

The background of the slide features a large, semi-transparent seal of the Judicial Branch of the State of California. The seal is circular and contains a central figure of Minerva, a grizzly bear, and a ship. The text "JUDICIAL BRANCH OF THE STATE OF CALIFORNIA" is written around the perimeter, and the year "1926" is at the bottom.

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

**December 5, 2016**

# Call to Order and Roll Call

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



# Consent Calendar

- Minutes from October 14, 2016 Open meeting



# Action Item 1

## List A – Emergency Facility Modification Funding (Priority 1)

- There were 43 new Priority 1 FMs this period
- Total estimated FM Program budget share is \$1,113,636



# Action Item 2

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

- There were 126 new FMs Less than \$100K this period
- Total estimated FM Program budget share is \$1,237,500



# Action Item 3

## List D – Facility Modifications Over \$100K

Items 1-5 are recommended for funding

Total estimated amount of FM Program budget share is \$2,908,764

The Shasta Main generator replacement (FM-0059641) and Metropolitan HVAC (FM-0059682) are recommended to be approved Pending County Shared Cost Approval.



# 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





# 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**



# Initial Plan Review, Permitting and Inspections

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



# 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.

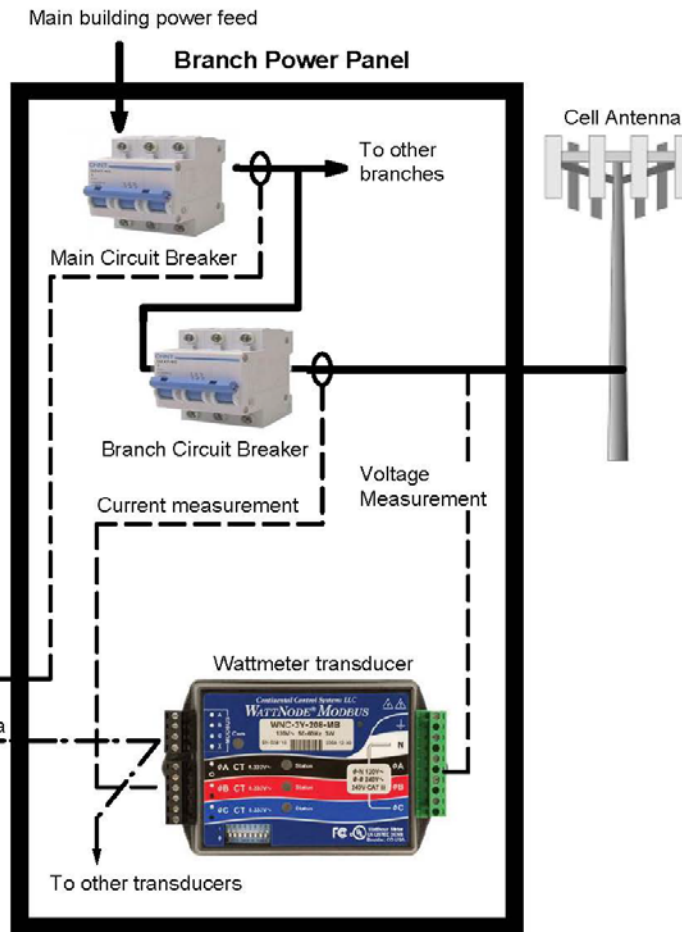
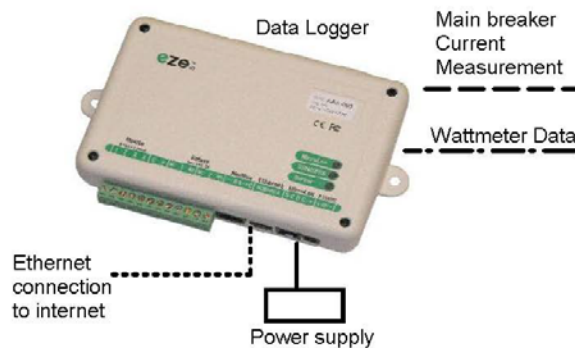
The transducers measure voltage and current and calculate power in kilowatts.

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



# Ongoing Responsibilities (cont)

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



# 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



# 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.



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# Verizon Antenna

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

Bolts  
replaced



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# Cricket Antenna

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

Temporary  
tie-off at  
top of EIFS  
parapet wall



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# Cricket Antenna

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

Temporary  
tie-off at  
guard rail



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# Cricket Antenna

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

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



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# Cricket Antenna

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

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

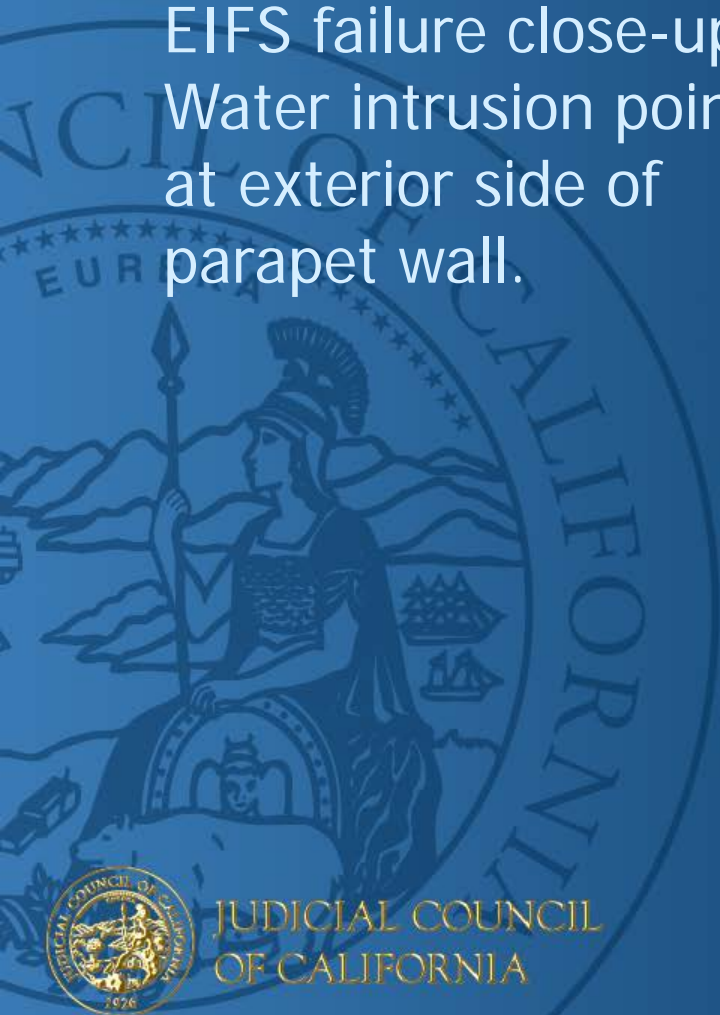


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# Cricket Antenna

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

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



# Questions/Comments



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# Action Item 5 – Service Contracts Upgrade

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



# Discussion Item 1

## List E – Approved CFRs

- Four CFRs approved since October meeting:
  - Merced – Annual Budget - \$25,000
  - San Bernardino Justice Center – Emergency Generator/Electrical - \$325,000
  - San Luis Obispo Mill Street – 3 year lease extension - \$307,377
  - Stanislaus Hall of Records – 5 year lease extension - \$725,563



# Discussion Item 2

## List F – Funded FMs on Hold

- Pending Project Manager resources
  - 13 FMs
  - \$7.7M JCC Share
- On Hold for Shared Cost Approval
  - 3 FMs
  - \$1.5M JCC Share



# 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



# 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)



# 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



# 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)





# Questions/Comments



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# Information Only

- Item 1 – CFTF Q1 Report
- Item 2 – FM Budget Recon



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# Meeting Calendar

Next Meeting

| Date                | Day of Week     | Type of Meeting          |
|---------------------|-----------------|--------------------------|
| January 27, 2017    | Friday          | In Person                |
| March 3, 2017       | Friday          | Phone                    |
| April 10, 2017      | Monday          | In Person                |
| May 19, 2017        | Friday          | In Person                |
| July 21, 2017       | Friday          | In Person                |
| August 28, 2017     | Monday          | Phone                    |
| October 12-13, 2017 | Thursday-Friday | In Person (Location TBD) |
| December 4, 2017    | Monday          | Phone                    |



# Adjournment

- Closing Discussions
- Chair Closing Comments



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