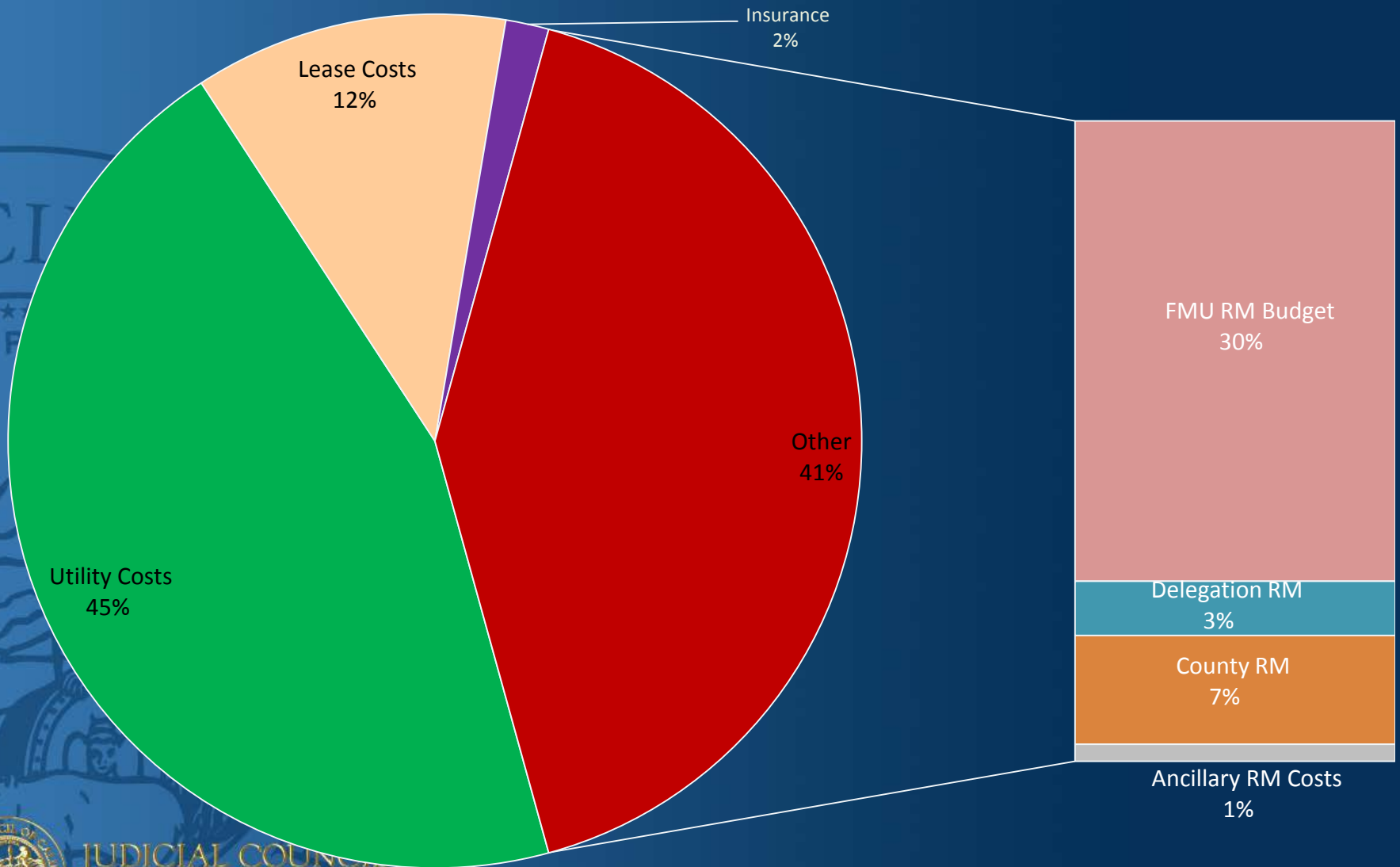
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Discussion Item 2 – FY 16-17 O&M Spending Plan

FY 16-17 Projected O&M Budget	
Total Authority	\$113,423,301
DOF Required Recoding	(\$2,402,722)
Pot. Fund Balance	\$8,605,367
O&M Potential Budget	\$119,625,946
Utility Costs	\$53,709,730
Lease Costs	\$14,133,788
Insurance	\$1,946,167
FMU RM Budget	\$35,911,835
Ancillary RM Costs	\$1,539,496
Delegation RM	\$4,422,243
County RM	\$7,425,433
O&M Actual Budget	\$119,088,692



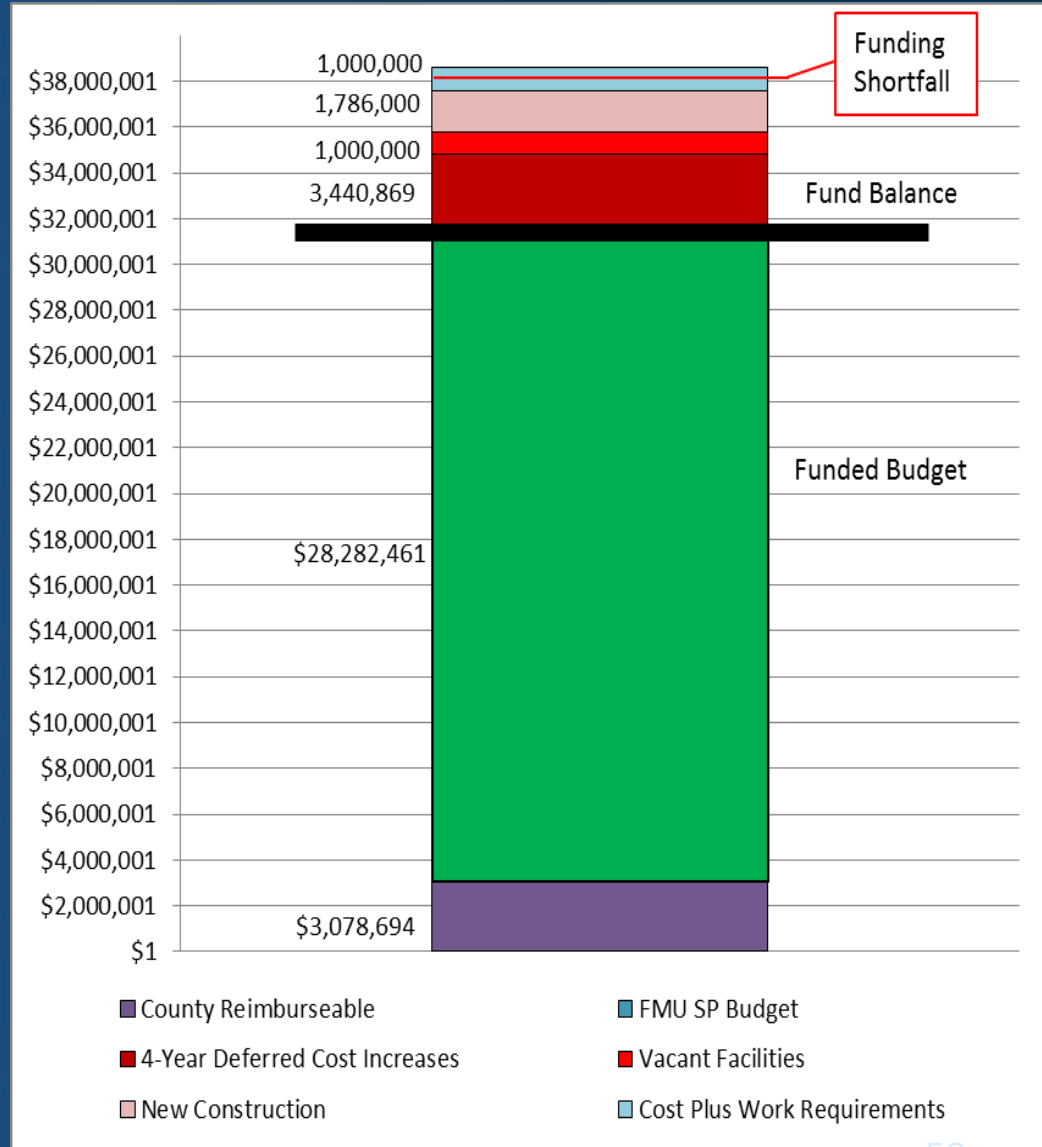
Discussion Item 2 – FY 16-17 O&M Spending Plan Per Gov. Budget



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FY 16-17 O&M Spending Plan

- Change Factors
 - Capital Construction
 - Economic Adjustment
 - 3% Inflation Factors

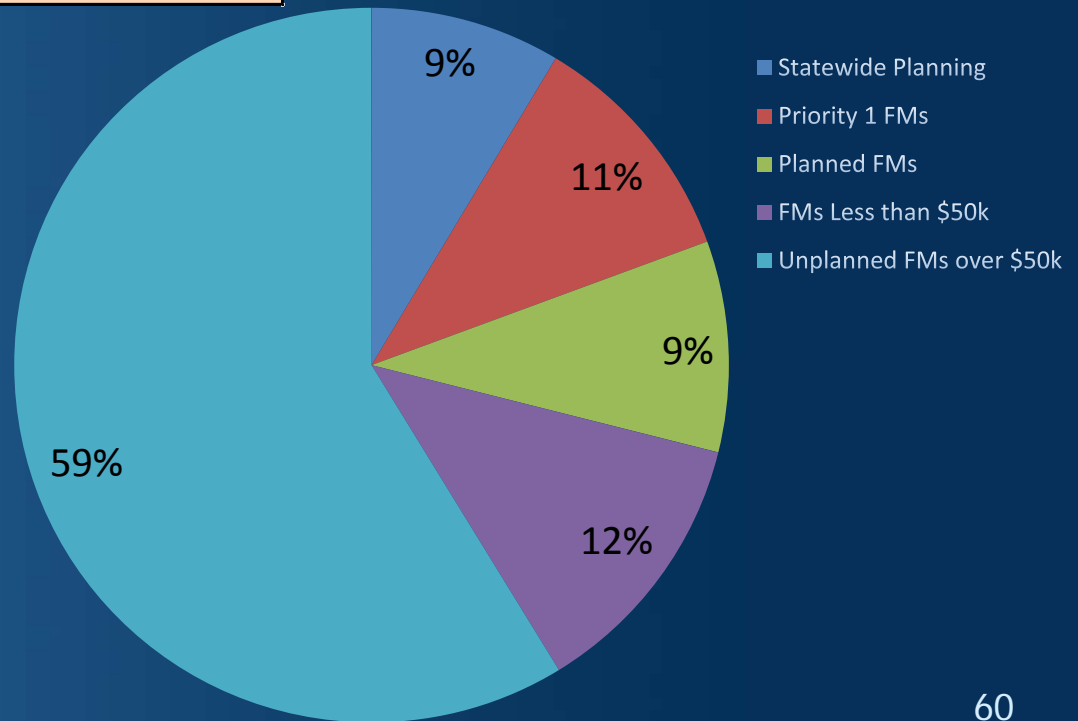


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FY 16-17 FM Spending Plan

FY 16-17 Projected FM Budget (\$1,000s)

Statewide Planning	\$5,600
Priority 1 FMs	\$7,000
Planned FMs	\$6,202
FMs Less than \$50k	\$8,000
Unplanned FMs over \$50k	\$38,198
Total	\$65,000



Updated Allocations

- Decreased P1 Allocation by \$3M
- Increased Statewide Planning by \$1.6M



Updated Allocations

- P1 Decrease
- Recommendation based on 3-year trend data
- FY 15-16 Allocation impacted by Napa earthquake
- FY 15-16 budget not impacted by Humboldt Central plant failure



Updated Allocations

- Statewide Planning Increase
 - Historical requirement is \$5M.
 - Increased demand for:
 - Engineering studies
 - Retro-commissioning studies
 - Plan check/Inspections



Updated Allocations

- Statewide Planning Increase
 - \$600,000 for Business Applications unit
 - Analyze Sq. Ft. discrepancy in court exclusive and shared space

Type	SQFT	# of buildings
Court space	3,966,468	60
Non court space	305,911	17
JCC Responsible	3,699,500	55
Service Provider Responsible	2,587,055	30

- Contract with a vendor/individual to measure the Sq. Ft. of a set of buildings.



Recommended Planned Projects

1	FM-0054638	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AG1	2	HVAC - Replace failing BAS hardware and communication network, including restoration of disabled VAV control hardware associated resulting from failed communication trunk line and manual operation of VAV units. System is no longer supported and replacement parts are no longer available.	\$ 1,939,938	\$ 1,426,048	73.51%
2	FM-0040539	Orange	Central Justice Center	30-A1	2	HVAC - Replace 17 50-year old and unreliable Air Handling Units serving the basement through 3rd floor of the facility; abate asbestos on piping as required; integrate units into BAS system. Air handler units fail frequently and require constant ongoing maintenance to keep operational. New more efficient units will reduce total AHU count and provide more efficient supply and control for the court.	\$ 3,077,400	\$ 2,805,666	91.17%
3	FM-0058696	Orange	Central Justice Center	30-A2	2	Substructure - Remove and replace failed expansion joint located under backfilled fountain area. Remediate corrosion on main support column impacted by failed expansion joint. Regrade backfill to eliminate water penetration into the lobby area and remediate drywall damage to underground parking garage. County backfill of pond area created long term water related corrosion to main support column and flooding issues within the lobby area.	\$ 451,250	\$ 411,405	91.17%
4	FM-0058697	Santa Cruz	Main Courthouse	44-A1	2	HVAC - Replace failing court exclusive Air Handling Unit with Variable Air Volume system and integrate into existing building hot water register. Add BAS controls and replace corroded water control valves. Existing unit is not sufficient to support current occupancy requirements and is not currently controlled by the BAS system.	\$ 121,500	\$ 121,500	100.00%
5	FM-0040421	Merced	Downtown Merced Courthouse	24-A8	2	Interior Finishes - Remodel existing shell space into a Courtroom. The project will be approximately 2,000 square feet in size. Project scope will include construction of a courtroom in the shelled space, removal of a wall dividing the judicial chambers, and addition of a divider into the in-custody dock at the high volume courtroom to separate the large single space into two staging areas. Project supports court's consolidation and closure of a leased facility.	\$ 1,437,525	\$ 1,437,525	100.00%
							\$ 7,027,613	\$ 6,202,144	

Energy Conservation Projects



JUD Energy Efficiency Projects - per meeting as identified

\$3,000,000

FY 14-15 FM Spending Plan Detail by Meeting

FY 15-16 Spending Plan (\$1,000)	
Month	Spending
Jul-16	34,926
Aug-16	2,000
Oct-16	8,074
Dec-16	2,000
Jan-16	8,000
Feb-16	2,000
Apr-16	3,000
May-16	2,000
Energy Efficiency Projects - per meeting as identified	3,000
	\$ 65,000

FY 16-17 Projected FM Budget (\$1,000s)	
Statewide Planning	\$5,600
Priority 1 FMs	\$7,000
Planned FMs	\$6,202
FMs Less than \$50k	\$8,000
Unplanned FMs over \$50k	\$38,198
Total	\$65,000



Discussion Item 2

FY 2016-2017 Budget Plans

- Comment and Input



2016 TCFMAC Meeting Calendar

Date	Day of Week	Type of Meeting
January 15, 2016	Friday	In Person
February 19, 2016	Friday	Phone
April 4, 2016	Monday	In Person
May 20, 2016	Friday	In Person
July 22, 2016	Friday	In Person
August 26, 2016	Friday	Phone
October 13-14, 2016	Thursday-Friday	In Person (Location TBD)
December 5, 2016	Monday	Phone



Adjourn to Closed Session

- Closing Discussions
- Chair Closing Comments



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