



JUDICIAL COUNCIL  
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

[www.courts.ca.gov/tcfmac.htm](http://www.courts.ca.gov/tcfmac.htm)  
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**TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE**

**OPEN MEETING WITH CLOSED SESSION AGENDA**

Open to the Public Unless Indicated as Closed (Cal. Rules of Court, rule 10.75(c)(1))

OPEN PORTION OF THIS MEETING IS BEING RECORDED

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**Date:** December 5, 2016  
**Time:** 12:00 PM - 1:30 PM  
**Location:** Teleconference for Public Access  
**Public Call-in Number:** 1-877-820-7831 Listen Only Code: 4502468

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Meeting materials for open portions of the meeting will be posted on the advisory body web page on the California Courts website at least three business days before the meeting. Agenda items are numbered for identification purposes only and will not necessarily be considered in the indicated order.

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**I. OPEN MEETING (CAL. RULES OF COURT, RULE 10.75(C)(1))**

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**Call to Order and Roll Call 12:00 PM**

**Approval of Minutes**

Approve minutes of the October 14, 2016 Trial Court Facility Modification Advisory Committee meeting.

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**II. ACTION ITEMS (ITEMS 1-5)**

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**Action Item 1 – (Action Required) – List A – Emergency Facility Modification Funding (Priority 1)**

**Summary:** Ratify emergency facility modifications from List A.

**Action Requested:** Staff recommends 43 projects for a total of \$1,113,636 to be paid from funds previously encumbered for emergency funding.

**Presenter:** Mr. Price Eres, Project Manager, Facilities Project Management Unit (FPM)

**Action Item 2 – (Action Required) – List B – Facility Modifications Less than \$100K (Priority 2)**

**Summary:** Ratify facility modifications less than \$100K from List B.

**Action Requested:** Staff recommends 126 projects for a total of \$1,237,500 to be paid from funds previously encumbered for facility modifications less than \$100K.

**Presenter:** Mr. Price Eres, Project Manager, FPM

**Action Item 3 – (Action Required) – List D – Facility Modifications Over \$100K**

**Summary:** Review recommended facility modifications over \$100K from List D.

**Action Requested:** Staff recommends five projects for a total cost to the Facility Modification Program Budget of \$2,908,764. Items #1 and #2 – FM-0059641 and FM-0059682 – have a county share greater than \$50,000 and should be on hold until shared cost is approved.

**Presenter:** Mr. Price Eres, Project Manager, FPM

**Action Item 4 – (Action Required) – Rooftop Agreements for Cellular Equipment**

**Summary:** Review and discuss assessment plan for rooftop cellular equipment.

**Action Requested:** Approve planning funds to complete assessments for rooftop cellular equipment.

**Presenter:** Mr. Paul Menard, Manager, Quality Compliance

**Action Item 5 – (Action Required) – Service Contracts Upgrade**

**Summary:** Review and discuss development of updated service provider contracts.

**Action Requested:** Approve planning funds to develop updated service provider contracts.

**Presenter:** Mr. Enrique Villasana, Director, Real Estate and Facilities Management

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**III. DISCUSSION ITEMS (ITEMS 1 - 3)**

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**Discussion Item 1 – List E – Approved Court-Funded Facilities Requests (CFRs)**

**Summary:** Review and discuss CFR projects approved by the REFM director since the last meeting. There were four CFRs approved during this period.

**Presenter:** Mr. Enrique Villasana, Director, REFM

**Discussion Item 2 – List F – Funded Facility Modifications on Hold**

**Summary:** Review and discuss projects that have previously been funded by the committee, but that are on hold for various reasons.

**Presenter:** Mr. Price Eres, Project Manager, FPM

**Discussion Item 3 – Update on Facility Dispositions**

**Summary:** Review and discuss courthouse facility dispositions, legislation, and plans for future dispositions.

**Presenter:** Ms. Eunice Calvert-Banks, Manager, Real Estate

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**IV. INFORMATION ONLY ITEMS (NO ACTION REQUIRED)**

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**Information Item 1 – Court Facilities Trust Fund Report on Q1 Expenditures**

**Summary:** Informational report on FY 2016–2017 Q1 expenditures from CFTF.

**Information Item 2 – Report on Budget Reconciliation**

**Summary:** Informational report on FY 2016-2017 budget reconciliation and spending plan, as well as completed and canceled facility modifications during the reporting period.

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**V. ADJOURNMENT**

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**Adjourn to Closed Session**

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**VI. CLOSED SESSION (CAL. RULES OF COURT, RULE 10.75(d))  
(ACTION ITEMS 1-3)**

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**Call to Order**

**Approval of Minutes**

Approve closed session minutes of the October 14, 2016 Trial Court Facility Modification Advisory Committee meeting.

**Closed Action Item 1 – Security-Related – Emergency Facility Modification Funding (Priority 1) (Closed List A)**

**Facility Modification Security Projects (Action Required)**

Pursuant to California Rules of Court, Rule 10.75(d)(5) *Security plans or procedures or other matters that if discussed in public would compromise the safety of the public or of judicial branch officers or personnel or the security of judicial branch facilities or equipment, including electronic data.*

**Summary:** Review security-related emergency facility modifications from Closed List A.

**Action Requested:** Staff recommends one security-related project for a total of \$11,945 to be paid from funds previously encumbered for emergency facility modifications.

**Presenter:** Mr. Price Eres, Project Manager, FPM, and Mr. Ed Ellestad, Supervisor, Security Operations

**Closed Action Item 2 – Security-Related – Facility Modifications Less than \$100K (Closed List B)**

**Facility Modification Security Projects (Action Required)**

Pursuant to California Rules of Court, Rule 10.75(d)(5) *Security plans or procedures or other matters that if discussed in public would compromise the safety of the public or of judicial branch officers or personnel or the security of judicial branch facilities or equipment, including electronic data.*

**Summary:** Review security-related facility modifications less than \$100K from Closed List B.

**Action Requested:** Staff recommends two security-related projects for a total of \$29,082 to be paid from funds previously encumbered for facility modifications less than \$100K.

**Presenter:** Mr. Price Eres, Project Manager, FPM, and Mr. Ed Ellestad, Supervisor, Security Operations

**Closed Action Item 3 – Security-Related – Facility Modifications Over \$100K  
(Closed List D)**

**Facility Modification Security Projects (Action Required)**

Pursuant to California Rules of Court, Rule 10.75(d)(5) *Security plans or procedures or other matters that if discussed in public would compromise the safety of the public or of judicial branch officers or personnel or the security of judicial branch facilities or equipment, including electronic data.*

**Summary:** Review security-related facility modifications greater than \$100K from Closed List D.

**Action Requested:** Staff recommends one security-related project greater than \$100K for a total cost to the Facility Modification Program Budget of \$123,204.

**Presenter:** Mr. Price Eres, Project Manager, FPM, and Mr. Ed Ellestad, Supervisor, Security Operations

**Adjourn Closed Session**



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TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

MINUTES OF OPEN MEETING WITH CLOSED SESSION

October 14, 2016

8:30 a.m. – 1:30 p.m.

San Bernardino Justice Center

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**Advisory Body Members Present:** Hon. Donald Cole Byrd, Chair, Hon. William F. Highberger, Vice-Chair, Hon. James L. Stoelker, Ms. Linda Romero Soles, and Mr. Michael M. Roddy

**Advisory Body Members Absent:** Hon. Brad Hill, Hon. Patricia Lucas, Hon. Vanessa W. Vallarta, Hon. Jennifer K. Rockwell, Ms. Jeanine D. Tucker, and Ms. Christina M. Volkers

**Others Present:** Mr. Enrique Villasana, Mr. Price Eres, Ms. Hilda Iorga, Ms. Mary-Beth Gallas, Mr. Patrick Treanor, Mr. Russell Simonov, Mr. Patrick Treanor, Ms. Nikki Armstead, Mr. Edgar Rodriguez, Mr. Craig Evans (teleconference), Mr. Randy Swan (teleconference), and Mr. Craig Moen (teleconference)

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OPEN MEETING

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**Call to Order and Roll Call**

The chair called the meeting to order at 8:30 a.m. and took roll call.

**Approval of Minutes**

The advisory body reviewed and approved the minutes of the August 29, 2016 Trial Court Facility Modification Advisory Committee meeting. (*Motion: Romero Soles; Second: Stoelker*)

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PUBLIC WRITTEN COMMENT

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No public comments were received.

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ACTION ITEMS (ITEMS 1-9)

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**Action Item 1 – (Action Required) – List A – Emergency Facility Modification Funding (Priority 1)**

**Summary:** Ratify emergency facility modifications from List A.

**Action:** *Reviewed and ratified 45 projects for a total of \$1,175,255 to be paid from funds previously encumbered for emergency funding. (Motion: Roddy; Second: Romero Soles)*

**Action Item 2 – (Action Required) – List B – Facility Modifications Less than \$100K (Priority 2)**

**Summary:** Ratify facility modifications less than \$100K from List B.

*Action: Reviewed and ratified 132 projects for a total of \$1,384,323 to be paid from funds previously encumbered for facility modifications less than \$100K. (Motion: Stoelker; Second: Roddy)*

**Action Item 3 – (Action Required) – List C – Cost Increases Over \$50K**

**Summary:** Ratify facility modifications requiring cost increases over \$50K from List C.

*Action: Reviewed and approved seven projects for a total cost increase to the Facility Modification Program Budget of \$1,384,323. (Motion: Roddy; Second: Highberger)*

**Action Item 4 – (Action Required) – List D – Facility Modifications Over \$100K**

**Summary:** Review recommended facility modifications over \$100K projects from List D.

*Action: Reviewed and approved all six projects recommended for funding for a total cost to the Facility Modification Program Budget of \$2,812,674. (Motion: Highberger; Second: Romero Soles)*

**Action Item 5 – (Action Required) – Sustainability: Energy Efficiency Projects**

**Summary:** Review recommended energy efficiency facility modifications from List D.

*Action: Reviewed and approved five energy efficiency projects from List D – items #7-11 – for a total cost to the Facility Modification Program Budget of \$211,805. These projects have a simple payback of less than four years and will potentially reduce utility costs by \$92K per year. The Environmental Compliance & Sustainability intends to fund much of the remaining energy funding on southern California courthouses based on energy audits performed by Southern California Edison. (Motion: Roddy; Second: Stoelker)*

**Action Item 6 – (Action Required) – Fiscal Year 2015–16 Annual Report**

**Summary:** Review Fiscal Year 2015–16 TCFMAC Annual Report to the Judicial Council.

*Action: The committee reviewed the annual report and suggested moving the FM spotlight pictures up in the report before delegating approval authority to the Chair and Vice-Chair to make changes based on court input. (Motion: Roddy; Second: Highberger)*

**Action Item 7 – (Action Required) – Quarterly Activity Report, Quarter 1 of Fiscal Year 2016–17**

**Summary:** Review and discuss the draft *Trial Court Facility Modification Advisory Committee Activity Report for Quarter 1, Fiscal Year 2016–17*.

*Action: The committee reviewed and approved the report for submittal to the Executive & Planning Committee. (Motion: Highberger; Second: Romero Soles)*

**Action Item 8 – (Action Required) – 2017 TCFMAC Meeting Calendar**

**Summary:** Confirm proposed 2017 TCFMAC meeting dates.

*Action: The committee approved the 2017 meeting dates. Staff will send out preliminary calendar invites. (Motion: Highberger; Second: Romero Soles)*

### **Action Item 9 – (Action Required) – Revised Court-Funded Facilities Request Form**

**Summary:** Review updates to CFR form that better aligns with the CFR Policy.

**Action:** *The committee reviewed the revisions made to the form and delegated authority to the Chair and Vice-Chair to make final changes based on the court comment period. (Motion: Roddy; Second: Stoelker)*

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## **DISCUSSION ITEMS (ITEMS 1 - 8)**

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### **Discussion Item 1**

**Summary:** Reviewed List E – *Approved Court-Funded Facilities Requests (CFRs)* approved by the REFM director since the last meeting. There were three CFRs approved during this period:

- Los Angeles Superior Court – Small Project Annual Budget – \$650,000
- Merced Superior Court – Two-year lease extension for 810 W. Main Street facility – \$65,904
- Sacramento Superior Court – FM for a courtroom conversion – \$166,600

### **Discussion Item 2**

**Summary:** Staff provided an update on the \$45M deferred maintenance project list and indicated they are exploring options for releasing the projects, especially FMs that already have shared cost commitments. This will include a *Request For Proposal (RFP)* for assessments as well as a RFP for execution. The committee suggested sending the list to Presiding Judges and Court Executive Officers so that they are aware of which courthouses have projects on the list.

### **Discussion Item 3**

**Summary:** The committee discussed with staff the possibility of beginning to spend FM funds to execute Priority 3 projects. This will allow the branch facilities program to better align with industry norms and restore dignity to California courts. The committee would like to see a comparison of industry standards and branch spending on facilities as well as a consistent, equitable assessment of Priority 3 project execution.

### **Discussion Item 4**

**Summary:** Reviewed List F – *Funded Facility Modifications on Hold*. As of this meeting, there are 17 projects on hold with a total Facility Modification Program Budget Share of \$10,540,278. These projects are primarily on hold pending county share of funding commitment or project management resources. The roofing projects on the list will utilize FM funding, not the governor’s \$45M allocation for deferred maintenance.

### **Discussion Item 5**

**Summary:** The REFM director provided an update on the department’s staffing. Interviews are currently being conducted for the Facilities Project Management Manager position, as well as for a vacant Project Manager position. REFM will also be able to work with two Project Managers from the Capital Program

to work on facility modifications. Additionally, the director is looking to backfill the recently vacated Supervising Project Manager position.

**Discussion Item 6**

**Summary:** Staff provided an update on the facilities parking contract, currently held by ABM Parking Services with responsibility over parking operations in Los Angeles, Sacramento, and Santa Barbara. The contract expires in September 2017.

**Discussion Item 7**

**Summary:** The three service provider contracts utilized by facilities will expire in September 2017 and will be put out to bid at that time. The Job Order Contracting contracts will also be renegotiated to maintain that option of project execution.

**Discussion Item 8**

**Summary:** The VFA database program used by facilities will be expiring at the end of the year. REFM management is looking at value and usage and exploring the possibility of a pay-for-usage model.

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**INFORMATION ONLY ITEMS (NO ACTION REQUIRED)**

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**Information Item 1**

**Summary:** Informational overview of Facility Modification priority categorizations.

**Information Item 2**

**Summary:** Informational report on FY 16–17 budget reconciliation and spending plan, as well as completed and canceled facility modifications during the reporting period.

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**ADJOURNMENT**

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There being no further open meeting business, the meeting was adjourned at 10:00 a.m.

Approved by the advisory body on \_\_\_\_\_.





# JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

Meeting Date: 12/5/2016

## Action Item 1 – (Action Required) - List A – Emergency Facility Modification Funding (Priority 1)

### Summary:

List A – Emergency Facility Modification Funding (Priority 1)

Total Project Count:	43
Total Potential FM Budget Share of Cost:	\$1,113,636

### Supporting Documentation:

- List A - Emergency Facility Modifications (Priority 1)

### Action Requested:

Staff recommends 43 projects for a total of \$1,113,636 to be paid from funds previously encumbered for emergency funding.

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### 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 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 JCC 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.



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TRIAL COURT FACILITY MODIFICATION  
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Trial Court Facility Modification  
**Emergency and Priority 1 (List A)**  
9/22/2016 to 11/11/2016  
Meeting Date 12/5/2016

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % of COST
1	FM-0059462	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Plumbing – Replace (5) 1 x 1 ceiling tiles in the 2nd floor clerk’s office. Unclog drinking fountain that was intentionally clogged by the inmate. Water leaked from the 3rd floor to the 2nd floor clerk’s office. Containment was erected with drying equipment in the clerk’s office, then testing was executed.	\$ 35,100	\$ 28,248	In Work	80.48
2	FM-0059463	Alameda	Wiley W. Manuel Courthouse	01-B3	1	COUNTY MANAGED - HVAC - Chiller - Rebuild failed 250 ton chiller.	\$ 60,336	\$ 60,336	In Work	100
3	FM-0059464	Los Angeles	Torrance Courthouse	19-C1	1	HVAC - Replace failing VFD with (1) new 15HP-ABB VFD with Bypass. 4th floor AHU#5 Supply fan VFD is tripping on high temperature.	\$ 9,815	\$ 8,356	In Work	85.14
4	FM-0059465	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Fire Protection - Water leaking in the 19th floor room 19-923, 19th floor secured hallway adjacent to room 19-950, and 19th floor secured hallway adjacent to men's staff restroom. Leak originated in the roof due to two (2) pinhole leaks on a 2-inch fire standpipe and water accumulated in between the roof & concrete.	\$ 54,320	\$ 37,367	In Work	68.79
5	FM-0059474	Kern	Bakersfield Superior Court	15-A1	1	Elevators, Escalators, & Hoists - Replace worn and deteriorating cables and ropes with new. Elevator Car 2 Regulatory Compliance PM uncovered worn cables and ropes and to be replaced to return car to full compliancy.	\$ 54,985	\$ 34,443	In Work	62.64
6	FM-0059480	Los Angeles	Alhambra Courthouse	19-I1	1	Vandalism - An individual clogged the men’s urinal on the 3rd floor with paper towels. Water leaked down to the second and first floor. Multiple Floor to Ceiling Containments were set up (84 SF, 130 SF, & 70 SF). Water remediation was required and nine ceiling tiles were replaced.	\$ 48,857	\$ 42,017	In Work	86
7	FM-0059490	Los Angeles	Hall of Records	19-AV1	1	COUNTY MANAGED - HVAC - Water intrusion from condensation on HVAC unit caused mold and water remediation requirement.	\$ 3,707	\$ 3,707	In Work	100
8	FM-0059511	Riverside	Larson Justice Center	33-C1	1	Elevators, Escalators, & Hoists - Replace failed hydraulic motor for the judges elevator. Elevator is currently non-operational. Judges are using public elevators which is causing a concern for their safety riding with public.	\$ 19,899	\$ 19,899	In Work	100
9	FM-0059512	San Diego	County Courthouse	37-A1	1	Electrical - Re-Lamp Dept. 4 Courtroom due to "inadequate lighting/low light conditions caused from over 50% of the lights are burned out. All work to be performed after hour in known ACM environment. Set up a 30ft x 30ft containment, replace 100 T8 lights and 11 ballasts, clean diffusers, perform air testing, and dispose of ACM waste.	\$ 9,804	\$ 9,804	In Work	100
10	FM-0059515	Los Angeles	Bellflower Courthouse	19-AL1	1	Plumbing - Pipe Leak - Replace 14' of 2" main domestic copper line that is defective. Containment was set-up and water remediation was performed. The leaking pipe dripped down to Holding Cell D and onto the floor.	\$ 18,615	\$ 14,509	In Work	77.94
11	FM-0059516	Los Angeles	Van Nuys Courthouse West	19-AX2	1	HVAC - Replace failed 20 HP VFD (AHU #11 Supply), 7.5 HP VFD (AHU #11 Return), 7.5 HP VFD (AHU #12 Hot Deck) which is because no air flow to multiple areas to the courthouse.	\$ 21,226	\$ 17,083	In Work	80.48
12	FM-0059518	Los Angeles	Norwalk Courthouse	19-AK1	1	HVAC - Replace failed 1/2 HP pump. Boiler #4 pump is not providing hot water to the HVAC system.	\$ 12,388	\$ 10,534	In Work	85.03
13	FM-0059528	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - 19th Floor Secured Hallway adjacent to 19-707, one 1ft x 1ft ceiling tile has fallen. The County drained an AHU resulting in water leaking down through the ceiling causing the tile to fall. Technician found no plumbing leak. Water originated from ductwork condensation HVAC system adjusted to alleviate condition. Remediation vendor replaced (1) 1'x1' ceiling tile.	\$ 37,610	\$ 37,610	In Work	100



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Trial Court Facility Modification  
**Emergency and Priority 1 (List A)**  
9/22/2016 to 11/11/2016  
Meeting Date 12/5/2016

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % of COST
14	FM-0059542	Los Angeles	Van Nuys Courthouse East	19-AX1	1	HVAC - Replace failed (4) bearings, (1) coupling, (1) drive pulley on supply, (4) new belts fan on AHU #7 that has caused no supply air on the 7th floor.	\$ 12,100	\$ 10,859	In Work	89.74
15	FM-0059545	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Exterior Shell - Replace (14) damaged slats and the bottom edge of the roll-up gate. Sally Port exit gate in the rear of the building was closed on a Sheriff's bus.	\$ 17,555	\$ 14,128	In Work	80.48
16	FM-0059561	Los Angeles	Whittier Courthouse	19-AO1	1	Plumbing - Replace 10 feet of 1" domestic water line that is leaking through the wall of the employee restroom behind the sink. Water remediation, containment had to be performed.	\$ 38,756	\$ 38,756	In Work	100
17	FM-0059565	Los Angeles	Whittier Courthouse	19-AO1	1	Roof- Replaced (1) defective roof drain and sealed 40x30 feet section of roof. Replaced 8 ceiling tiles, and replaced 12x12 feet of carpet that was damaged. Water remediation. Roof leaked and affected 5 different areas from rain water.	\$ 37,650	\$ 32,541	In Work	86.43
18	FM-0059566	Los Angeles	Pomona Courthouse South	19-W1	1	Roof - Replaced 40 sq. ft. of roof. Rain water was leaking down to the 7th floor Lieutenants office from roof top through ceiling, approx. 1 gallon of rain water. 16 sq. ft. of carpet wet/affected, containment and water remediation.	\$ 46,082	\$ 41,999	In Work	91.14
19	FM-0059580	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - 3rd Floor Main Jury Assembly Room #308, water leaking through ceiling, six (6) 1ft x 1ft ceiling tiles wet/affected. Water leaking from 2" cast iron pipe in the attic space, piping connected to the 4th floor Jury Room #408 drinking fountain. Plumber cleared drain line on drinking fountain. Remediation vendor replaced (6) 1'x1' ceiling tiles.	\$ 37,985	\$ 36,944	In Work	97.26
20	FM-0059581	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - 2nd Floor Women's Public Restroom, sink overflowed spilling water onto the tile flooring. 1in of water covers the 15ft x 20ft tile floor. Water leaked down to the 1st floor room 109, affecting four (4) 2ft x 2ft ceiling tiles, water leaked onto a office desk. Plumber cleared clogged drain line causing sink to overflow. Remediation vendor replaced (4) 2'x2' ceiling tiles.	\$ 30,550	\$ 29,713	In Work	97.26
21	FM-0059589	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Remove/replace approx. 800SF contaminated carpet, (16) 2'x2' & (75) 1'x1' saturated ceiling tiles & (4) cubicle partitions. Sewage drain line back up on 5th flr affected 4th flr rms 403 & 403-K including (8) light fixtures. Work performed in known ACM environment. Remediation required due to category 3, black water contamination.	\$ 54,850	\$ 36,272	In Work	66.13
22	FM-0059592	Los Angeles	Metropolitan Courthouse	19-T1	1	Exterior Shell - Board-up & Replace broken 25.9"x79" tempered glass for West Main entrance door. Glass was vandalized by an unknown individual. Incident occurred after hours.	\$ 12,956	\$ 12,249	In Work	94.54
23	FM-0059594	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Grounds and Parking Lot - Landscaping - Cut up and remove large tree branch broke and fell onto the sidewalk and street, off the corner of 1st and Hill Streets. Large branch removed by Landscape vendor; ABM called Arborist to examine tree and 3 others were found to be dead and were removed.	\$ 8,850	\$ 8,608	In Work	97.26
24	FM-0059600	Los Angeles	Torrance Courthouse	19-C1	1	Vandalism - Board-up & Replace (1) 42"x 84" tempered glass pane on the main Entrance Door. An individual from the public kicked the glass door causing it to shatter.	\$ 12,956	\$ 11,031	In Work	85.14
25	FM-0059605	Los Angeles	Norwalk Courthouse	19-AK1	1	Roof- Roof Leak - Replaced (2) 3 round roof drains, replaced (23) ceiling tiles, and replaced (8) carpet squares. Water remediation, and containment. Rain water was leaking from a roof drain into the 7th floor Jury Assembly Room in two areas.	\$ 54,176	\$ 46,066	In Work	85.03
26	FM-0059607	Santa Barbara	Santa Maria Courts, Bldgs. A + B	42-F3	1	Plumbing - Restore burst copper ceiling hot water line in Department 5 Chamber's restroom - Hot water line burst at t junction and caused water intrusion to Judge's chambers restroom.	\$ 19,143	\$ 4,409	Complete	23.03



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9/22/2016 to 11/11/2016  
Meeting Date 12/5/2016

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % of COST
27	FM-0059611	Los Angeles	Santa Monica Courthouse	19-AP1	1	Plumbing - Replace 3' of 1" Copper Pipe & fittings. Copper pipe leaked from roof into 2nd flr secured hallway. Replace (3) saturated 1'x1' ceiling tiles & Remediate 2'x20' VCT flooring due to category 2 contamination. Work performed in ACM know environment.	\$ 63,230	\$ 63,230	In Work	100
28	FM-0059617	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Replace 10 feet of 2 inch cast iron pipe, and replace 10 feet of 5 inch cast iron pipe. Water remediation and containment. The waste line above the 1st floor ceiling was cracked and the smell created a health and safety issue.	\$ 22,500	\$ 15,604	In Work	69.35
29	FM-0059618	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Remove/replace cracked 2" cast iron P-trap pipe. Water leaked from 11th flr men's RR dept. F to 10th flr Jury room contaminating approx. 130SF surface. Remediate category 2, grey water.	\$ 32,550	\$ 32,550	In Work	100
30	FM-0059625	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Plumbing - Unclogged drinking fountain that leaked from the 4th floor holding cell to the 3rd hallway. Replace (1) 2x2 ceiling and erected 4x10 containment.	\$ 18,500	\$ 14,889	In Work	80.48
31	FM-0059628	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevators, Escalators, and Hoists - Freight Elevator #1 stuck on 9th floor with doors open and not responding to calls. Elevator Tech on site evaluating problem. Only Freight Elevator in building. Tech found doors out of alignment and made temporary adjustments to return elevator to service. New FM is entered to replace the defective elevator doors.	\$ 10,250	\$ 10,250	In Work	100
32	FM-0059632	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Replace approx. 10' of cracked 3" cast iron pipe, replace (5) 1'x1' saturated/damaged acoustic ceiling tiles. Pipe leaked in 7th flr DA's space affecting a 5'x5' section of ceiling tiles & VCT flooring. Work performed in known ACM environment. Remediation required due to Category 2, grey water contamination.	\$ 32,575	\$ 21,542	In Work	66.13
33	FM-0059633	Los Angeles	Parking Structure Lot 48 Van Nuys Court Complex	19-AX6	1	Exterior Shell – Replaced (3) rods, (45) links and made necessary adjustments to the roll down gate in Judge's secure parking. Gate failed and bound up when going down.	\$ 8,500	\$ 6,841	In Work	80.48
34	FM-0059634	Los Angeles	Mental Health Court	19-P1	1	Roof - Install reinforcement to support (8) Roof rafters that have been found to be damaged. The roof is sagging about 6 inches affecting department 95A and 95 Judges Chambers. This is current a safety issue.	\$ 55,500	\$ 55,500	In Work	100
35	FM-0059643	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Replace 10 feet of 4" cast iron waste line pipe and connectors that has a 4' crack leaking water onto the basement concrete floor next to the chillers.	\$ 32,580	\$ 22,594	In Work	69.35
36	FM-0059644	Los Angeles	Airport Courthouse	19-AU1	1	Elevators, Escalators, & Hoists - Public passenger elevator #3 is stuck on the 1st floor and not responding. No entrapments.	\$ 8,250	\$ 6,367	In Work	77.17
37	FM-0059645	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Replaced a 3 foot section of 2" Cast Iron pipe and 2 No-Hub Couplings. 19th Flr. Conference Room 9-714 water leaking through ceiling from a cracked drain line in the Mechanical Room directly above the Conference Room. Water has affected one (1) 2ft x 2ft ceiling tile.	\$ 36,650	\$ 25,212	In Work	68.79
38	FM-0059663	Los Angeles	Norwalk Courthouse	19-AK1	1	Plumbing - Replace 10' of 4" cast iron waste line that is leaking water down into the 5th floor lockup cell. No damage to the metal ceiling and the floor is made of concrete.	\$ 38,600	\$ 38,600	In Work	100
39	FM-0059664	Los Angeles	Parking Structure Lot 94 Airport Courthouse	19-AU2	1	Fire Protection - Replace (1) faulty smoke detector in elevator lobby. Smoke detector failed and affected operations of the public elevator & employee elevator. Both elevators recalled to the first floor & stopped operating.	\$ 6,950	\$ 5,363	In Work	77.17



JUDICIAL COUNCIL  
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TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

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Trial Court Facility Modification  
**Emergency and Priority 1 (List A)**  
9/22/2016 to 11/11/2016  
Meeting Date 12/5/2016

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % of COST
40	FM-0059687	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Replace 10' of 2" domestic water line with pin hole leak causing water to drip down light fixture onto a 3'x3' section of carpeting next to the witness stand.	\$ 42,555	\$ 42,555	In Work	100
41	FM-0059693	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Replaced approximately 4 feet of 3 inch Cast Iron drain pipe. Remediation vendor replaced (4) 2'x2' ceiling tiles and cleaned water from 3'x2' section of tile flooring. Water is leaking from the 4th floor, Janitor's Closet mop sink drain pipe (3" cast iron drain pipe) down to the 3rd floor Judge's lounge secured hallway, wetting (4) 2'x2' ceiling tiles and a 3'x2' section of tiles flooring.	\$ 37,325	\$ 37,325	In Work	100
42	FM-0059701	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing- Replace 4ft of 3" from the domestic hot water supply and return pipes. The 2 pipes are currently leaking. ACM environment, and containment. Water is leaking from a domestic hot water supply and return line from 14ft up in East side Basement Mechanical Room on to the concrete floor and from above the generator room on to the concrete floor.	\$ 41,585	\$ 28,839	In Work	69.35
43	FM-0059703	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Water is leaking from the ceiling of the 19th floor, secure hallway wetting (2) 1x1 ceiling tiles. Plumbing vendor found no leaking pipes. Water sourcing from condensation on the HVAC ductwork. Tech adjusted room temp. to alleviate condensation problem.	\$ 38,890	\$ 38,890	In Work	100
							<b>\$1,297,261</b>	<b>\$1,113,636</b>		



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TRIAL COURT FACILITY MODIFICATION  
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Meeting Date: 12/5/2016

**Action Item 2 – (Action Required) - List B – Facility  
Modifications Less than \$100K (Priority 2)**

**Summary:**

List B – Facility Modifications Less than \$100K (Priority 2)

Total Project Count:	126
Total Potential FM Budget Share of Cost:	\$1,237,500

**Supporting Documentation:**

- List B – Facility Modifications Less than \$100K (Priority 2)

**Action Requested:**

Staff recommends 126 projects for a total of \$1,237,500 to be paid from funds previously encumbered for facility modifications less than \$100K.

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**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.



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Trial Court Facility Modification  
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	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % of COST
1	FM-0059255	Alameda	Fremont Hall of Justice	01-H1	2	Plumbing - Public drinking fountains have failed - Remove and replace 6 each failed fountains (2 on 1st floor and 4 on 2nd floor) - Replace with like fixtures of SS construction - Replace failed piping in wall at all locations - Court impact, no public drinking fountains.	\$ 54,625	\$ 43,372	In Work	79.4
2	FM-0059457	San Diego	North County Regional Center - South	37-F1	2	COUNTY MANAGED - HVAC - Chiller #2 has failed and needs to be overhauled to restore full cooling capacity to the central chiller plant service the NCRC Campus. County to provide temporary chiller during repairs.	\$ 35,700	\$ 35,700	In Work	100
3	FM-0059458	Los Angeles	Pomona Courthouse South	19-W1	2	HVAC - Replace 148 2" diameter by approx. 100" long steel tubes. Boiler #1 all 148 tubes leak, water leaks onto the floor daily. Damaged tubes are a safety hazard as tubes could break and flood the basement.	\$ 22,265	\$ 20,292	In Work	91.14
4	FM-0059459	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Fire protection - Repack fire pump, and replace gasket and ring. New nuts and bolts to be provided. Pump packing gland is bent, causing the pump to leak. Must be replaced to prevent pump failure in emergency.	\$ 5,054	\$ 4,067	In Work	80.48
5	FM-0059461	Los Angeles	Torrance Courthouse	19-C1	2	HVAC - Remove existing malfunctioning 7.5HP motor, pulley & bushing on cooling tower. Install (1) new 7.5HP motor, (1) new pulley & (1) new bushing. Cooling Tower #1 Southside Motor A has a bad bearing causing the VFD drive to shut off on high temperature.	\$ 4,937	\$ 4,203	In Work	85.14
6	FM-0059467	Napa	Napa Juvenile Court	28-C1	2	Fire protection - Replace (2) missing ½ chrome QR sidewall sprinklers in the spare sprinkler box. Replace (2) missing ½ chrome QR pendant sprinklers in the spare sprinkler box. Install missing 911 sign. Replace (5) corroded ½ brass QR uprights in the Sally Port. Replace (1) painted ½ brass 155 degree upright sprinkler in the Janitors Closet. Replace (1) missing chrome 401 escutcheon in Room 123. Tag the fire sprinkler riser with a five year certification when these repairs are completed.	\$ 3,724	\$ 1,909	In Work	51.25
7	FM-0059468	Los Angeles	Chatsworth Courthouse	19-AY1	2	Plumbing - Install twenty (20) new 1 ½ copper pipe for the riser from fixture distribution manifold inside access space to new ball valve above. Install two (2) 1 ½ Pro-Press ball valve inside access closet to replace existing frozen ball valve. Install a new cushion isolation strut. Water pipe is leaking between cell 5 & 6, from failed 1 ½ copper water pipe.	\$ 3,627	\$ 3,627	In Work	100
8	FM-0059469	Los Angeles	Van Nuys Courthouse East	19-AX1	2	Electrical - Replace damaged wiring to the nearest junction box, replace T-8 Lighting and sockets. Entire bank of lights are out in the clerk's office causing a low light working environment. Correct this issue to prevent injury to court personnel.	\$ 5,144	\$ 5,144	In Work	100
9	FM-0059471	Imperial	Imperial County Courthouse	13-A1	2	HVAC - Replace failed 25 ton compressor unit on the HVAC system. Unit is currently inoperable and the system is currently operating on a redundant unit. This work is necessary to ensure redundancy is back in place and the system is fully operational through these critical units.	\$ 18,650	\$ 18,650	In Work	100
10	FM-0059473	San Bernardino	Rancho Cucamonga Courthouse	36-F1	2	HVAC - Replace failed components on chiller #1 including a TXV, filter drier, transducer, pressure transducer, high pressure switch, site glass, and solenoid coil. Chiller #1 is currently inoperable and off line leaving only one chiller in operation (no redundancy) to provide cooling to the Court MDF room.	\$ 7,111	\$ 7,111	In Work	100
11	FM-0059475	Los Angeles	El Monte Courthouse	19-O1	2	Elevators - Replace stepping relays for elevator #2. Existing relays are worn and are causing the elevator to not operate.	\$ 3,384	\$ 1,967	In Work	58.12
12	FM-0059476	Los Angeles	Torrance Courthouse	19-C1	2	Vandalism - Replace 16SF of cement backer-board wall, patch and paint. After-hours work. In-Custody damaged the wall in the basement lock up area, making a large hole.	\$ 5,010	\$ 5,010	In Work	100



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13	FM-0059477	Los Angeles	Pomona Courthouse South	19-W1	2	Plumbing - Replace 14 feet of 5 inch cast iron pipe and fittings. 5 inch cast iron drain line is deteriorated and leaking. Environment testing and remediation needed due to leaking sewage line.	\$ 13,856	\$ 12,628	In Work	91.14
14	FM-0059478	Solano	Old Solano Courthouse	48-A3	2	HVAC - Remove and relocate existing temperature sensor to the adjacent office space (50'). The sensor is in a south facing, glass enclosed hallway and causes the adjacent office to get very cold. Relocating the sensor will remedy the problem.	\$ 2,551	\$ 2,551	In Work	100
15	FM-0059479	Los Angeles	Pasadena Courthouse	19-J1	2	Electrical - Replace one (1) 60 Amp automatic transfer switch with one (1) upgraded 80 Amp, 480 volt automatic transfer switch. Existing switch is nonoperational, which is a safety hazard.	\$ 9,413	\$ 6,528	In Work	69.35
16	FM-0059486	Santa Clara	Downtown Superior Court	43-B1	2	HVAC - Cafe A/C failed - Replaced failed (1) liquid line drier, (1) distributor tube cap. Flush system with nitrogen and condenser coil to remove restrictions, pressure test with nitrogen for leak test. Recharge system with fresh refrigerant. One (1) Spot cooler for temporary cooling - Affecting court café cooling system.	\$ 7,867	\$ 7,867	In Work	100
17	FM-0059487	Santa Clara	Santa Clara Courthouse	43-G1	2	Electrical - Replace (1) failed coolant seal and (1) alternator - currently affecting courts emergency power capability.	\$ 4,049	\$ 4,049	In Work	100
18	FM-0059489	San Bernardino	San Bernardino Courthouse	36-A1	2	Elevators, Escalators, & Hoists - Remove all foreign equipment and piping unrelated to the elevators in the elevator mechanical room and patch wall once removed. Install door hardware that automatically locks. Install vent in elevator machine room door. This work is necessary in order to comply with item #'s 1, 2, 5, 6, 7, and 8 noted on a recent preliminary order SWO 2406915 & 2406916.	\$ 9,539	\$ 9,123	In Work	95.64
19	FM-0059491	Los Angeles	Chatsworth Courthouse	19-AY1	2	Electrical - Provide and install new level probe monitor and provide calibration certificate. Generator diesel tank "level probe" is not working and generate a loud alarm sounding inside building, and cannot monitor fuel spill.	\$ 4,862	\$ 4,074	In Work	83.8
20	FM-0059492	Los Angeles	Inglewood Courthouse	19-F1	2	Elevators, escalators, & hoists - Replace brakes on elevator #4. Brakes are failing, causing the elevator to stop approximately 2 feet below floor level.	\$ 13,509	\$ 10,072	In Work	74.56
21	FM-0059493	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	Fire Protection - Replace one (1) six inch butterfly valve on sprinkler system. Valve is leaking.	\$ 5,177	\$ 3,806	In Work	73.51
22	FM-0059494	Contra Costa	Family Law Center	07-A14	2	Roof - Replace 250 sq. ft. of single ply roofing material & re-waterproof 50sqft of exterior wall that water is weeping into the building stairwell.	\$ 14,671	\$ 14,671	In Work	100
23	FM-0059495	Los Angeles	Parking Structure-Lot 53 Pasadena Court	19-J3	2	Fire Protection - Replace OS&Y Valve and handle. Remove FDC connection from underground. Bring above ground and replace connection with new updated connection. (8") OS&Y Valve is missing handle to operate when needed. The valve itself is corroded and needs to be replaced. The (4") FDC or Fire Department Connection is underground, corroded and inoperable should it be needed in an emergency.	\$ 4,033	\$ 2,797	In Work	69.35
24	FM-0059497	San Diego	Kearny Mesa Court	37-C1	2	Fire Protection - Replace 2 door arm closures. Post exit signs and exit arrows on the West and East side of building. Fire Safety Correction Notice 01-37-11-0090.	\$ 3,326	\$ 3,326	Complete	100
25	FM-0059498	San Francisco	Civic Center Courthouse	38-A1	2	Fire Protection - Replace 14 failed heat detectors. Work to be done during off hours to prevent possible disruption to court proceedings. Faulty heat detector to cause false fire alarm.	\$ 6,240	\$ 6,240	In Work	100





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26	FM-0059499	San Mateo	Northern Branch Courthouse	41-C1	2	HVAC - BAS install new software onto new workstation with updated OS to address licensing issue - 1. Back up database, license, and TCP/IP configurations, 2. Configure a new BAS workstation with Windows 7, 3. Load and configure BAS software on the new machine, 4. Upload saved databases to the new machine, 5. Verify the operation of the new machine, 6. Provide project management, installation, and commissioning.7. Service rates to apply to conditions outside this agreement.	\$ 12,766	\$ 10,623	In Work	83.21
27	FM-0059500	Los Angeles	Airport Courthouse	19-AU1	2	Elevators, Escalators, & Hoists - Replace failed drive motor on Elevator #1 and adjust floor to floor settings. The drive unit keeps blowing amp traps, and causing the elevator to stop responding. Elevator currently out of service.	\$ 31,249	\$ 24,115	In Work	77.17
28	FM-0059501	Riverside	Family Law Court	33-A1	2	Grounds and Parking Lot - Remove and replace approx. 736sq. ft. of concrete, 90 sq. ft. of asphalt, and remove 2 large Tijuana trees with approx. 200sq. ft. of roots located at the entrance courtyard to the Court. The trees have roots that are lifting concrete and causing significant tripping hazards. The roots will need to be completely removed or concrete will remain a hazard. Concrete will need to be broken up and removed with new concrete poured after roots have been removed.	\$ 15,272	\$ 15,272	In Work	100
29	FM-0059502	San Bernardino	San Bernardino Justice Center	36-R1	2	Elevators, Escalators, & Hoists - Re-stud damaged fire access panel door on the elevator operating panel and replace failed hinge assembly. Custody Elevator #H2 has a damaged fire access panel door and in-custody are able to open the fire access panel door, creating a potential safety security issue.	\$ 5,339	\$ 5,339	In Work	100
30	FM-0059504	Los Angeles	Pasadena Courthouse	19-J1	2	Interior Finishes - Replace damaged ceiling (4' X 5'), wall (3' X 5'), replace damaged framing. Basement ceiling crumbling due to age. Falling pieces could cause head injury or trip hazard to personnel: ACM environment.	\$ 8,128	\$ 5,637	In Work	69.35
31	FM-0059505	Contra Costa	George D. Carroll Courthouse	07-F1	2	Plumbing - Remove and dispose of ACMs; Replace 5 disconnected porcelain drinking fountains with stainless Steel fountains, with filtration; Install filters on the 2 existing stainless fountains and on the 2 breakroom sinks; install 9 new shutoff valves; Cut walls to accommodate new fountains; touch up paint; Dispose of removed items existing drinking fountains are disconnected because they are rusted and stained; The water was tested and found to be drinkable but filtering was recommended.	\$ 63,850	\$ 47,881	In Work	74.99
32	FM-0059506	Los Angeles	Norwalk Courthouse	19-AK1	2	Elevators - Elevator#2 Replace faulty selector board. Elevator is not leveling properly and creates a tripping hazard.	\$ 6,651	\$ 5,655	In Work	85.03
33	FM-0059507	Los Angeles	Bellflower Courthouse	19-AL1	2	Exterior Shell - Barrier Fence - Construct a new galvanized metal fence, 2' h X 16.5' w X 14.5' on top of the wall to prevent trespassing in the diesel tank enclosure. Homeless people are camping out in the diesel tank enclosure. They are jumping over the diesel tank wall to hide their belongings and are smoking in that area.	\$ 7,954	\$ 6,199	Complete	77.94
34	FM-0059508	Los Angeles	Norwalk Courthouse	19-AK1	2	Interior Finishes - Removal and disposal of loose 9x9 VCT floor tiles from 3rd, 4th, and 5th floor secure hallways approximately 120 pcs. Multiple floor tiles coming loose in back hallway on 3rd, 4th & 5th floors. Causing a tripping hazard for employees working in the areas.	\$ 6,808	\$ 5,789	In Work	85.03
35	FM-0059509	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Plumbing - Replace failed leaking floor drain in the 3rd floor Jury Men's Restroom to include surrounding concrete and tile floor finishes.	\$ 7,715	\$ 6,465	In Work	83.8



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36	FM-0059513	Fresno	B.F. Sisk Courthouse	10-O1	2	Plumbing - (1) Cut out and replace leaking water line joint above the ceiling in the first floor Self Help restroom and re-insulate piping; (2) Remove approximately 25 sf of damaged hard deck ceiling and install new sheetrock, mud, sand smooth and paint to match existing ceiling; remove and reinstall bathroom partitions and lighting sensor - A joint in the water line leaked, causing damage to the hard deck ceiling.	\$ 9,652	\$ 9,652	In Work	100
37	FM-0059514	Fresno	Juvenile Delinquency Courthouse	10-P1	2	Electrical - Security Cabling - Provide, install, terminate, test and label about 480 feet of 6-strand MM fiber, OM4 with LC connectors from DVR Room A204 to Server Room B245; provide and install (2) wall mount fiber enclosures; provide and install (3) 2-inch Hilti Fire Sleeves - Fiber cabling to replace existing copper cabling that intermittently fails, crashing the building video surveillance system, and to connect to the new DVR Cisco network switch provided by the JCC tech refresh program.	\$ 5,989	\$ 5,989	In Work	100
38	FM-0059522	San Francisco	Hall of Justice	38-B1	2	Elevators, escalators & hoists - Elevators 9 & 10 - Install earthquake devices to elevators 9 & 10 to satisfy requirements of preliminary order issued by state inspector.	\$ 16,016	\$ 16,016	In Work	100
39	FM-0059527	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Elevators, escalators, & hoists - Remove and replace traveling cables on elevator #3. Existing cables got wet and shorted out. Elevator is down until cables can be replaced.	\$ 16,463	\$ 16,012	In Work	97.26
40	FM-0059531	Placer	Bill Santucci Justice Center	31-H1	2	Interior Finishes - Remove damaged Data Boxes in court rooms and install new updated data boxes. - The Data boxes in the court rooms are damaged causing a trip hazard.	\$ 2,900	\$ 2,900	In Work	100
41	FM-0059533	Glenn	Historic Courthouse	11-A1	2	Roof - Remove a six inch layer of soil from roof surface and grade to drain. Install 2400 square feet of Dens deck underlayment with 60 mil single ply roofing over the remaining sod roof. Install 2" gravel ballast to keep the single ply in place. The sod roof over the vault area has no membrane to repair any leaks. This section of building was to be torn down this year during new construction. The project has been delayed. It is imperative to repair the roof and dry the interior.	\$ 27,000	\$ 27,000	In Work	100
42	FM-0059534	Los Angeles	Bellflower Courthouse	19-AL1	2	HVAC - Replace failed hot water circulating pump on boiler 2. Boiler is not working.	\$ 4,220	\$ 3,289	In Work	77.94
43	FM-0059535	San Joaquin	Lodi Branch- Dept. 2	39-D2	2	Roof - Restore approx. 9,600sqft of flat roof. Prep existing roof. Reseal curb corners, pipe penetrations, and coping cap seams. Prime roof with All Knight Primer at a rate of 1/2 gallon per square. Install one coat of White Star Coating at a rate of two gallons per square. Broadcast white rock in the White Star coating. Manufacturers 10-Year Warranty included.	\$ 98,733	\$ 98,733	In Work	100
44	FM-0059536	Los Angeles	Compton Courthouse	19-AG1	2	Fire Protection - Resurface deteriorating above ground diesel storage tank and add decal to prevent further rust & leaks. Apply 2-part epoxy coat on 332sf of the tank (top & 4 sides). Water was found in the secondary containment of the AST causing rust, damaging the tank.	\$ 7,081	\$ 4,683	In Work	66.13
45	FM-0059538	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	2	Grounds and Parking Lot- Safety - Saw-cut (27) linear feet of 6" thick concrete steps and reshape stair edges in (8) locations that may cause a tripping hazard - Public safety.	\$ 7,370	\$ 7,370	In Work	100
46	FM-0059539	Stanislaus	Modesto Main Courthouse	50-A1	2	HVAC - Replace (2ea) 2-7/16" failed return fan motor bearings - return fan down no air supply to entire courts wing of facility.	\$ 24,288	\$ 24,288	In Work	100
47	FM-0059540	Napa	Historic Courthouse	28-B1	2	Electrical - Install two new circuits from breakers 1 and 3 in the Historic Courthouse. Run 200' of conduit and wire. Install two new outlets.	\$ 6,412	\$ 6,412	In Work	100



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48	FM-0059541	Los Angeles	Chatsworth Courthouse	19-AY1	2	HVAC - Replace two (2) EZ float systems. One for cooling tower #1 and one for cooling tower #2. Water level in the cooling towers cannot be maintained correctly, causing cavitation in the pumps due to low water levels. Temperature control cannot be maintained due to constant variance of water levels.	\$ 8,765	\$ 7,345	In Work	83.8
49	FM-0059543	Los Angeles	Pasadena Courthouse	19-J1	2	HVAC - Replace Exhaust fan #3. Fan motor is overheating and bearings are wearing down. Should motor fail, exhaust to all restrooms will not work causing health hazard.	\$ 5,419	\$ 3,758	In Work	69.35
50	FM-0059544	Los Angeles	San Fernando Courthouse	19-AC1	2	Exterior Shell - Replace (1) Lift Master operator to the sally port exit gate that is not operating correctly which is causing a safety concern.	\$ 4,376	\$ 3,650	Complete	83.41
51	FM-0059546	Los Angeles	Downey Courthouse	19-AM1	2	HVAC - Replace one (1) circulation pump for Liebert drycooler. Pump has a leak and is not allowing condenser to work at its peak, which is compromising its ability to keep IT equipment cool.	\$ 7,075	\$ 5,922	In Work	83.7
52	FM-0059547	Kern	Taft Courts Bldg.	15-F1	2	Electrical - Replace (12) 8" commercial Halide canned lights with LED retrofit kits and bulbs in Courtroom - Metal halide ballasts and bulbs to be replaced with Energy Efficient LED replacements.	\$ 6,593	\$ 6,593	In Work	100
53	FM-0059549	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	Fire Protection - Replace failed heat exchanger and gaskets for the fire pump diesel engine. During the weekly fire pump run, the system started to overheat and went into high temperature alarm due to the failing heat exchanger. The replacement of the heat exchanger is necessary due to age of the equipment and for the equipment to run properly without failure and compromise the facility.	\$ 6,248	\$ 4,995	In Work	79.95
54	FM-0059550	Los Angeles	Norwalk Courthouse	19-AK1	2	Interior Finishes - Replace failing ceiling plaster in the Basement locker room. Its deteriorating and ceiling has a large visible hole. Replace ceiling drywall, patch and paint ceiling. Restore approximately 77 sq. ft. of plaster ceiling.	\$ 8,422	\$ 7,161	In Work	85.03
55	FM-0059552	Alameda	Hayward Hall of Justice	01-D1	2	Plumbing - Replace failed 100 gallon high efficiency condensing type domestic water heater.	\$ 18,174	\$ 16,048	In Work	88.3
56	FM-0059553	Los Angeles	El Monte Courthouse	19-O1	2	Interior Finishes - Replace failed (1) one double doors and hardware, doors do not close properly. Fire doors do not secure properly. Fire and life safety concern	\$ 10,579	\$ 6,149	In Work	58.12
57	FM-0059555	Los Angeles	El Monte Courthouse	19-O1	2	HVAC - Rebuild Condenser pump #3. Pump is leaking and not working.	\$ 3,950	\$ 2,296	In Work	58.12
58	FM-0059556	Los Angeles	Downey Courthouse	19-AM1	2	Interior finishes-Install forty-nine (49) new evacuation signs. Signage needed for proper exit of building during an emergency. Correction notice by City Fire Department.	\$ 11,231	\$ 9,400	In Work	83.7
59	FM-0059557	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	Holding Cell - Replace (1) defective electrical lock cylinder. Lock-up Holding Cell door is not opening properly.	\$ 2,569	\$ 1,798	In Work	69.99
60	FM-0059558	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Electrical - Remove electrical floor monument and install electrical outlet onto wall to feed power to printers. Electrical floor mount with extension cords are causing a tripping hazard.	\$ 3,823	\$ 3,823	Complete	100
61	FM-0059559	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	HVAC - Install (1) new motor brush kit and factory install grounding kit. Chilled water pump motor is failing and making loud sound from the motor bearings resulting in loss of cooling to the building.	\$ 4,917	\$ 3,614	In Work	73.51



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62	FM-0059560	San Diego	East County Regional Center	37-11	2	Elevators, Escalators, & Hoists - Replaced two (2) control transformers, one (1) photo-eye and a safety edge cord. In-Custody Elevator #9 had a burning smell when traveling due to two (2) failed control transformers.	\$ 9,062	\$ 9,062	In Work	100
63	FM-0059564	Orange	Central Justice Center	30-A1	2	Plumbing - Remove and replace 142 sq. ft of drywall and 100 ln. ft of cove base and remediate (treat, clean, dry) approx. 2800 sq. ft of jury rooms, courtrooms and cells on the 8th, 9th, and 10th floors due to flooding caused by an inmate.	\$ 34,153	\$ 31,137	In Work	91.17
64	FM-0059567	Fresno	Fresno County Courthouse	10-A1	2	Interior Finishes - Float and sand area of damaged wall panel in Department 54 courtroom and using adhesive install new 10 mil walnut wall veneer panel approximately 40" x 96". Stain to match existing as close as possible and paint edge of veneer black at panel joint - Wall damaged by in-custody individual.	\$ 2,342	\$ 2,342	In Work	100
65	FM-0059568	Contra Costa	Richard E. Arnason Justice Center	07-E3	2	Exterior Shell - Install new threshold and pivots. Work to include coordinating electronics with subcontractor, remove door, threshold and top pivot; Dig out failing concrete (One bucket), under threshold and replace. Failing concrete and split threshold are causing the door to scrape and not close properly.	\$ 13,264	\$ 13,264	In Work	100
66	FM-0059574	Stanislaus	Hall of Records	50-A2	2	Grounds and Parking Lot - Install 40lf of 7ft tall chain link fence with man-gate around condensing unit - homeless persons are placing blankets over condensing unit at night causing unit to not function.	\$ 3,639	\$ 3,639	In Work	100
67	FM-0059575	Mendocino	County Courthouse	23-A1	2	Interior Finishes - Modify door swing in Courtroom F, Swing to return to original design and swing into children holding room. Reuse all existing hardware including special soundproofing material. patch ad Paint door frame as needed. The new swing will place the bailiff between the in-custody and unfettered access to the bench and judge. This is a safety concern.	\$ 3,321	\$ 3,321	In Work	100
68	FM-0059576	Amador	New Amador County Courthouse	03-C1	2	Security - Replace failed Pan Tilt Zoom surveillance camera, located in north parking lot, attached to light pole. This camera provides the Bailiffs with the capability to move the camera in all directions, zoom in and out. It is the primary camera for the front of building to see who is entering, leaving or loitering. It also provides a view of the parking lot. Security view of staff and public. It is the primary camera for the front of the building.	\$ 9,734	\$ 9,734	In Work	100
69	FM-0059577	Kern	Bakersfield Superior Court Modular	15-A2	2	HVAC - Replace failed PKU 7 and PKU 8 with Energy Efficient 2 ton Bard Heat Pump Wall Mount Units. PKU 7 & 8 need to be replaced due to failed compressor for PKU 7 and Calculated leak rate of 30% annually for PKU 8.	\$ 12,705	\$ 12,705	In Work	100
70	FM-0059578	San Luis Obispo	Paso Robles Courthouse	40-J1	2	Grounds and Parking Lot - Remove branches to mitigate safety hazard. Branches currently falling in the area of the south court house entrance walkway. Park benches also located in the area of the falling branches. Task needed for three large valley oak trees to have dead and dying branches removed. Remove dense areas to minimize risk of branches failing and reduce weight on extended limbs.	\$ 3,500	\$ 3,500	Complete	100
71	FM-0059582	Los Angeles	Chatsworth Courthouse	19-AY1	2	Electrical-Retrofit twenty-six (26) lights with LED equivalent light fixtures using lift. Lights are burnt out, causing a safety issue. LED retrofit will allow less energy usage and longer fixture life expectancy.	\$ 25,890	\$ 21,696	In Work	83.8



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72	FM-0059584	Los Angeles	Glendale Courthouse	19-H1	2	Grounds and parking lot - Remove approx. 100 SF of asphalt to find water leak in irrigation line in two places, repair leaks, and replace asphalt. Water is currently shut off to avoid wasting water, affecting the current landscaping.	\$ 10,788	\$ 9,767	In Work	90.54
73	FM-0059585	Alameda	Fremont Hall of Justice	01-H1	2	HVAC - Replace failed air handler fan motor variable frequency drive (VFD)	\$ 7,102	\$ 5,639	In Work	79.4
74	FM-0059586	Los Angeles	Metropolitan Courthouse	19-T1	2	HVAC - Replace (2) deteriorated Bearings & install grounding Kit for AHU #6 Supply Fan Motor. Supply motor bearings have deteriorated, creating noise pollution & disrupting Court proceedings. Bearing failure will result in loss of comfort cooling/heating, affecting the entire 5th floor.	\$ 4,819	\$ 4,556	In Work	94.54
75	FM-0059587	Los Angeles	Alhambra Courthouse	19-I1	2	HVAC - Hot water expansion tank has a small rusted hole on the bottom of the tank causing a water drip. Weld patch the hole on the tank to prevent major water leaks that would impact court operation, and cost a significant amount of money on other repairs. Vendor will test the tank after repair and return equipment to normal operation.	\$ 2,912	\$ 2,504	In Work	86
76	FM-0059588	Los Angeles	Metropolitan Courthouse	19-T1	2	HVAC - Replace non-functioning (1) Compressor, (1) Contactor, (1) Filter Drier, (1) Run Capacitor & (1) Condenser fan motor. Add (4) lbs. of new R22 refrigerant. Condenser Unit is 1 of 3 necessary to keep elevator equipment cool to maintain operation.	\$ 5,077	\$ 4,800	In Work	94.54
77	FM-0059590	Monterey	Juvenile Courthouse	27-E1	2	Exterior Shell - Perform leak protection measures around HVAC and roof penetrations - Evidence of ongoing leak issues present, current leaks into courtroom and chambers detected.	\$ 7,513	\$ 3,767	In Work	50.14
78	FM-0059591	San Bernardino	Rancho Cucamonga Courthouse	36-F1	2	Elevators, Escalators, & Hoists - Replace faulty mag switches (6 total) for the three (3) custody elevators. All 3 Custody Elevators occasionally fail due to the failure of the selector to confirm that it has passed each floor landing. Mag switches allow the selector to keep track of the floor selections.	\$ 8,745	\$ 6,651	In Work	76.05
79	FM-0059593	San Bernardino	Fontana Courthouse	36-C1	2	Elevators, Escalators, & Hoists - Replace failing push button interface board. This work is necessary as there have been a couple of instances of intermittent issues associated with the top floor call button failing to activate and call the elevator.	\$ 6,253	\$ 5,138	In Work	82.17
80	FM-0059595	San Bernardino	San Bernardino Justice Center	36-R1	2	Elevators, Escalators, & Hoists - Replace failed Gen2 belt monitor on public elevator #7. This work is necessary as this is a critical safety issue requiring the elevator to be locked out until the failed belt monitor is replaced.	\$ 4,003	\$ 4,003	In Work	100
81	FM-0059596	San Diego	East County Regional Center	37-I1	2	Elevators, Escalators, & Hoists - Replace power unit for the Dumbwaiter. Work to include replacing motor, pump, hydraulic valve, oil tank reservoir tank and hydraulic. Ground floor storage area Dumbwaiter is not working due to a Failed Hydraulic Unit.	\$ 13,008	\$ 13,008	In Work	100
82	FM-0059597	Santa Clara	Hall of Justice (East)	43-A1	2	Door lock - Replaced (1) failed panic bar and trim lock for Dept. 24.	\$ 4,026	\$ 4,026	In Work	100
83	FM-0059598	Fresno	B.F. Sisk Courthouse	10-O1	2	Security - Remove and replace (1) hard drive for NVR1 (c drive); provide labor to reload back up files and set up all macros and software required; provide testing of the NVR and its macros used for recording and alerts - NVR1 hard drive is failing, dropping off-line and will not hold recordings.	\$ 2,645	\$ 2,645	In Work	100
84	FM-0059604	Tulare	South County Justice Center	54-I1	2	Fire Protection - Identify, remove and replace faulty 2-inch fire tamper control valve in Stairwell 2 on the first floor landing - The faulty device is causing a constant ground fault supervisory alarm on the fire alarm panel.	\$ 2,894	\$ 2,894	In Work	100



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85	FM-0059606	San Francisco	Civic Center Courthouse	38-A1	2	Electrical - Locate and correct coolant leak at emergency generator motor; drain/pressurize system; replace seals/gaskets; test - Coolant contaminated oil discovered during PM.	\$ 22,992	\$ 22,992	In Work	100
86	FM-0059608	Alameda	Fremont Hall of Justice	01-H1	2	Vandalism - Replace (6) 24"x 36" mirrors in public restrooms which have been vandalized with etched gang signs/offensive language graffiti.	\$ 3,922	\$ 3,114	In Work	79.4
87	FM-0059609	Napa	Criminal Court Building	28-A1	2	Fire protection - 1. The main control valve for the building, a wall mount Post Indicator Gate Valve doesn't shut all the way and lets the water pass by. Replace the 6 gate valve with flange x flange 6 gate valve with a 10 take out. 2. The Main feed at the 1st floor does not have any earthquake bracing. Install earthquake bracing. 3. The Main feed at the 3rd floor does not have an earthquake brace on standpipe. Install earthquake bracing.	\$ 12,645	\$ 12,645	In Work	100
88	FM-0059612	Fresno	B.F. Sisk Courthouse	10-O1	2	HVAC - Replace failed compression plastic cooling lines for Variable Speed Drive systems on chiller 1 and chiller 2 (6 lines each) with field installed, welded copper cooling lines.	\$ 9,368	\$ 9,368	In Work	100
89	FM-0059615	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	Fire Protection - Replace panel batteries power supply, two (2) duct detector cover plates, and two (2) IQ panels. Remount smoke detector. During PM under SWO 2662460 these items failed and need to be rectified.	\$ 3,859	\$ 2,837	In Work	73.51
90	FM-0059620	Los Angeles	Chatsworth Courthouse	19-AY1	2	HVAC-Replace two (2) new bearings on AHU #3. Existing bearings are noisy and leaking lubricant.	\$ 5,506	\$ 4,614	In Work	83.8
91	FM-0059622	Santa Cruz	Main Courthouse	44-A1	2	HVAC - Dept. 1, 4 and 5 reheat coil controls valves and stats failed. Remove 3 each actuators and room sensors. Install 3 each new room sensors, electronic actuator and electronic thermostat. Installation requires new control wiring to court rooms. Complete wiring as required. Performed start up and operational testing of new equipment. Work to be performed after court hours. Currently reheat coils are controlled manually to maintain court room temperatures.	\$ 7,609	\$ 7,609	In Work	100
92	FM-0059626	Madera	New Madera Courthouse	20-F1	2	HVAC - Replacement of the 3rd floor Jace for the EMS/DDC system. This controls sends communication from HVAC devices on the 3rd and 4th floor back to the Building Automation System (BMS) and without it we cannot control the HVAC on each floor.	\$ 4,268	\$ 4,268	In Work	100
93	FM-0059627	Contra Costa	Bray Courts	07-A3	2	HVAC - Replace Failed 25hp VFD Drive for AHU04 (court-exclusive) - Existing unit has failed and the AHU is running at full speed. Failure to replace the VFD will result in erratic space temperatures and wasted energy.	\$ 7,993	\$ 7,993	In Work	100
94	FM-0059629	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Elevators, Escalators, & Hoists - Remove and replace door operator motor, control board and cable assembly. Elevator # 1 doors are not opening.	\$ 4,246	\$ 3,417	In Work	80.48
95	FM-0059630	Los Angeles	Torrance Courthouse	19-C1	2	HVAC - Replace (1) VFD for AHU #6. Air handler for the 5th floor is continually tripping due to a faulty VFD.	\$ 9,933	\$ 8,457	In Work	85.14
96	FM-0059631	Los Angeles	Metropolitan Courthouse	19-T1	2	HVAC - Remove nonfunctioning Air Handler Unit from ceiling and install (1) new replacement AHU, weld in & install (1) filter drier and sight glass, evacuate system & add 13 lbs of new R422D refrigerant. Air Handler C is leaking water near elevator equipment which can cause damage equipment & shut down the elevators.	\$ 7,134	\$ 6,744	In Work	94.54



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97	FM-0059635	Orange	Civil Complex Center ("CXC")	30-A3	2	Roof - Remove and replace two 2' x 4' leaking skylights, 34 of damaged roof edge, a failed 2' x 8' section of fascia board, failing split wall corner, and 15' of fractured cricket to correct leaks. Recent rains revealed multiple leaks in the Civil Complex Center roof, if not addressed, will cause serious damage to the building.	\$ 4,688	\$ 4,274	In Work	91.17
98	FM-0059636	Los Angeles	Van Nuys Courthouse East	19-AX1	2	HVAC - Remove and replace two (2) air compressors. The air compressors are no longer serviceable and are not functioning properly.	\$ 32,060	\$ 28,771	In Work	89.74
99	FM-0059637	Lassen	Hall of Justice	18-C1	2	Grounds and Parking Lot - Restore approximately 29,000 SF of landscaping that was damaged by fire. Repair irrigation and install weed barrier and cover with landscape rock on south side and north side of property - Recent fire damaged irrigation and burnt.	\$ 28,500	\$ 28,500	In Work	100
100	FM-0059646	San Diego	County Courthouse	37-A1	2	HVAC - Replace one flex line coupling, and re-insulate 6 ft of 8 in piping and pump assembly. Chilled Water Pump #3 leaking due to failed flex coupling; water leaked onto basement pump room floor.	\$ 2,872	\$ 2,224	In Work	77.42
101	FM-0059647	Tulare	South County Justice Center	54-I1	2	Exterior Shell - Replace 4 ea. failed upper door pivots on the main entry and exit doors with four new Rixson E-H345 door pivots - Pivots are completely worn with no more adjustments possible, causing doors to be misaligned and not close properly.	\$ 7,816	\$ 7,816	In Work	100
102	FM-0059648	San Diego	County Courthouse	37-A1	2	Elevators, Escalators, & Hoists - Replaced safety stop switch on 3rd floor escalator going down to the 2nd floor. It's non-operational due to faulty safety stop switch.	\$ 4,135	\$ 3,201	In Work	77.42
103	FM-0059652	Santa Clara	Palo Alto Courthouse	43-D1	2	HVAC - Replace failed Chiller internal components - (1 each) Oil level switch, Oil heater, Filter, drain condenser and O-rings and gasket. Refrigerant will need to be recovered in tanks to drain oil and replace. Weekend work to shut down Chiller.	\$ 18,462	\$ 12,192	In Work	66.04
104	FM-0059654	Los Angeles	Glendale Courthouse	19-H1	2	HVAC - Replace failed condensing unit and fan coil unit to maintain temperature and protect court critical equipment. Failing unit services critical computer room equipment in room that must maintain temperatures of 70-75 degrees max.	\$ 10,926	\$ 9,892	In Work	90.54
105	FM-0059657	Madera	New Madera Courthouse	20-F1	2	Interior Finishes - Remove and replace (1) broken piece of clear tempered / laminated glass with speak thru hole, letter pass thru and polished edges on the exposed edges of the glass replacement. Approx. sixe 62 x 63. Glass will be silicone to adjacent pieces - The middle section glass in shatter and needs to be replace before any further damage is done.	\$ 4,237	\$ 4,237	In Work	100
106	FM-0059658	Los Angeles	Norwalk Courthouse	19-AK1	2	HVAC - Install a split HVAC system unit to provide air conditioning in the senior administrator's office. There is currently no air to that location which causing health issues.	\$ 41,710	\$ 41,710	In Work	100
107	FM-0059659	Los Angeles	Norwalk Courthouse	19-AK1	2	Elevators - Public elevators 1-4 floor tiles. Replace 120sq.ft of rubber tiles in Elevators 1-4. Work to performed in a ACM environment. The current tiles are damaged with holes and cracks, causing a trip hazard in all the public elevators.	\$ 13,922	\$ 11,838	In Work	85.03
108	FM-0059668	Kern	Bakersfield Juvenile Center	15-C1	2	Fire Protection - Replace packing, O Rings, lantern rings, case gasket, shaft sleeve and fittings for the Fire Pump - Minor rebuild of Pump will increase performance and extend lifetime as recommended during findings in annual PM.	\$ 4,061	\$ 2,711	In Work	66.76
109	FM-0059670	San Francisco	Hall of Justice	38-B1	2	Fire Protection - Remove deadbolt lock (1); install new panic hardware (2) w/upper rods only; cover holes - Courtroom doors have non compliant deadbolt lock and one failed panic bar making it a non compliant exit.	\$ 10,651	\$ 10,651	In Work	100



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110	FM-0059671	Orange	Central Justice Center	30-A1	2	HVAC - Mechanical room AHU 19, 2nd floor - Remove and replace defective shaft, bushings, and bearings with new. Work includes mechanical analysis, laser alignment, and balancing. The air handler unit is not functioning properly, making very loud noises and disturbing the neighboring courtrooms.	\$ 8,217	\$ 7,491	In Work	91.17
111	FM-0059675	Kern	Arvin/ Lamont Branch	15-H1	2	Electrical - Replace inoperable Control Board for Emergency Stand-by Generator - control board burnt out and no longer powering up Generator in the event of power loss to the facility.	\$ 9,419	\$ 5,737	In Work	60.91
112	FM-0059676	Calaveras	Calaveras Superior Court	05-C1	2	HVAC - The airtrol tank has developed a leak thru a cracked machine welded seam in the tank. We had made an attempt to repair.	\$ 6,830	\$ 6,830	In Work	100
113	FM-0059681	Los Angeles	East Los Angeles Courthouse	19-V1	2	Fire Protection - Restore building fire system fire pump. Building Fire System Fire Pump is not drawing in water, no water in the event of a fire.	\$ 14,870	\$ 11,557	In Work	77.72
114	FM-0059685	Stanislaus	Modesto Main Courthouse	50-A1	2	Exterior Shell - Replace 2 broken windows in south (secured) stairwell. Apply opaque film on interior and mirrored tint on exterior - windows are elevated and will require lift (windows were shot out).	\$ 6,697	\$ 6,697	In Work	100
115	FM-0059686	Los Angeles	Pasadena Courthouse	19-J1	2	Fire Protection - Replace defective components on two (2) fireman phones. During "fireman phone jacks inspection" we found two (2) phone jacks on the 3rd floor without communication to the fire control and with firefighters during an inspection.	\$ 4,650	\$ 3,225	In Work	69.35
116	FM-0059689	Orange	North Justice Center	30-C1	2	Plumbing - Detention Drain Line - Saw/cut and remove and replace 3ft x 6ft section of concrete to remove drain cable stuck in the drain line. Plumbing vendor called out several times to unclog due to cable stuck in the drain line. Original clog and cable are causing sewage backups.	\$ 14,500	\$ 14,500	In Work	100
117	FM-0059691	Los Angeles	Pasadena Courthouse	19-J1	2	HVAC - Restore deteriorating Chiller water pump for chiller #1, pump is leaking and wasting water. Remove and disconnect (1) CHW Pump for rebuild. Install (1) replacement coupling.	\$ 10,870	\$ 7,538	In Work	69.35
118	FM-0059692	San Diego	South County Regional Center	37-H1	2	Interior Finishes -Replace 251 sq. ft. of carpet with 12x12" carpet tiles and 200ft of 4" of rubber cove base to mitigate risk hazard. Jury Lounge carpet is very worn with multiple carpet patches where seams are frayed. This is a high traffic area and currently posing as a significant trip hazard.	\$ 13,871	\$ 13,871	In Work	100
119	FM-0059695	Los Angeles	Santa Monica Courthouse	19-AP1	2	Exterior Shell - Replace (3) broken 30"x30" glass window panes along 1st and 2nd fir front façade. High lift equipment required. Broken glass is a safety hazard for employees.	\$ 2,828	\$ 2,220	In Work	78.49
120	FM-0059696	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	Interior Finishes- Replace 1,060 sq. ft. of damaged floor tiles in the 2nd floor clerk's office. Current tiles are currently causing a trip hazard for employees.	\$ 10,147	\$ 10,147	In Work	100
121	FM-0059697	Solano	Hall of Justice	48-A1	2	Exterior shell - Repair doors 2 that are currently unusable due to failed door pivots; LOTO security sounder and sensors; Remove double doors; Remove and replace (2) failed door closer pivots, and (2) failed bottom door pivots; Re-install doors with new hardware, at correct elevation. Door is unusable because of worn out hardware.	\$ 4,574	\$ 3,331	In Work	72.82
122	FM-0059698	Los Angeles	Alhambra Courthouse	19-I1	2	Elevator - Custody elevator #5 replace failing operation selector unit. Sheriffs personnel is forced to use judges elevator #4 to transport inmates.	\$ 9,464	\$ 8,139	In Work	86
123	FM-0059699	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Elevators, Escalators, & Hoists - Replace switches, leveling device, and inductors- Elevator is out of service due to not leveling on the floors.	\$ 4,572	\$ 3,680	In Work	80.48





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124	FM-0059702	San Diego	North County Regional Center - South	37-F1	2	COUNTY MANAGED - HVAC - Central Plant. Ten (10) rooftop exhaust fans have failed or are failing. Remove old fans and replace with new fans. Install electrical as needed and test operation when complete.	\$ 3,945	\$ 3,945	In Work	100
125	FM-0059705	Santa Clara	Hall of Justice (East)	43-A1	2	Vandalism - Mirrors were etched - Replace (1 each) mirror with anti-graffiti film - Sand, patch and paint partitions in the men public restroom on 1st floors.	\$ 7,148	\$ 7,148	In Work	100
126	FM-0059706	Los Angeles	Compton Courthouse	19-AG1	2	Fire Protection - Remove (1) damaged fire rated door & surface mount closer w/NRP BB Hinges. Existing door is splitting compromising its integrity.	\$ 4,407	\$ 2,914	In Work	66.13
							<b>\$1,380,240</b>	<b>\$1,237,500</b>		



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## Action Item 3 – (Action Required) - List D – Facility Modifications Over \$100K

### Summary:

List D – Facility Modifications Over \$100K

Total Project Count:	5
Total Potential FM Budget Share of Cost:	\$2,908,764

### Supporting Documentation:

- List D – Facility Modifications Over \$100K

### Action Requested:

Staff recommends five projects for a total cost to the Facility Modification Program Budget of \$2,908,764. Items #1 and #2 – FM-0059641 and FM-0059682 – have a county share greater than \$50,000 and should be on hold until shared cost is approved.

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**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.



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FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	CUMULATIVE TOTAL OF FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	TOTAL SCORE RANK	FACILITY MODIFICATION PROGRAM % OF COST	
1	FM-0059641	Shasta	Main Courthouse	45-A1	2	Electrical - Emergency Generator - Replace and relocate a new 100kw 480v generator with integral fuel tank outside the building. The existing basement located 100kw generator is 61 years and can no longer pass a load test. There are no repair parts available and cannot be restored. The existing electrical room and fuel tank are no longer EPA compliant.	\$ 275,000	\$ 191,703	\$ 191,703	50	69.71
2	FM-0059682	Los Angeles	Metropolitan Courthouse	19-T1	2	HVAC - Replace two (2) failing 300-ton York centrifugal chillers and related cooling towers. Work to include engineering, plan review, and ACM abatement. This original equipment was retrofitted 10 years ago.	\$ 2,254,788	\$ 2,131,677	\$ 2,323,379	65	94.54
3	FM-0059621	Monterey	Monterey Courthouse	27-C1	2	COUNTY MANAGED - Interior/Exterior Finishes - Adjust height of interior stair rail throughout (4 levels), modify approach to building beginning at parking lot, add ramp to approach, modify ADA parking, modify basement restroom to include ACM abatement. Facility does not meet current ADA standards, complaint filed with the County who is managing party.	\$ 300,840	\$ 300,840	\$ 2,624,219	70	100
4	FM-0059503	San Diego	Hall of Justice	37-A2	2	COUNTY MANAGED - Interior Finishes - Relocate the 753 SF Superior Court IT office located on the HOJ 4th floor to the HOJ 6th floor by renovating 800 SF of existing office, break room and storage area now occupied by the County of San Diego Probation office. Child Support, Mental Health and Revenue and Recovery office in the HOJ will need to renovate a portions of the 4th, 5th and 6th floors.	\$ 163,045	\$ 163,045	\$ 2,787,264	80	100
5	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	\$ 2,908,764	85	100
6	FM-0058955	Ventura	Juvenile Courthouse	56-F1	3	COUNTY MANAGED - Interior - Install Cross Corridor Walls with Security Cameras, Card Access and Card Readers - Two Walls Total with One on Each Floor to Control Access to Court Office Corridors.	\$ 123,600	\$ 123,600	\$ 3,032,364	45	100
7	FM-0059460	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	3	Interior finishes - Remove and replace 14,457 SF of flooring and 2,571 LF of cove base in public areas on all floors. Install moisture barrier on 14,457 SF. Floor tiles are lifting and coming loose, causing a trip hazard.	\$ 429,868	\$ 300,865	\$ 3,333,229	55	69.99
8	FM-0002711	Riverside	Hall of Justice	33-A3	3	Energy Efficiency - HVAC - Chiller #2 - Remove and replace chiller #2 with new 300 ton Carrier magnetic bearing chiller. Given the age of the chiller (25 yrs) and use of non-compliant R-11 refrigerant, major efficiencies will be gained by replacement. Work also includes new gauges, flow sensors, temperature gauges, new chilled water pipe insulation, and new Belimo valves. Estimated energy savings of \$36.7k per year and a 6 year payback on chiller.	\$ 790,144	\$ 790,144	\$ 4,123,373	70	100



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TRIAL COURT FACILITY MODIFICATION  
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Trial Court Facility Modification  
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Meeting Date 12/5/2016

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9 FM-0035186	Orange	North Justice Center	30-C1	3	HVAC - Refrigerant Monitoring System - Install new refrigerant monitoring systems at two (2) chiller mechanical room locations to comply with current code. In the event of a refrigerant release, which displaces oxygen and could lead to suffocation, the system will alert personnel with strobe lights and sirens. Monitoring system will be tied into automation system. Assessment completed by Enovity under contract, January 2016.	\$ 56,100	\$ 50,664	\$ 4,174,037	70	90.31
10 FM-0057452	Sacramento	Carol Miller Justice Center Court Facility	34-D1	3	Energy Efficiency - Electrical - Replace existing compact fluorescent lamps (CFLs) in building with LED lamps. Scope includes a total of 2,400 lamps in 800 fixtures. All lamps are Philips T8 4' Instafit LED lamps. By replacing the existing CFLs with LED this project will reduce energy consumption and increase lamp life cycle and reduce frequency of lamp change outs.	\$ 68,555	\$ 68,555	\$ 4,242,592	70	100
11 FM-0058174	San Bernardino	Juvenile Dependency Courthouse	36-P1	3	Exterior Shell - Power Wash 21,259 Sq. Ft. exterior; repair cracked Stucco; Apply 1 coat Primer and 1 coat Elastomeric Paint 21,259 Sq. Ft. Apply Acrylic Flat Paint specified red & gray surfaces 15,489 Sq. Ft. This work to preserve exterior integrity of building.	\$ 77,790	\$ 35,371	\$ 4,277,963	70	45.47
12 FM-0059239	Los Angeles	Metropolitan Courthouse	19-T1	3	HVAC - Install a CO system that will allow the exhaust fans and supply fans to operate only when required. This will reduce equipment operation time. The parking exhaust fan and supply fan system is continuously operating 24/7 causing unnecessary wear and tear on the equipment.	\$ 168,907	\$ 159,685	\$ 4,437,647	70	94.54
13 FM-0057451	Sacramento	Juvenile Courthouse	34-C2	3	Energy Efficiency - Electrical - Replace existing compact fluorescent lamps (CFLs) in building with LED lamps. Scope includes a total of 3,422 lamps in 1,711 fixtures, broken out to include 2,112 15W T8 lamps in 1,056 fixtures; 988 13W Lunera lamps in 494 fixtures; 322 16.5W T8 lamps in 161 fixtures. By replacing the existing CFLs with LED this project will reduce energy consumption and increase lamp life cycle and reduce frequency of lamp change outs.	\$ 123,678	\$ 123,678	\$ 4,561,325	75	100
14 FM-0058706	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	3	Electrical - Replace (775) 3' & 4' fluorescent tubes with T8 16w LED tubes and (102) ballasts with new electronic ballasts; install new Astronomical time clock control. Multiple existing fluorescent lights are burned out creating a safety / security hazard for the court.	\$ 73,987	\$ 50,896	\$ 4,612,221	75	68.79
15 FM-0059349	Los Angeles	Airport Courthouse	19-AU1	3	Interior Finish - Remove and Replace 2,000 Square Feet of Epoxy Flooring in the holding area in the basement. The floor epoxy has failed and broken pieces can be used as a weapon. In addition, it has caused a health and safety issue.	\$ 145,444	\$ 112,239	\$ 4,724,460	75	77.17
16 FM-0056974	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	3	Furniture and Equipment - Replace Jury Box seating in courtroom 1 & 4 (26 chairs). Current chairs are failing and replacement parts are no longer available.	\$ 66,300	\$ 66,300	\$ 4,790,760	78	100
17 FM-0052950	Los Angeles	Chatsworth Courthouse	19-AY1	3	Plumbing - Remove and replace 8 high-low recessed drinking fountains and 3 ADA wall hung drinking fountains. Drinking fountains in the public areas of the courthouse are not operational.	\$ 61,265	\$ 51,340	\$ 4,842,100	80	83.8



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18	FM-0053476	San Joaquin	Manteca Branch Court	39-C1	3	Energy Efficiency - Lighting - Replace a total of 305 light fixtures throughout the facility. Remove: (19) T12 light fixtures, (73) Compact Fluorescents, (201) T8 Light Fixtures, (2) Incandescent Light Fixtures and (10) Metal Halide Light Fixtures. All fixture will be replaced with LED fixture.	\$ 70,497	\$ 70,497	\$ 4,912,597	80	100
19	FM-0052775	San Francisco	Civic Center Courthouse	38-A1	3	Exterior Walls - Prepare and apply anti-graffiti coating to all exterior walls from grade to 10ft high (approx. 6700sqft) - janitorial efforts are having minimal results, time consuming and causing public hazard at sidewalks.	\$ 63,493	\$ 63,493	\$ 4,976,090	83	100
20	FM-0035100	Orange	North Justice Center	30-C1	3	HVAC - BAS - Remove existing BAS system and replace with new system. The current system (software and hardware) is old and outdated with parts no longer manufactured and only supports a portion of the building.	\$ 1,775,430	\$ 1,603,391	\$ 6,579,481	85	90.31
21	FM-0056760	San Diego	Juvenile Court	37-E1	3	Grounds and Parking Lot - Court employee parking lot is deteriorated and severely cracked. Several areas present safety/trip/liability hazards. Due to deterioration it is recommended to cold mill approximately 1,100 SF down to the sub grade (4" depth) in (2) areas to correct pavement failure. The remaining 14,400 SF will be cold milled down to 1 1/2" to provide a level base for the new surface course of asphalt; apply prime coat, waterproofing and tack coat to 14,400 SF. Finish pave 15,550 SF.	\$ 72,267	\$ 72,267	\$ 6,651,748	85	100
22	FM-0057138	Los Angeles	Alfred J. McCourtney Juvenile Justice Center	19-AE1	3	Interior Finishes - Replace (4) sets of custom 90 minute fire rated double doors and push bars with new. Entrance doors to courtrooms 285 & 426 rattle when closed and are considered disruptive.	\$ 86,700	\$ 86,700	\$ 6,738,448	85	100
23	FM-0051115	Santa Clara	Downtown Superior Court	43-B1	3	Energy Efficiency measure - Install 1 new Variable Frequency Drive (VFD) on the existing chilled water pump, install a differential pressure sensor (DP) and re-program the BAS to modulate the chilled water flow- this will reduce energy consumption-expected pay back is 19.6 years.	\$ 60,074	\$ 60,074	\$ 6,798,522	90	100
24	FM-0051344	Mendocino	County Courthouse	23-A1	3	Energy Efficiency Project - Electrical Lighting - Change Light bulbs, install photocell and sensors - Swap 234 T12 Bulb and ballast to T8 install 3 occupancy sensors, install 3 photo cells.	\$ 68,037	\$ 46,007	\$ 6,844,529	90	67.62
25	FM-0051519	Contra Costa	George D. Carroll Courthouse	07-F1	3	Energy Efficiency Project - Electrical - Install new lighting control system; Install 66 new occupancy sensors; Retrofit 36 four lamp light fixtures to 2 lamp fixtures; Engineering and design - Energy savings \$14,000.00 per year	\$ 227,153	\$ 170,342	\$ 7,014,871	90	74.99
26	FM-0052382	Butte	Butte County Courthouse	04-A1	3	Holding Cell - Construct (3) new holding cell. The single in-custody holding cell located in the older section of the courthouse is currently holding criminal cases and will be use for the expansion. The project goal is to accommodate larger number of simultaneous in-custody classifications and increase overall holding capacity.	\$ 294,739	\$ 294,739	\$ 7,309,610	90	100
27	FM-0055147	Los Angeles	Parking Structure Lot 94 Airport Courthouse	19-AU2	3	Exterior Shell - Restore stairways (15,00 sq. ft. of surface area). Stairways are badly rusted and need to be restored, rust starting to eat through metal frame causing damage to the metals integrity.	\$ 130,312	\$ 100,562	\$ 7,410,172	90	77.17



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28	FM-0056533	Los Angeles	Whittier Courthouse	19-AO1	3	HVAC - Restore operations to Cooling Towers #1 & #2. Cooling Tower #1: Replace shaft, (2) bearings, bushing, driven sheave, electric water level probe assembly and drain valve. Cooling Tower #2: Replace 7 1/2 hp. fan motor, shaft, (2) bearings, driven sheave, driver sheave and belt. Provide Fan balancing on Chillers 1 & 2 once all mechanical work has been completed. Deficiencies were found during PM.	\$ 104,396	\$ 90,229	\$ 7,500,401	90	86.43
29	FM-0057042	San Mateo	Hall of Justice	41-A1	3	COUNTY MANAGED - Plumbing - **Water Conservation Project** - Replace all domestic water fixtures w/new water saving fixtures; Install sub meters (2) at Water Cooling Towers -	\$ 159,354	\$ 83,980	\$ 7,584,381	90	52.7
30	FM-0057139	Los Angeles	Compton Courthouse	19-AG1	3	Interior Finishes - Grind and sand existing painted walls, benches, and ceiling of (54) cells, approximately 42,000 SF, repaint cell walls, benches, doors, ceiling and security screens. Holding cell paint has becomes heavily damaged from in custodies and is beginning to peel presenting a health and safety issue.	\$ 201,960	\$ 201,960	\$ 7,786,341	92	100
31	FM-0051776	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	3	Plumbing - Rebuild drinking fountains' water supply piping lines, filtration system and cooling (optional)system to put back drinking fountains in operational condition in all floors' public hallways.	\$ 97,199	\$ 66,863	\$ 7,853,204	95	68.79
32	FM-0053393	Los Angeles	S. Bay Municipal Traffic Court Trailer	19-C4	3	Roof - Overlay existing roof with new PVC roof system approximately 4,00 sq. ft. Due to roof system currently being in poor to fair condition, remaining service life is less than 5 years. Overlay of existing roof system will bring the building to good condition.	\$ 79,407	\$ 67,607	\$ 7,920,811	95	85.14
33	FM-0054905	Los Angeles	Torrance Courthouse	19-C1	3	Grounds and Parking Lot - Replace asphalt, Slurry coat and restripe parking lot (285,000sq)	\$ 270,300	\$ 230,133	\$ 8,150,944	95	85.14
34	FM-0057273	Orange	Central Justice Center	30-A1	3	HVAC - Replace heating and/or cooling coil couplings, valves, controllers, and roughly 30 linear feet of piping per coil (1/1/4 3) on multiple AHUs, including ACM abatement where required. Multiple floods caused by failed couplings (see FMs 0052227, 0054736, & 0040469). Equipment is original to the facility and in very poor condition. Full assessment was performed by the Court and only those in the worst condition with a likelihood of failure are being submitted at this time.	\$ 220,228	\$ 200,782	\$ 8,351,726	95	91.17
35	FM-0057492	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	3	Energy Efficiency - Exterior Shell - Install 3M Prestige series film on the existing eastern window of the 3rd and 4th floors. Recommended measures were identified as a part of the RCx.	\$ 83,640	\$ 61,484	\$ 8,413,210	95	73.51
36	FM-0057706	Los Angeles	Airport Courthouse	19-AU1	3	Fire Protection - install 41 magnetic door holders, 7 Power supplies and relays, programming into the Fire Panel, suggested per LACFD Fire Marshal inspection on 10/15/15.	\$ 81,475	\$ 62,874	\$ 8,476,084	100	77.17
37	FM-0057337	Modoc	Barclay Justice Center	25-A1	3	Energy Efficiency: Electrical - Replace approximately 322 existing Fluorescent lamps with energy efficient LED and replace light switches in the restrooms with occupancy sensor switches.	\$ 54,279	\$ 54,279	\$ 8,530,363	100	100



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38	FM-0056759	Los Angeles	Airport Courthouse	19-AU1	3	Elevators, Escalators, & Hoists - Remove and replace laminate on doors of Elevator #1 on floors 1, 6, 7, and 8, Elevator #2 on floors 1, 5, 8 and 9, Elevator #3 on floors 3, 6, 7, 8 and 9 and Elevator #4 on floors 1, 2, 5, and 8. Elevators 1-4 have several doorways on different floors delaminating. This is a safety hazard as its possible for clothing to be caught in the door causing bodily harm or the door skins falling off and striking passengers outside the elevators.	\$ 213,932	\$ 165,091	\$ 8,695,454	103	77.17
39	FM-0052844	Ventura	Juvenile Courthouse	56-F1	3	COUNTY MANAGED - Interior Finishes - Replace All Interior Door Hardware Failing - Low Quality/Failing - County Managed Recommended by County/MP - Bldg. was built in 2005. Per County, "Hardware is of low quality, failing and is no longer being made.	\$ 74,668	\$ 74,668	\$ 8,770,122	105	100
40	FM-0056967	Orange	West Justice Center	30-D1	3	ENERGY CONSERVATION - Lighting and Controls - Replace or retrofit three-hundred ninety-six (396) existing fluorescent light fixtures in eighteen (18) courtrooms at West Justice Center with LED lighting and dimming controls. There would be a substantial energy/cost savings. Estimated payback on the lighting is eight (8) years and dimming controls is three (3) years.	\$ 302,161	\$ 302,161	\$ 9,072,283	105	100
41	FM-0044063	Orange	Central Justice Center	30-A1	3	Exterior- Roof - replace deteriorated roof mounted non-OSHA compliant equipment tie offs with OSHA approved roof equipment tie-offs.	\$ 234,767	\$ 214,037	\$ 9,286,321	106	91.17
42	FM-0051373	Alameda	Wiley W. Manuel Courthouse	01-B3	3	Energy Efficiency project - HVAC - Install VFD's - install (2) VFD for EF 1&2.	\$ 179,899	\$ 150,755	\$ 9,437,076	110	83.8
43	FM-0051473	Alameda	George E. McDonald Hall of Justice	01-F1	3	Energy Efficiency Project - HVAC - Restore Economizer Dampers and Actuators, install VFD (4) - Restore Damper and Actuators (5), install 2 VFD to Supply and Return Fan on unit #1, install 2 VFD to Primary Chilled Water Pumps.	\$ 88,261	\$ 88,261	\$ 9,525,337	110	100
44	FM-0052843	Ventura	East County Courthouse	56-B1	3	ENERGY EFFICIENCY - COUNTY MANAGED - Electrical - Interior Lighting Retrofit	\$ 132,108	\$ 132,108	\$ 9,657,445	110	100
45	FM-0051791	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	3	Plumbing - To abate and remove two (2) abandoned boilers and associated plumbing and equipment - Boilers have been decommissioned and abandoned in place and are occupying valuable space.	\$ 102,106	\$ 102,106	\$ 9,759,551	120	100
46	FM-0054723	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	3	Electrical - Install Automatic A-B Transfer Switch from Generator #1 to back-up Generator #2 for emergency power backup so that when Generator #1 fails, Generator #2 will automatically start.	\$ 61,547	\$ 42,338	\$ 9,801,889	120	68.79
47	FM-0053022	Riverside	Larson Justice Center	33-C1	3	Grounds and Parking Lot - East Parking Lot - Create and install 80 parking stalls out of perimeter landscape around the current lot. The recent closure of the County lot behind the courthouse, closure of the Court Annex/County building next door and its parking lot, and the building of a County Law building next door have created a serious parking issue in the immediate area of the Larson Justice Center resulting in a 200+ parking stall loss. Customers are currently parking on the landscape.	\$ 494,741	\$ 399,800	\$ 10,201,689	145	80.81



## JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

Meeting Date: 12/5/2016

### **Action Item 4 – (Action Required) – Rooftop Agreements**

#### **Summary:**

Review and discuss Rooftop Agreement program with cellular carriers.

#### **Supporting Documentation:**

- Slides

#### **Action Requested:**

Staff recommends allocating \$80,000 from planning funds to perform Phase 1 of the rooftop engineering assessments (includes initial plan review, permitting, and site inspection).



## **Action Item 4**

### **Rooftop Agreements**

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### **Existing Rooftop Program**

- 8 court facilities have antennas, repeaters
- 9 leases/licenses with 6 for-profit vendors (Clear Wireless, Verizon, Sprint, Cingular, T-Mobile, AT&T)
- 4 licenses for public safety (3 cities, LA-RICS)
- \$500,000+/- annual revenue

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## **Management Structure**

- Need for a single point of responsibility
  - one person
    - Overall policy decisions
    - Leases
    - Vendor list
    - Updatable engineering reports
    - Safety
    - Financial – revenue v. expenses
    - Utility metering
    - Invoicing lessees
    - Plan review, permitting, and inspection

9

## **Initial Plan Review, Permitting and Inspections**

- Rooftop engineering assessments  
Phase 1 (\$9,987 each, average)
- Initial plan review, permitting, site inspection

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# Engineering Reports Phase 1 Fees

Schedule of Charges

Building	Structural Engineering: Executive Principals	Structural Engineering: Senior Engineer	Structural Engineering: CADD Specialist	Electrical Engineering: Labor	Total Travel	Total
Compton	\$800	\$4,375	\$1,500	\$1,716	\$542	<b>\$8,933</b>
Airport	\$800	\$4,375	\$1,500	\$1,716	\$542	<b>\$8,933</b>
Hayward	\$800	\$4,375	\$1,500	\$1,716	\$192	<b>\$8,583</b>
Foltz	\$800	\$4,375	\$1,500	\$1,716	\$542	<b>\$8,933</b>
East LA	\$800	\$4,375	\$1,500	\$1,716	\$542	<b>\$8,933</b>
Pomona	\$800	\$4,375	\$1,500	\$1,716	\$542	<b>\$8,933</b>
El Cajon	\$800	\$4,375	\$1,500	\$3,120	\$800	<b>\$10,595</b>
Bakersfield	\$800	\$6,475	\$3,000	\$4,056	\$923	<b>\$15,254</b>
						<b>\$79,097</b>

# On-Site Monitoring of Electrical Use

There are multiple transducers, one for each lessee.

Each building needs only one data logger.

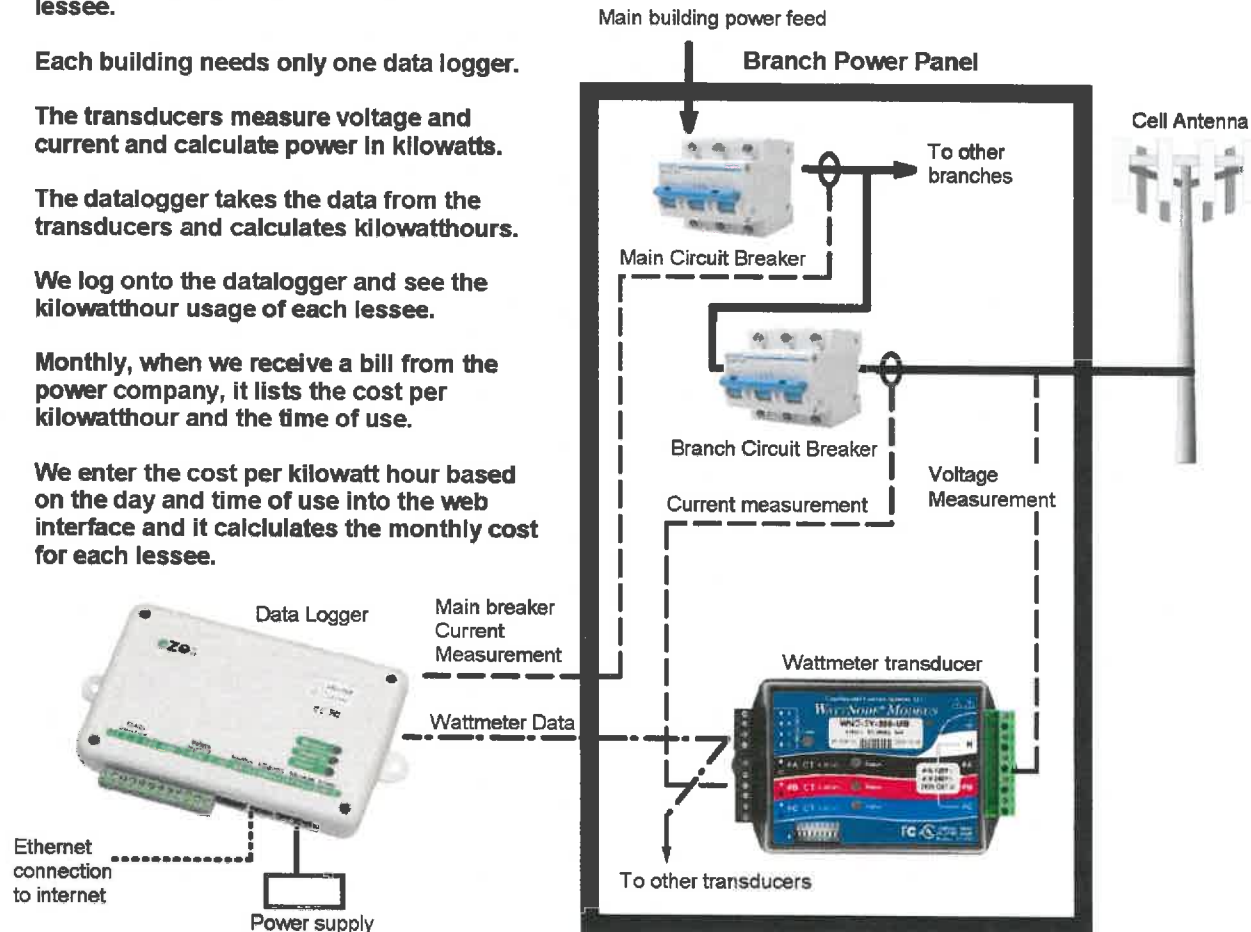
The transducers measure voltage and current and calculate power in kilowatts.

The datalogger takes the data from the transducers and calculates kilowatthours.

We log onto the datalogger and see the kilowatthour usage of each lessee.

Monthly, when we receive a bill from the power company, it lists the cost per kilowatthour and the time of use.

We enter the cost per kilowatt hour based on the day and time of use into the web interface and it calculates the monthly cost for each lessee.



## **Ongoing Responsibilities**

- Post-installation access to the rooftop
  - JCC staff coordination
  - Tracking (dates, hours spent)
  - Invoicing

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## **Ongoing Responsibilities (cont)**

- Utilities – costs, tracking, invoicing
- Inspections (quarterly; after weather/other event)
- Emergency power considerations

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## **Review Process**

**For requests to place new equipment or to replace/upgrade existing equipment**

- Comprehensive engineering report for each building with a rooftop lease/license
  - Structural and electrical load calculations
  - Roof plan
  - Expandable format for continuous updating
- Drawings and specifications from lessee
- Plan review

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## **Near Catastrophic Failures**

**After February 2016 high wind event  
East County Regional Center – Bldg. ID37-I1 – El Cajon**

- Failure of exterior insulation and finish system (EIFS) parapet wall.
- Failure of lessee-provided attachment bolts.
- Sheet metal cable tray covers not attached properly and displaced by wind.

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# Verizon Antenna

East County Regional Center – Bldg. ID37-I1 – El Cajon

Missing bolts  
after  
February  
wind event.  
2 of 4 bolts  
had worked  
loose and  
fallen out.



# Verizon Antenna

East County Regional Center – Bldg. ID37-I1 – El Cajon

Bolts  
replaced



# Cricket Antenna

East County Regional Center – Bldg. ID37-I1 – El Cajon

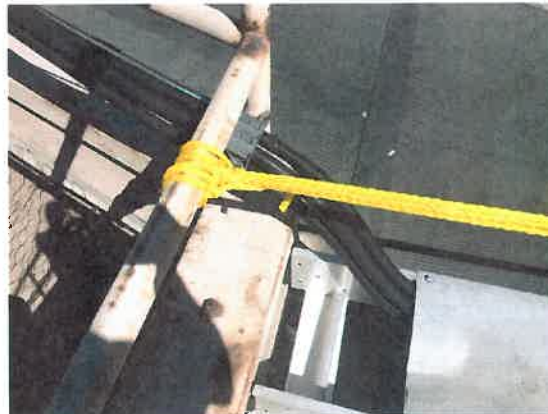
Temporary  
tie-off at  
top of EIFS  
parapet  
wall



# Cricket Antenna

East County Regional Center – Bldg. ID37-I1 – El Cajon

Temporary  
tie-off at  
guard rail





# Cricket Antenna

East County Regional Center – Bldg. ID37-I1 – El Cajon

Temporary tie-off from guard rail to top of EIFS parapet wall



# Cricket Antenna

East County Regional Center – Bldg. ID37-I1 – El Cajon

Failure of exterior insulation and finish system (EIFS) at antenna attachment bracket.



# Cricket Antenna

East County Regional Center – Bldg. ID37-11 – El Cajon

EIFS failure close-up.  
Water intrusion point  
at exterior side of  
parapet wall.





## JUDICIAL COUNCIL OF CALIFORNIA

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Meeting Date: 12/5/2016

### **Action Item 5 – (Action Required) – Service Provider Contracts Upgrade**

#### **Summary:**

Review and discuss plan to upgrade the service provider contract proposals.  
Current contracts expire September 2017.

#### **Supporting Documentation:**

- Slide

#### **Action Requested:**

Staff recommends allocating up to \$300,000 from planning funds to develop the Request for Proposal for service provider contracts.

# **Action Item 5 – Service Contracts Upgrade**

- Existing contracts expire September 2017
- RFP
- Utilize Planning funds up to \$300K



# JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

Meeting Date: 12/5/2016

## **Discussion Item 1– List E – Approved Court-Funded Facilities Requests**

### **Summary:**

Review approved Court-Funded Facilities Requests (Facility Modifications and leases) from List E.

- Merced Superior Court request for small project annual budget totaling \$25,000
- San Bernardino Superior Court request for a facility modification totaling \$325,000
- San Luis Obispo Superior Court request for a lease extension totaling \$307,377
- Stanislaus Superior Court request for a lease extension totaling \$725,563

### **Supporting Documentation:**

- List E – Approved Court-Funded Facilities Requests



JUDICIAL COUNCIL  
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

ITEM #	CFR NUMBER	COUNTY	BUILDING ID	FACILITY NAME	LEASE, LICENSE, OR FM	CFR DESCRIPTION	LESSOR	LESSEE	CFR TERM	FUND SOURCE	TOTAL CFR COMMITMENT (CFR Term)	STATUS	DATE APPROVED
1	24-CFR015	Merced	All	All	Annual Budget	Establish annual budget for facilities-related projects either rule 10.810 or non-rule 10.810 allowable) in all Merced court facilities.	N/A	N/A	Ongoing	TCTF	\$ 25,000	Approved	11/17/2016
2	36-CFR036	San Bernardino	36-R1	San Bernardino Justice Center	Facility Modification	Installation of two Automatic Transfer Switches (ATS) and tie-in to building emergency generator to provide emergency power to the entire 2nd floor.	N/A	N/A	One-Time	Non-TCTF	\$ 325,000	Approved	11/21/2016
3	40-CFR008	San Luis Obispo	40-F1	1120 Mill Street	Lease Extension	Three-year lease extension for office space. (4/1/2017 - 3/31/2020)	Ahearn Family Trust	San Luis Obispo Superior Court	Three Years	TCTF	\$ 307,377	Approved	10/17/2016
4	50-CFR021	Stanislaus	50-A2	Hall of Records	Lease Extension	Five-year lease extension for office and storage space. (1/1/2017 - 12/31/2021)	County of Stanislaus	Stanislaus Superior Court	Five Years	TCTF	\$ 725,563	Approved	10/11/2016



JUDICIAL COUNCIL  
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

Meeting Date: 12/5/2016

## Discussion Item 2 – List F – Funded FMs on Hold

### Summary:

Review and discuss List F – *Funded Facility Modifications on Hold*.

Total Project – Count:	16
Total FM Budget Share:	\$9,209,196

### Supporting Documentation:

- List F – *Funded Facility Modifications on Hold*



JUDICIAL COUNCIL  
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM SHARE OF COST	FACILITY MODIFICATION PROGRAM BUDGET % OF COST	TCFMAC APPROVAL DATE	DAYS PENDING*	ON HOLD FOR SHARED COST?	PROJECT MANAGER ASSIGNED?	COMMENTS
1	FM-0040733	Solano	Hall of Justice	48-A1	2	EXECUTION -- Construct 1,070 lf of retaining wall, 525 lf of earthen berms, 575 lf of access ramps; install drainage pipe and 2 pumps to extract water trapped within the prevention area. \$1.7M was spent in 2005 for flood damage and \$146K was spent in FY 10/11 on flood prevention measures. Emergency exiting must be sealed during flood conditions.	\$ 1,211,241	\$ 882,026	72.82%	1/30/2012	1764	Yes	Lisa Hinton	Shared Cost for design phase approved. Design effort is in work.
2	FM-0031644	Santa Barbara	Santa Maria Courts Campus	42-F	2	(Phase 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. Recompact, 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.	\$ 422,600	\$ 313,400	74.16%	4/20/2012	1683	Yes	Peggy Symons	Shared Cost for design phase approved.
3	FM-0052970	Los Angeles	Whittier Courthouse	19-AO1	2	Roof - Remove and replace existing one story section of roof with new and overlay 5 story section of roof with torch applied system / Renovation required due to age and water penetration.	\$ 742,000	\$ 641,311	86.43%	10/23/2015	402	No	Hold	
4	FM-0052981	Los Angeles	East Los Angeles Courthouse	19-V1	2	Roof - Remove and replace existing failing roof system with new PVC roof system (30,625).	\$ 715,093	\$ 555,770	77.72%	10/23/2015	402	No	Hold	
5	FM-0052988	Los Angeles	San Fernando Courthouse	19-AC1	2	Roof - Remove and replace existing failing roofing systems on main deck, 2nd and 3rd floor Northeast decks as well as machine room roofs at the main roof (approximately 38,000) with a SBS roof System. Roof metal will be replaced as needed.	\$ 807,176	\$ 673,266	83.41%	10/23/2015	402	No	Hold	
6	FM-0053002	Los Angeles	Monrovia Training Center	19-N1	2	Roof - Remove and replace existing roof system at eleven different areas (20,000 SF). Due to the poor condition of these areas, recommended removal and replacement of existing and building metal will bring entire building roof to good condition.	\$ 450,000	\$ 316,305	70.29%	10/23/2015	402	No	Hold	
7	FM-0053003	Los Angeles	Alhambra Courthouse	19-I1	2	Roof - Remove and replace existing roof with new SBS roof system - Remove and replace approximately 31,800sf of failing built up roof system. Work will include new building metal, vents and walk pads as needed.	\$ 699,821	\$ 601,846	86.00%	10/23/2015	402	No	Hold	
8	FM-0053004	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Roof - Remove and replace existing failing roof with new SBS roof system - Work to include replacing approximately 25,000sf of failing built up roof, two roof drains, re-coat the Heli-Stop and replace building metal as needed.	\$ 585,070	\$ 470,864	80.48%	10/23/2015	402	No	Hold	

\* Days Pending, as of November 28, 2016





JUDICIAL COUNCIL  
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM SHARE OF COST	FACILITY MODIFICATION PROGRAM BUDGET % OF COST	TCFMAC APPROVAL DATE	DAYS PENDING*	ON HOLD FOR SHARED COST?	PROJECT MANAGER ASSIGNED?	COMMENTS
9	FM-0053030	Los Angeles	Glendale Courthouse	19-H1	2	Roof - Remove and replace existing roof with new SBS roof system - Work to include replacing approximately 34,000sf of failing built up roof, restore roof drains, install tapered insulation as needed and replace building metal if not re-usable.	\$ 757,338	\$ 685,694	90.54%	10/23/2015	402	No	Hold	
10	FM-0053394	Los Angeles	Torrance Courthouse	19-C1	2	Roof - Remove and replace 40,000 square feet of the existing main deck and lower deck sections with new SBS roof system / Due to roof decks currently failing and leaking. Work to include new building metal, vent jacks and equipment curbs as needed	\$ 845,633	\$ 719,972	85.14%	10/23/2015	402	No	Hold	
11	FM-0053460	Los Angeles	Edelman Children's Court	19-Q1	2	Roof - Remove and replace 43,000 sf of existing roof with new SBS roof system, currently the existing roof is in poor to fair condition at best, work will replace the roof at three building sections at various levels. New building metal and curbs will be replaced as needed. (No work to be done on the Heli - Stop).	\$ 946,000	\$ 662,105	69.99%	10/23/2015	402	No	Hold	
12	FM-0053549	Los Angeles	Downey Courthouse	19-AM1	2	Roof - Remove and replace existing main deck, lower east deck and lower west deck (approximately 34,000 sf) with a SBS type roof system - Due to main and lower decks are past due and beginning to leak during rainy weather.	\$ 753,487	\$ 630,669	83.70%	10/23/2015	402	No	Hold	
13	FM-0053554	Los Angeles	Pomona Courthouse South	19-W1	2	Roof - Remove and replace existing roof with new SBS roof system at main deck (23,220 sq. ft.), lower north deck (2,838 sq. ft.), and lower south deck (2,838 sq. ft.). Roofing metal will be replaced as needed.	\$ 682,895	\$ 622,391	91.14%	10/23/2015	402	No	Hold	
14	FM-0054101	Los Angeles	Santa Monica Courthouse	19-AP1	2	Roof - Remove and replace 53,000 sf of existing roof with new SBS roof system, currently the existing roof is in poor to fair condition at best, work will replace the roof at three building sections at various levels. New building metal and curbs will be replaced as needed.	\$ 1,114,341	\$ 874,646	78.49%	10/23/2015	402	No	Hold	
15	FM-0057043	Los Angeles	Inglewood Justice Center	19-E1	2	Roof - Remove and replace approximately 11,600 SF of failing built up roof. New roof to be a SBS multi-ply roof, to include new building metal, clean all roof drains and supply and install new roof drain caps	\$ 280,307	\$ 226,432	80.78%	12/7/2015	357	No	Hold	
16	FM-0057213	Tulare	Dinuba Division of the Tulare Superior Court	54-E1	2	Roof - Install new 30,000 sf, 80 mil PVC membrane roofing system to replace existing built-up asphalt roof. Install new coping cap and raise all roof curbs to a minimum of 8. Existing roofing is failing with severe blistering and cracks.	\$ 665,000	\$ 332,500	50.00%	1/15/2016	318	Yes	Doug Walthour	
							<b>\$ 11,678,002</b>	<b>\$ 9,209,196</b>						

\* Days Pending, as of November 28, 2016



# JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

Meeting Date: 12/5/2016

## **Discussion Item 3 – Update on Facility Dispositions**

### **Summary:**

Discuss courthouse facility dispositions, legislation, and plans for future dispositions.

### **Supporting Documentation:**

- Slides
- Judicial Council Report: *Disposition of Vacant Courthouses*

## **Discussion Item 3**

### **Update on Facility Dispositions**

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### **Dispositions to Date**

- Real Estate staff have disposed of 56 facilities to date
  - 37 - capital project related
  - 13 - budget related
  - 6 - other

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## **San Pedro Courthouse**

- Judicial Council authorization
- Legislative authorization (Assem Bill 1900, Jones-Sawyer; 2016 Stats, ch.510)
- Close of escrow – December 2016
- Sales proceeds to be deposited into SCFCF ICNA (sale price \$5.1M)

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## **Upcoming Dispositions: State Holds Title**

- Two pending legislative authorization:
  - Chico (Butte) and Corning (Tehama)
- Five pending Judicial Council authorization 12/16/16:
  - Fresno: Reedley, Firebaugh, Clovis
  - Kings: Corcoran, Avenal

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## **Upcoming Dispositions: County Holds Title**

- Ten facilities on "Hit List"
  - Paradise (Butte)
  - Kenyon Juvenile (L.A.)
  - Los Banos (Merced)
  - Portola, Greenville (Plumas)
  - Courthouse West (Sutter)
  - Tulare, Porterville (Tulare)
  - Old Jail, Family Support (Yolo)

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## **Questions/Comments**

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## JUDICIAL COUNCIL OF CALIFORNIA

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# REPORT TO THE JUDICIAL COUNCIL

For business meeting on December 16, 2016

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Title	Agenda Item Type
Court Facilities: Disposition of Vacant Courthouses	Action Required
Rules, Forms, Standards, or Statutes Affected	Effective Date
None	December 16, 2016
Recommended by	Date of Report
Facilities Policies Working Group	November 9, 2016
Hon. Douglas P. Miller, Chair	Contact
Hon. Marla O. Anderson, Vice-Chair	Eunice Calvert-Banks, 415-865-4048 <a href="mailto:eunice.calvert-banks@jud.ca.gov">eunice.calvert-banks@jud.ca.gov</a>
	Charles Martel, 415-865-4967 <a href="mailto:charles.martel@jud.ca.gov">charles.martel@jud.ca.gov</a>

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### Executive Summary

The Firebaugh, Reedley, and Clovis Courthouses in Fresno County and the Avenal and Corcoran Courthouses in Kings County have been permanently closed by their respective courts and are unsuitable to the needs of the judicial branch. To eliminate the Judicial Council's continuing liability and expense in holding permanently closed court facilities and to realize the value of the assets in fair market value dispositions, the Facilities Policies Working Group (FPWG) recommends authorizing and approving the disposition of these facilities. The FPWG further recommends authorizing staff to lease or license all or a portion of the Clovis facility pending its final disposition.

## **Recommendation**

The Facilities Policies Working Group recommends that the Judicial Council, effective December 16, 2016:

1. Authorize and approve the disposition of the state's equity interest in, and title to, the Firebaugh, Reedley, and Clovis court facilities in Fresno County and the Avenal and Corcoran court facilities in Kings County in fair market value transactions;
2. Direct council staff to take all actions necessary to obtain statutory authorization to dispose of the facilities and to draft and negotiate appropriate agreements with prospective transferees;
3. Direct council staff to take all action necessary to lease or license all or a portion of the Clovis facility until such time as it can be permanently disposed of;
4. Delegate to the Administrative Director or his designee the authority to sign real property disposition agreements and any other related necessary documents, contingent on legislative authorization for the disposition of the properties; and
5. Delegate to the Administrative Director or his designee the authority to sign one or more leases or licenses for the Clovis court facility, pending its final disposition.

## **Previous Council Action**

In August 2014, the Trial Court Facility Modification Advisory Committee requested that the Judicial Council declare the three court facilities in Fresno County (Clovis, Reedley, and Firebaugh) to be surplus property. The Judicial Council deferred action on that request.

In April 2015, the Judicial Council declared the San Pedro Courthouse as surplus, with proceeds from its fair market value sale to be deposited in accordance with article III, section 9 of the California Constitution into the Special Fund for Economic Uncertainties, and authorized its disposition and sponsorship of legislation to accomplish that goal.

In October 2015, the Judicial Council approved a short-term lease of the Corning Courthouse to the County of Tehama pending the sale of that courthouse to the county.

In December 2015, the Judicial Council approved sponsorship of an alternative proposal to authorize the disposition of the San Pedro Courthouse as nonsurplus property with the proceeds of its sale to be deposited in the Immediate and Critical Needs Account (ICNA).

## **Rationale for Recommendation**

### **Background**

The State of California, acting by and through the Judicial Council of California, Administrative Office of the Courts, is the record title holder for the court facilities in Firebaugh, Reedley, Clovis, Avenal, and Corcoran.<sup>1</sup> Four of the court facilities (Firebaugh, Reedley, Avenal, and Corcoran) are in buildings where occupancy and use was shared with local county government, while in the fifth (Clovis), the court was the exclusive occupant.

### **Description of court facilities: Fresno County**

The Superior Court of Fresno County permanently closed its court facilities in Firebaugh, Reedley, and Clovis to the public on July 30, 2012. Over the past four years, the Fresno superior court has consistently stated that there are no future plans to reopen any of these facilities and is supportive of staff efforts to dispose of them.

The Firebaugh Courthouse is located at 1325 “O” Street, within the City of Firebaugh’s government center, which includes the courthouse, the county library, city administration, and the police department. The court facility is in an 8,190-square-foot, one-story building with a basement and shared parking lot wherein the state holds a 58.02 percent equity interest, with the county holding the remaining 41.98 percent. The court’s space in the building consists of one courtroom, a judge’s chambers, two holding cells, and administrative space. The county uses its space in the building as a satellite office, with intermittent staffing. According to an April 2016 appraisal, the value of the entire building is \$740,000, with the council’s share \$390,000. In fiscal year (FY) 2015–16 the council spent \$42,602.26 as its share of operation and maintenance for this vacated facility.

The Reedley Courthouse is located at 815 “G” Street. This court facility is in a 5,888-square-foot, one-story building with a small shared parking lot wherein the state holds a 78.13 percent equity interest and the county holds the remaining 21.87 percent equity interest. The court’s space in the building consists of one courtroom and judges’ chambers, and administrative and storage space. The county’s space in the building is occupied by its agricultural office. According to an April 2016 appraisal, the value of the entire building is \$540,000, with the council’s share \$330,000. In FY 2015–16 the council spent \$15,755 as its share of operation and maintenance for this vacated facility.

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<sup>1</sup> The Judicial Council in the past referred to its staff as “the Administrative Office of the Courts.” Rule 10.81(b)(4) of the California Rules of Court provides as follows:

The Judicial Council will continue to perform all duties, responsibilities, functions, or other obligations, and bear all liabilities, and exercise all rights, powers, authorities, benefits, and other privileges attributed to the “Administrative Office of the Courts” or “AOC” arising from contracts, memorandums of understanding, or other legal agreements, documents, proceedings, or transactions. The Judicial Council may be substituted for the “Administrative Office of the Courts” or “AOC” wherever necessary, with no prejudice to the substantive rights of any party.



The Clovis Courthouse is located at 1011 Fifth Street. This court facility is 3,360 square feet in size and holds one courtroom and chambers, one holding cell, and clerk and administrative space. There are six parking stalls on the property. The court occupied 100 percent of this building. According to an April 2016 appraisal, the value of the entire building is \$720,000. In FY 2015–16 the council spent \$65,283 on operation and maintenance for this vacated facility.

### **Kings County**

The Superior Court of Kings County closed the Avenal and Corcoran facilities as of December 18, 2015, when it moved into the new Hanford Courthouse. The court has no need for any of these facilities, and is supportive of staff efforts to dispose of them.

The Avenal Courthouse is located at 501 East Kings Street. This court facility is in a 7,696-square-foot, single-story building with a shared parking lot wherein the state holds a 58.01 percent equity interest and the county holds the remaining 41.99 percent. The court's space in the building consists of one courtroom, two judges' chambers, two holding cells, and administrative and storage space. The county's space in the building is occupied by the county sheriff. According to an April 2016 appraisal, the value of the entire building is \$670,000, with the council's share \$330,000. In FY 2015–16 the council spent \$38,542 as its share of operation and maintenance for this facility, though it should be noted that the court occupied this facility until December 18, 2015.

The Corcoran Courthouse is located at 1000 Chittenden Avenue. This court facility is in a 6,995-square-foot, single-story building with a shared parking lot wherein the state holds an 87.06 percent equity interest, with the county holding the remaining 12.94 percent. The court's space in the building consists of one courtroom and judges' chambers, one room with three holding cells, and administrative and storage space. The county's space is occupied by the county sheriff. According to an April 2016 appraisal, the value of the entire building is \$780,000, with the council's share \$690,000. In FY 2015–16 the council spent \$44,868 as its share of operation and maintenance for this facility, though it should be noted that the court occupied this facility until December 18, 2015.

Once the facilities are disposed of, the judicial branch will realize financial savings on maintenance costs (utilities, landscaping, vandalism prevention/cleanup, etc.). The council and judicial branch as a whole will benefit from a disposition of the court facilities because of the elimination of operations and maintenance costs and liability risks associated with the closed facilities. The judicial branch will also benefit from the dispositions if the Legislature directs that disposition proceeds be deposited into the ICNA or another account within the judicial branch.

### **Shared use buildings: impact of Joint Occupancy Agreements**

The shared occupancy and use of the four shared-use buildings is governed in each case by a Joint Occupancy Agreement (JOA) entered into by the Judicial Council and the county in which the facility is located as part of the courthouse transfer process under the Trial Court Facilities Act of 2002 (as amended; hereafter the Act). Under the JOAs, management of each shared-use

building is assigned to either the Judicial Council or the county and a process is established for sharing the cost of operating and maintaining the buildings, including costs incurred after all or a portion of the building is closed, as required under Government Code section 70343(a)(2).<sup>2</sup>

In a shared-use building under a JOA, any transfer by either the Judicial Council or county of rights to occupy and use its exclusive-use area, or its equity interest, whether permanent or temporary, must involve the other party. For permanent transfers of the Judicial Council's equity interests in the four shared-use courthouses under consideration in this report, in each case, three scenarios are possible under the JOAs:

1. The county purchases or otherwise acquires the Judicial Council's equity interest in and title to the building.
2. The county has or will vacate its space in the building and allows the Judicial Council, as titleholder, to dispose of the entire property and give the county its share of the proceeds (equal to its percentage equity interest).
3. The county is unwilling to pursue options 1 or 2 and the Judicial Council finds a third party willing to acquire its equity interest in and title to the building. Before completing any such disposition, however, the Judicial Council is required to offer the same terms and conditions to the county. If the county rejects that offer, then a disposition to the third party may proceed, and any such third party would be required to take an assignment of the Judicial Council's rights, duties, and obligations in the JOA. The county must, however, consent to any such assignment. The county may not refuse to give that consent, but it may be made subject to reasonable conditions.

Temporary transfers by a lease or license of a party's exclusive-use area in a shared-use building are also addressed in the JOAs. The JOAs provide that the Judicial Council and county each have the right to lease or license vacant space to the other or to a third party, but before the Judicial Council may enter into a lease or license with a third party, the council must first offer the lease

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<sup>2</sup> All future statutory references are to the Gov. Code unless otherwise noted. Section 70343(a)(2) provides as follows:

(2) Unless otherwise specifically provided by agreement between the Judicial Council and the county, the Judicial Council and the county shall share operation and maintenance costs in a shared use building as follows:

(A) Each entity is responsible for the operation and normal day-to-day maintenance costs of that space in the building exclusively used by the entity.

(B) Each entity shall share the operating and normal day-to-day maintenance costs for the common space in the building based on the proportionate amount of space exclusively used by each entity.

(C) Each entity shall share the major building repairs and maintenance affecting the entire building, including, but not limited to, common areas, based on the proportionate amount of space exclusively used by each entity.

or license to the county on the same terms and conditions.<sup>3</sup> Such temporary transfers do not impact the party's respective equity interests in the building.

## **Legal Authority**

### **Transfer of title to court facility**

Every transfer of title to state-owned real property must be specifically authorized by statute.<sup>4</sup> The language of the authorizing legislation will determine where the proceeds from such transfer will be deposited. On September 23, 2016, the Legislature authorized the sale of the San Pedro Courthouse, with the sales proceeds being deposited into the ICNA.<sup>5</sup>

The San Pedro legislation generally tracks other provisions of the Government Code (§§ 14673.3, 14673.9, 14673.10, and 14673.11) authorizing nonsurplus fair market value dispositions of certain parcels of state-owned real property by the Department of General Services, with proceeds for those sales directed to fund replacement facilities. If the Legislature authorizes the dispositions of the five courthouses under consideration in this report in a manner similar to the San Pedro legislation and those sections of the Government Code cited above, proceeds from those dispositions would be deposited in the ICNA and retained for use by and for the judicial branch. Alternatively, the Legislature may direct that disposition proceeds be deposited into some other account within or outside of the judicial branch.

### **Temporary transfers of occupancy and use of court facilities by lease or license**

Under the Act, the Legislature granted the Judicial Council broad authority over trial court facilities. Specifically, section 70391(a) provides that the Judicial Council shall “[e]xercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities the title of which is held by the state, including, but not limited to, the acquisition and development of facilities.” And section 70392(a) provides Judicial Council staff with authority to “provide the ongoing oversight, management, operation, and maintenance of facilities used by the trial courts, if the responsibility for the facility has been transferred to the Judicial Council pursuant to” the Act.

This broad language confers an authority coextensive with that of an owner on the Judicial Council, except where expressly limited by statute. Nothing in the Act or elsewhere expressly prohibits the Judicial Council from entering into an outbound lease or license of all or a portion of a court facility with an unrelated third party while it seeks its permanent disposition duty.

In fact, the Act supports the position that the Judicial Council has the requisite authority under

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<sup>3</sup> Because these rights to temporarily transfer space are included in the JOAs and under authority of § 70392(a), it has been the consistent practice of council staff to draft and negotiate leases, licenses, and other agreements giving the county or sometimes third parties the right to occupy and use court exclusive-use area in shared-use buildings.

<sup>4</sup> *People v. Chambers*, (1951) 37 Cal.2d 552.

<sup>5</sup> Assem. Bill 1900 (Jones-Sawyer; 2016 Stats, ch. 510).

California law to enter into a lease or license of a court facility, and Judicial Council staff may implement that authority by seeking to negotiate such an agreement. The Legislature’s use of the phrase “as an owner would have” to describe the nature and scope of the Judicial Council’s authority over court facilities is significant. Under California’s Civil Code, “[t]he ownership of a thing is the right of one or more persons to possess and use it to the exclusion of others.” (Civ. Code, § 654.) Ownership is qualified when it is shared with one or more persons, when the time of enjoyment is deferred or limited, and when the use is restricted. (Civ. Code, § 680). Otherwise, it is absolute, meaning the owner “has the absolute dominion over it, and may use it or dispose of it according to his pleasure, subject only to general laws.” (Civ. Code, § 679; see Civ. Code, § 678). “Ownership ... is a bundle of rights and privileges,” and an owner may enter into a lease agreement conferring on the tenant the rights of exclusive possession of the property against all the world, including the owner. (*Union Oil Co. v. State Bd. of Equalization* (1963) 60 Cal.2d 441, 447.)

### **Comments, Alternatives Considered, and Policy Implications**

This proposal was not circulated for comment. Staff has received written communication from the Superior Court of Fresno County stating that the three facilities have not been used for court operations since 2012, the court does not intend to resume court operations at any of these court locations, and the court supports the disposition of these facilities (see Attachment A).

Disposition of the two facilities in Kings County has long been contemplated in the planning for the new Hanford Courthouse, which was opened in early 2016. Staff has received written communication from the Superior Court of Kings County stating the court has no interest in or resources available to resume operations at Avenal or Corcoran (see Attachment B).

The alternative to approving disposition of these facilities is for the council to continue to carry the expense and liability of ownership with no real benefit to the judicial branch.

### **Implementation Requirements, Costs, and Operational Impacts**

As noted above, disposition of the four court facilities in the shared-use buildings subject to JOAs will in each case require the active participation of the county in which the facility is located. With respect to the three facilities in Fresno County, in previous correspondence, Fresno County staff has informed Judicial Council staff that the county will decide whether or not it is interested in reacquiring any of the facilities only after the Judicial Council has presented specific terms and conditions from third parties. Following Judicial Council approval of the disposition of the five court facilities, Judicial Council staff will simultaneously (1) work to obtain legislative authorization for such dispositions; (2) identify potential parties interested in acquiring the properties and begin negotiating fair market value transactions subject to that authorizing legislation; and (3) with respect to the Clovis facility and as appropriate with the other four shared-use facilities and subject to the applicable JOAs, negotiate leases or licenses of the facilities pending final dispositions.

Costs will be incurred in the disposition process, including costs of appraisals and title and escrow fees. Any such costs incurred by the council will, however, be offset by the disposition proceeds.

### **Attachments and Links**

1. Attachment A: confirmation from Superior Court of Fresno County supporting disposition
2. Attachment B: confirmation from Superior Court of Kings County supporting disposition
3. Link C: Government Code section 14673.3,  
[http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=GOV&sectionNum=14673.3](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=14673.3)
4. Link D: Government Code section 14673.9,  
[http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=GOV&sectionNum=14673.9](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=14673.9)
5. Link E: Government Code section 14673.10,  
[http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=GOV&sectionNum=14673.10](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=14673.10)
6. Link F: Government Code section 14673.11,  
[http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=GOV&sectionNum=14673.11](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=14673.11)
7. Link G: Government Code section 70391,  
[http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=GOV&sectionNum=70391](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=70391)
8. Link H: Assembly Bill 1900 (Jones-Sawyer; 2016 Stats., ch. 510)  
[http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=201520160AB1900](http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201520160AB1900)

**From:** [Calvert-Banks, Eunice](mailto:Eunice.Calvert-Banks@jud.ca.gov)  
**To:** [Iorga, Hilda](mailto:Hilda.Iorga@jud.ca.gov)  
**Subject:** FW: Disposition of Reedley, Clovis and Firebaugh  
**Date:** Thursday, November 10, 2016 1:37:35 PM

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**From:** Morton, Sheran [<mailto:SMorton@fresno.courts.ca.gov>]  
**Sent:** Wednesday, November 09, 2016 11:04 AM  
**To:** Calvert-Banks, Eunice <[Eunice.Calvert-Banks@jud.ca.gov](mailto:Eunice.Calvert-Banks@jud.ca.gov)>  
**Subject:** RE: Disposition of Reedley, Clovis and Firebaugh

Good Morning to you too.  
The Fresno Superior Court's position has not changed.  
Thank you

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**From:** Calvert-Banks, Eunice [<mailto:Eunice.Calvert-Banks@jud.ca.gov>]  
**Sent:** Wednesday, November 09, 2016 8:57 AM  
**To:** Morton, Sheran <[SMorton@fresno.courts.ca.gov](mailto:SMorton@fresno.courts.ca.gov)>  
**Subject:** Disposition of Reedley, Clovis and Firebaugh

Good morning:

I am working on a report to the Judicial Council to (again) request approval to move forward with the disposition of the Reedley, Clovis and Firebaugh facilities. Over the past several years since the facilities were closed in July 2012 your court has been supportive of this request (see attached letter), and I wanted to confirm that the court's position has not changed. If you could reply to this email confirm that your court does support the disposition of these facilities, I would appreciate it. A copy of your email will be attached to the Judicial Council report.

If you have any questions, please do not hesitate to contact me. I apologize for the short notice, but if you could send back a response today I would greatly appreciate that. Thank you.

Eunice Calvert-Banks, Manager  
Real Estate and Facilities Management | Operations and Programs Division  
Judicial Council of California  
455 Golden Gate Avenue, 8th floor  
San Francisco, CA 94102

(415) 865-4048 | [eunice.calvert-banks@jud.ca.gov](mailto:eunice.calvert-banks@jud.ca.gov) | [www.courts.ca.gov](http://www.courts.ca.gov)



Superior Court of California  
County of Fresno

**COPY**

CHAMBERS OF  
JONATHAN B. CONKLIN  
Presiding Judge

1100 VAN NESS AVENUE  
FRESNO, CALIFORNIA 93724-0002  
(559) 457-6355  
FAX (559) 457-1709  
E-mail: [jconklin@fresno.courts.ca.gov](mailto:jconklin@fresno.courts.ca.gov)

September 17, 2014

Eunice Calvert-Banks, Manager  
Real Estate and Facilities Management - Administrative Division  
Judicial Council of California  
455 Golden Gate Avenue, 8th floor  
San Francisco, CA 94102

Dear Ms. Calvert-Banks:

I am writing in response to our conference call on September 4, 2014 related to the closure and disposition of the Fresno Court facilities located in Clovis, Reedley, and Firebaugh, which were closed by our Court pursuant to Government Code §68106 and California Rules of Court, Rule 10.620(e), on July 30, 2012. We permanently closed these facilities, after considerable thought and reflection, as was outlined in the attached letter dated May 25, 2012 to then AOC Regional Administrative Director, Ms. Jody Patel. It is our understanding that the County of Fresno maintains a presence at the Firebaugh and Reedley locations. Our Court has no plans in the near or far term to reopen any of these facilities.

Sincerely,



Jonathan B. Conklin  
Presiding Judge

JBC:kew



Superior Court of California  
County of Fresno

Tamara Beard  
Executive Officer / Clerk / Jury Commissioner  
Sheran Morton – Patricia Wallace-Rixman  
Assistant Executive Officers

May 25, 2012

Ms. Jody Patel, Regional Administrative Director  
Administrative Office of the Courts – Judicial Council of California  
455 Golden Gate Avenue  
San Francisco, California, 94102

**Re: NOTIFICATION PURSUANT TO GOVERNMENT CODE §68106**

In accordance with Government Code §68106, the Superior Court of California, County of Fresno hereby provides notice of the permanent closure of the Clovis, Coalinga, Firebaugh, Kingsburg, Reedley, Sanger, and Selma branch courts.

As you know, on May 14th of this year, Governor Jerry Brown announced unprecedented and severe funding cuts to the State's judicial branch. Despite the Fresno Superior Court's history of prudent fiscal planning, effective cost-cutting measures, and revenue generating strategies, the Court now faces an immediate deficit of \$5.4 million in the 2012-13 fiscal year that starts on July 1, 2012. Simply stated, this is the most severe fiscal crisis that the Court has ever faced and well beyond anything that could have been anticipated. In light of such a drastic situation and with less than 45 days until the start of the fiscal year, the Court has had to quickly explore options for reducing costs and increase efficiency. Due to the urgency of the situation, it was necessary to make difficult decisions quickly. The Court concluded that closing the branch courts would realize a significant and immediate cost savings and that consolidating these operations into the courts in downtown Fresno area would improve efficiency. Therefore, pursuant to California Government Code §68106, the Superior Court of Fresno County is hereby giving urgent notice that the courts in Coalinga, Firebaugh, Reedley, Sanger, and Selma will close effective July 30, 2012. Clovis and Kingsburg will close effective August 6, 2012. The Court has made the necessary finding of good cause and required urgency to proceed with the closures as provided for in California Rules of Court, Rule 10.620(e). The Court is abiding by all of the procedural requirements set out in rule 10.620 applicable to immediate action.

Please understand that this decision was not made without significant analyses, contemplation, and debate. Everyone at the Fresno Superior Court understands and regrets that closing the branch courts will be inconvenient for residents who live outside the Fresno metropolitan area. The centralization of Court services in the City of Fresno, however, will provide the opportunity to improve operational efficiency for core court services. The Court will do its best to minimize the overall impact and make the transition as easy as possible. A copy of each public notice is attached.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Beard", written over a horizontal line.

Tamara L. Beard  
Court Executive Officer

cc: Hon. Gary D. Hoff, Presiding Judge  
Hon. Gary Orozco, Assistant Presiding Judge





**SUPERIOR COURT OF CALIFORNIA,  
COUNTY OF FRESNO**



# **NOTICE OF COURT CLOSURES**

## **ON THE IMMINENT CLOSURE OF THE CLOVIS, COALINGA, FIREBAUGH, KINGSBURG, REEDLEY, SANGER, AND SELMA BRANCH COURTS**

The State of California's fiscal crisis has caused all government agencies to closely examine all operations and expenditures, and to evaluate cost efficiencies and effectiveness, wherever necessary. Despite the Fresno Superior Court's history of prudent fiscal planning, effective cost-cutting measures, and revenue generating strategies, the Court now faces an immediate deficit of \$5.4 million in the 2012-13 fiscal year that starts on July 1, 2012. Simply stated, this is the most severe fiscal crisis that the Court has ever faced and well beyond anything that could have been anticipated. In light of such a drastic situation and with less than 45 days until the start of the fiscal year, the Court has had to quickly explore options for reducing costs and increase efficiency. Due to the urgency of the situation, it was necessary to make difficult decisions quickly. The Court concluded that closing the branch courts would realize a significant and immediate cost savings and that consolidating these operations into the courts in downtown Fresno area would improve efficiency. **Therefore, pursuant to California Rule of Court, Rule 10.620(e) & (f), the Superior Court of Fresno County is hereby giving urgent notice that the courts in Coalinga, Firebaugh, Reedley, Sanger, and Selma will close on July 30, 2012. Clovis and Kingsburg will close effective August 6, 2012.**

The centralization of Court services in the City of Fresno, however, will provide the opportunity to improve operational efficiency for core court services. The Court will do its best to minimize the overall impact and make the transition as easy as possible. Any interested person or entity who wishes to comment in writing may do so by any of the following methods:

E-mail: [Infodesk@fresno.courts.ca.gov](mailto:Infodesk@fresno.courts.ca.gov)

-OR-

Correspondence: ATTN: Administration  
1100 Van Ness Avenue  
Fresno, CA, 93724

As required by California Rule of Court, Rule 10.620 all public input received shall be provided to the person or persons making these difficult decisions.

**Bustamante, Mary**

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**From:** Monika Newman <mnewman@kings.courts.ca.gov>  
**Sent:** Monday, November 14, 2016 12:03 PM  
**To:** Bustamante, Mary  
**Cc:** Barnes, Steven D.; Lewis, Jeff  
**Subject:** Corcoran and Avenal Courthouses - Permanent Disposition

Good Morning Mary,

On behalf of our Presiding Judge, Steve Barnes and CEO, Jeff Lewis, both agree we have no plans to re-open Corcoran or Avenal Court facilities for business. As such, you have their support to continue with actions as necessary for a permanent disposition of both buildings.

I do have plans to conduct public sales in both Court locations of the remaining furniture items left behind after their official closures last year December and hope to have both facilities cleared out by the first of the year [2017], if not sooner.

Sincerely,

*Monika Newman*

Deputy Court Administrator - Facilities & Security  
Superior Court of the State of California, Kings County  
1640 Kings County Drive  
Hanford, CA 93230  
Office: 559.582.1010, Ext. 6004  
Mobile: 559.589.5110



# JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

Meeting Date: 12/5/2016

## **Information Only Item 1**

### **Summary:**

Informational report on FY 2016-2017 Quarter 1 expenditures from Court Facilities Trust Fund (CFTF).

### **Supporting Documentation:**

- FY 16-17 Q1 CFTF Expenditure Report

**Court Facilities Trust Fund**  
**Quarterly Report of FY 2016-17 Year-to-Date Revenues and Expenditures**

	Projected as of 7/1/2016	Actual as of 9/30/2016
<b>Excess Cash Carryover from prior year</b>	<b>9,420,000</b>	<b>13,330,514</b>

Revenue Sources	Estimated Revenue	Revenue	% Revenue Received
County Facilities Payment	96,450,000	33,462,846	34.69%
Rental Revenue	6,790,000	1,279,901	18.85%
General Fund Transfer	8,053,000	8,053,000	100.00%
Night Court Fees	1,566,000	116,184	7.42%
Surplus Money Investment Fund	172,000	0	0.00%
Miscellaneous Revenue	7,000	369	5.27%
Revenue Transfer to ICNA	-377,000	-377,000	100.00%
Fund Balance Reserve (Santa Clara Debt Service)	-2,059,000	-2,059,000	100.00%
Estimated FY 2013-14 Savings (Reverted Funds) <sup>1</sup>	2,435,000		0.00%
<b>Total Revenue</b>	<b>113,037,000</b>	<b>40,476,300</b>	<b>35.81%</b>
<b>Total Resources Available</b>	<b>122,457,000</b>	<b>53,806,814</b>	<b>43.94%</b>

Expenditure Categories	Budget Allocation	Expenditures <sup>2</sup>	Budget Balance	% Expended
<b>Judicial Council Managed Expenditures</b>				
Routine Maintenance	<b>42,242,000</b>	<b>245,704</b>	<b>41,996,296</b>	<b>0.58%</b>
Non-Reimbursement	37,903,000	214,944	37,688,056	0.57%
Reimbursement	4,339,000	30,760	4,308,240	0.71%
Utilities	<b>21,654,000</b>	<b>3,961,559</b>	<b>17,692,441</b>	<b>18.29%</b>
Non-Reimbursement	19,573,000	3,504,351	16,068,649	17.90%
Reimbursement	2,081,000	457,208	1,623,792	21.97%
Rent	<b>11,666,000</b>	<b>3,644,967</b>	<b>8,021,033</b>	<b>31.24%</b>
Non-Reimbursement	11,666,000	3,644,967	8,021,033	31.24%
Insurance	<b>1,000,000</b>	<b>2,270</b>	<b>997,730</b>	<b>0.23%</b>
Non-Reimbursement	1,000,000	2,270	997,730	0.23%
<b>Total Judicial Council Managed</b>	<b>76,562,000</b>	<b>7,854,500</b>	<b>68,707,500</b>	<b>10.26%</b>
Total Non-Reimbursement	70,142,000	7,366,532	62,775,468	10.50%
Total Reimbursement	6,420,000	487,968	5,932,032	7.60%
<b>Court Delegated Expenditures</b>				
Routine Maintenance	3,707,000	0	3,707,000	0.00%
<b>Total Court Delegated</b>	<b>3,707,000</b>	<b>0</b>	<b>3,707,000</b>	<b>0.00%</b>
<b>County Managed Expenditures</b>				
Routine Maintenance	8,377,000	1,296,182	7,080,818	15.47%
Utilities	36,003,000	1,874,122	34,128,878	5.21%
Rent	2,469,000	609,491	1,859,509	24.69%
Insurance	946,000	133,222	812,778	14.08%
<b>Total County Managed</b>	<b>47,795,000</b>	<b>3,913,017</b>	<b>43,881,983</b>	<b>8.19%</b>
<b>Total Expenditures</b>	<b>128,064,000</b>	<b>11,767,517</b>	<b>116,296,483</b>	<b>9.19%</b>
<i>Less Reimbursements</i>	<i>-6,420,000</i>	<i>-487,968</i>	<i>-5,932,032</i>	<i>7.60%</i>
<b>Total Expenditures Less Reimbursements</b>	<b>121,644,000</b>	<b>11,279,549</b>	<b>110,364,451</b>	<b>9.27%</b>

1. "Estimated FY 2013-14 Savings (Reverted Funds)" actual as of September 30, 2016 is included in the "Excess Cash Carryover from Prior Year."

2. Reflects expenditures posted to financial system as of September 30, 2016. Due to lag in receipt and processing of invoices the expenditure values will not reflect all costs for services provided through the reporting period.



## JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

Meeting Date: 12/5/2016

### **Information Only Item 2**

#### **Summary:**

Informational report on FY 2016-17 budget reconciliation and spending plan, as well as completed and canceled facility modifications during the reporting period.

#### **Supporting Documentation:**

- FM Budget Reconciliation Report



# JUDICIAL COUNCIL OF CALIFORNIA

## TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

Meeting Date: December 5, 2016

### **Facility Modifications Completed and Canceled**

During the December reporting period 149 facility modifications funded over multiple fiscal years were completed. Collectively, the actual costs came in 2% less than the original estimated amounts. For this fiscal year there were 14 funded projects that were canceled. There were 75 FY 16-17 projects closed out with an aggregate savings of \$209,043.

REPORTING PERIOD STATUS	Quantity	Estimated Cost of FM Program Budget Share	Actual Cost of FM Program Budget Share	% of Estimated Cost
Completed	149	\$4,450,642	\$4,373,753	98%
Funded FMs Canceled	18	\$161,730	N/A	N/A
Non-Funded FMs Canceled	6	N/A	N/A	N/A

CURRENT YEAR STATUS (FY16-17)	Quantity	Cost Adjustment to Current Year FM Program Budget
Completed	75	\$209,043
Canceled	14	\$126,893
<b>TOTAL COST ADJUSTMENT</b>		<b>\$335,936</b>

### **FY 2016-2017 FM Budget YTD Reconciliation**

The first meeting of the year in July 2016 included initial encumbrances for statewide planning, Priority 1 FMs, FMs less than \$100,000, and planned FMs, as well as encumbrances for Firm Fixed Price and the approved FMs over \$100,000 and cost increases greater than \$50,000. The remaining available funds for facility modifications is \$17,779,000.

FY 2016-2017 (\$1,000s)			
Description	Budget Amount	Reconciled Expenditure	Funds Available
Statewide FM Planning Allocation	\$5,600	\$5,600	\$0
Priority 1 FM Allocation	\$7,000	\$7,000	\$0
FMs Less Than \$50K Allocation	\$8,000	\$8,000	\$0
Planned FMs Allocation	\$6,202	\$6,202	\$0
Priority 2-6 FMs Allocation	\$28,198	\$20,114	\$8,084
Energy Efficiency Projects	\$10,000	\$305	\$9,695
<b>TOTALS:</b>	<b>\$65,000</b>	<b>\$47,221</b>	<b>\$17,779</b>



# JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION  
ADVISORY COMMITTEE

Meeting Date: December 5, 2016

## **FY 2016-2017 FM Budget Spending Plan**

Based on the recommended project funding for this meeting we anticipate an expenditure of \$3 million at this meeting, which includes cost increases over \$50K. The projections below also account for energy efficiency projects.

<b>FY 2016-2017 Spending Plan (\$1,000s)</b>	
<b>Month/Item</b>	<b>Spending</b>
JUL 2016 (approved 7/22)	\$33,063
Energy Efficiency	\$43
AUG 2016 (approved 8/29)	\$3,596
Energy Efficiency	\$50
OCT 2016 (approved 10/14)	\$4,055
Energy Efficiency	\$212
DEC 2016	\$3,031
JAN 2017	\$3,255
MAR 2017	\$2,000
APR 2017	\$3,000
MAY 2017	\$3,000
Energy Efficiency	\$9,695
<b>TOTAL</b>	<b>\$65,000</b>