

The background of the slide features a large, faint watermark of the Seal of the Judicial Branch of the State of California. The seal is circular and contains the text "JUDICIAL BRANCH OF THE STATE OF CALIFORNIA" around the perimeter and "1926" at the bottom. The central figure is a woman, likely Justice, holding a scale of justice and a sword, with a ship and a building in the background.

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

May 19, 2017

# Call to Order and Roll Call

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



# Consent Calendar

- Minutes from Open meeting on April 10, 2017



# Action Item 1

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

- There were 50 new Priority 1 FMs this period
- Total estimated FM Program budget share is \$1,283,241
- Allocated P1 budget exhausted.



# Action Item 2

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

- There were 107 new FMs Less than \$50K this period
  - Total estimated FM Program budget share is \$1,074,694
  - Allocated P2 budget exhausted.



# Action Item 3

## List C – Cost Increases Over \$50K

Impacts eight (8) FM projects

Total FM Value - \$1,048,237

FM Program Budget Impact - \$917,750



# Action Item 3

## List C – Cost Increases Over \$50K Morgan Hill Courthouse Flooding and Remediation

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Santa Clara	Morgan Hill Courthouse	43-N1	FM-0060204	\$300,000	\$750,000	\$450,000

**Reason for Increase:** Continuous water seepage because of excessive rains and high water table required around the clock remediation to keep the basement from flooding.

Notes: FM Program budget share is 100%, therefore cost increase to FM Budget is \$450,000.



# Action Item 3

## List C – Cost Increases Over \$50K

### Norwalk Chiller Rebuild

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Norwalk Courthouse	19-AK1	FM-0058930	\$90,876	\$164,713	\$73,837

**Reason for Increase:** Additional defective parts found. ACM fireproofing is delaminating in the mechanical room.

Notes: FM Program budget share is 85.03%, therefore cost increase to FM Budget is \$62,784





# Action Item 3

## List C – Cost Increases Over \$50K

### Pasadena Courthouse Cast Iron Pipe Replacement

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Pasadena Courthouse	19-J1	FM-0059339	\$28,750	\$87,165	\$58,515

**Reason for Increase:** Additional black water remediation required which was not foreseen at the start of the project.

Notes: FM Program budget share is 69.35%, therefore cost increase to FM Budget is \$40,511.



# Action Item 3

## List C – Cost Increases Over \$50K

### Mental Health Structural Shoring

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Mental Health Court	19-P1	FM-0059634	\$55,500	\$147,382	\$91,882

**Reason for Increase:** Additional damaged rafters discovered and temporary scaffolding had to be rented and installed to support the roof.

Notes: FM Program budget share is 71.31%, therefore cost increase to FM Budget is \$65,521



# Action Item 3

## List C – Cost Increases Over \$50K Pasadena Courthouse Domestic Hot Water Line Repair

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Pasadena Courthouse	19-J1	FM-0059701	\$41,585	\$118,260	\$76,675

**Reason for Increase:** All work performed in Procedure 5 ACM environment.

Notes: FM Program budget share is 69.35%, therefore cost increase to FM Budget is \$53,174



# Action Item 3

## List C – Cost Increases Over \$50K Pasadena Courthouse Floor Drain Clog, Repairs and Grey Water Remediation

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Pasadena Courthouse	19-J1	FM-0059746	\$32,520	\$131,465	\$98,945

**Reason for Increase:** Environmental testing and additional remediation work.

Notes: FM Program budget share is 69.35%, therefore cost increase to FM Budget is \$68,618



# Action Item 3

## List C – Cost Increases Over \$50K

### Airport Courthouse HVAC and Damper Repairs

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Airport Courthouse	19-AU1	FM-0059882	\$28,250	\$121,728	\$93,478

**Reason for Increase:** (28) Dampers found inoperable and were replacing. Relays were also replaced.

Notes: FM Program budget share is 77.17%, therefore cost increase to FM Budget is \$72,137.



# Action Item 3

## List C – Cost Increases Over \$50K Edmund D. Edelman Children's Court Sally Port Gate Partial Replacement

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Edmund D. Edelman Children's Court	19-Q1	FM-0060328	\$24,995	\$130,000	\$105,005

**Reason for Increase:** Replacement parts were obsolete. Entire gate had to be replaced.

Notes: FM Program budget share is 100%, therefore cost increase to FM Budget is \$105,005.



# Action Item 3

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

FM Number	County	Building	Total Cost Increase to FM Program Budget
FM-0060204	Santa Clara	Morgan Hill Courthouse	\$450,000
FM-0058930	Los Angeles	Norwalk Courthouse	\$62,784
FM-0059339	Los Angeles	Pasadena Courthouse	\$40,511
FM-0059634	Los Angeles	Mental Health Courthouse	\$65,521
FM-0059701	Los Angeles	Pasadena Courthouse	\$53,174
FM-0059746	Los Angeles	Pasadena Courthouse	\$68,618
FM-0059882	Los Angeles	Airport Courthouse	\$72,137
FM-0060328	Los Angeles	Edelman Children's Court	\$105,005
	<b>Total</b>		<b>\$917,750</b>



# Action Item 4

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

Items 1 is recommended for funding

Total estimated amount of FM Program  
budget share is \$262,482

36 Energy Efficiency projects are  
recommended for approval for a total cost of  
\$6,523,745





# Action Item 5

## TCFMAC Q3 Report

- Comment and Input
- Recommendation:

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



# Action Item 6

## Budget Change Proposals for FY 2018-2019

- Two BCPs
  1. Trial Court Facilities Operations Costs
  2. Statewide Security Systems and Equipment - Maintenance and Replacement



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# Action Item 6-1 (BCP)

## Trial Court Facilities Operations Costs

Support Function	Funding Request
Facilities Operations Costs (including utility costs)	\$18M to \$25M

Provides the funding necessary to maintain trial court buildings at industry standards. Additionally, it allows for improved preventive maintenance service levels, funds additional deferred maintenance requests, reduces anticipated long-term repair costs, and reestablishes confidence in a state managed trial court facility program.



# Action Item 6-1 (BCP)

## Trial Court Facilities Operations Costs

- Recommendation:
  - Submission of budget concept to Judicial Council for General Fund Augmentation to support unfunded operations costs for newly constructed court facilities and operations costs for transferred trial court facilities. Total potential augmentation is estimated at \$18M to \$25M.



# Action Item 6-2 (BCP) Trial Court Security Systems Repair, Refresh and Maintenance

- Security Systems and Equipment
- Current Recommendations



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# Action Item 6-2 (BCP) Trial Court Security Systems Repair, Refresh and Maintenance

- Existing security systems need replacement, repairs and maintenance
- Security systems in new courthouses must be maintained and repaired



# Action Item 6-2 (BCP) Trial Court Security Systems Repair, Refresh and Maintenance

- New funding necessary to address ongoing maintenance and fund modest deficiency/refresh projects



# Action Item 6-2 (BCP) Trial Court Security Systems Repair, Refresh and Maintenance

- Camera Systems
- Access Systems
- Duress Systems
- COOP Web Based Tool – maintenance and training

**Total**

**\$ 3,000,000**



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# Action Item 6-2 (BCP) Trial Court Security Systems Estimated Budget Change Proposal Request

## Repair, Refresh & Maintenance

- Security Systems \$2,850,000
- COOP/Contingency \$ 150,000
- **Total BCP Request \$3,000,000**



# Action Item 7

## Court-Funded Facilities Request Policy

- The current Court-Funded Facilities Request (CFR) Policy allows courts to use court funds to lease space for up to 5 years.
- Court's often extend existing leases beyond the 5-year limitation by submitting a new CFR.
- Staff recommend the CFR policy be clarified to allow lease term extensions without requiring a new intra-branch agreement.
- Staff recommendation will save both court and staff time and allow CFRs to be processed faster.



# Action Item 7

## Court-Funded Facilities

### Request Policy

- 4. **Execution of Intra-branch Agreement.** After approval of the CFR application by either the director or the TCFMAC, as applicable, and barring any unresolved concerns with respect to the CFR application, the trial court and the Judicial Council will execute an IBA that authorizes the council to either (a) provide the services and materials necessary to complete the project(s) listed in the CFR or (b) enter into the lease or lease extension described in the CFR; directly pay the costs covered by the trial court's CFR from the TCTF; and reduce the trial court's distribution from the TCTF in the manner specified in the IBA. The Judicial Council shall not proceed with any of the project(s) listed in the CFR application (including executing any lease documents) until an IBA is executed by the trial court.



# Action Item 7

## Court-Funded Facilities

### Request Policy

- Append to existing policy the following description
  - .....In the event a CFR application is for a lease term extension, and the court and Judicial Council have an existing IBA for the original lease term (and any extensions thereto), the existing IBA may continue in full force and effect until either: 1) the lease expires or is terminated; or 2) the court and Council enter into a new IBA.



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# Discussion Item 1

## List E – Approved CFRs

Twenty seven CFRs approved since last meeting

1. Butte County Courthouse – Perimeter fence installation (\$45,000)
2. Butte County Courthouse – Add additional security cameras (\$14,310)
3. North Butte County Courthouse – Add additional security camera (\$11,410)
4. City of Bishop Courthouse – One year lease for administrative staff offices (\$13,280)
5. Bakersfield Superior Court – Remodel jury facility (\$240,000)



# Discussion Item 1

## List E – Approved CFRs

6. Gateway Business Park – Five year lease renewal (\$167,663)
7. Foltz Criminal Justice Center – install fencing and access gates at perimeter (\$600,000)
8. Governor Deukmejian Courthouse – Install wayfinding signage and glass barrier in child waiting reception area (\$19,140)
9. Stanley Mosk Courthouse – Add ADA restroom on 4<sup>th</sup> floor of the courthouse (\$65,523)
10. Whittier Courthouse – Tenant improvements (\$1,540,000)



# Discussion Item 1

## List E – Approved CFRs

11. Los Angeles Multiple Facilities – Electrical outlets in MDF, IDF, IT Closets to be on emergency circuits (\$1,305,563)
12. McCourtney Juvenile Justice Center – Tenant improvements and reconfiguration work (\$4,184,629)
13. Los Angeles Multiple Facilities – Tenant improvements and replacement of audio systems (\$3,250,000)
14. New Downtown Merced Courthouse – Tenant improvements of existing open space (\$10,000)
15. New Downtown Merced Courthouse – Tenant improvements at Self Help/Family Law (\$30,000)



# Discussion Item 1

## List E – Approved CFRs

16. Merced Courtroom 11 – one year lease renewal (\$16,072)
17. New Downtown Merced Courthouse – AC system for IT rooms (\$100,000)
18. Harbor Justice Center – Newport Beach Parking License – One year parking lease renewal (\$38,256)
19. Tahoe City Courthouse – Modification for increased security at clerk's filing window (\$55,000)
20. Joshua Tree Courthouse – Main Entrance Remodel for security (\$65,000)





# Discussion Item 1

## List E – Approved CFRs

21. San Bernardino Central Courthouse – install security fence (\$150,000)
22. San Luis Obispo Palm St. – New 5 year lease to house HR and Fiscal departments (\$42,683)
23. Sierra Courthouse – Construction of permanent wall between chambers and probation dept. (\$25,000)
24. Modesto Civil Court – 5 year lease extension for City Towers fourth floor (\$2,629,083)
25. Modesto Civil Court – 5 year lease extension for City Towers, sixth floor (\$1,994,489)



# Discussion Item 1

## List E – Approved CFRs

26. Stanislaus 12<sup>th</sup> St. – One year lease extension for multi-defendant high risk cases (\$147,835)
27. Yuba 5<sup>th</sup> St. – New five year agreement to occupy County space (\$310,554)



# Discussion Item 2

## List F – Funded FMs on Hold

- Pending Project Manager resources
  - 13 FMs
  - \$7.68M JCC Share
- On Hold for Shared Cost Approval
  - 2 FMs
  - \$1.19M JCC Share



# Information Only Item 1

## 5 year Deferred Maintenance List

- 2,867 deferred maintenance needs
- Estimated rough order of magnitude value of \$2,039,808,512
- Judicial branch share of maintenance needs is \$1,594,422,030



# Information Only Item 2

## List H – Completed Projects

- 1,032 Completed FMs this year\* (until May 5, 2017)
- \$18.3M JCC Share of Cost

\* Maybe funded out of prior Fiscal Years



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# Information Item 3

## List I – Cancelled Projects

- 300 Cancelled FMs this year\* (until May 5, 2017)
- \$5.4M JCC Share of Cost



# Information Item 4

## CFTF Q3 Expenditures

- See report in materials



# Information Only Item 5 - Deferred Maintenance Project List Status

Project Type	# of Projects	Project Status
Roof Replacement	23	Design Assessment
Roof Replacement	2	In Work
Roof Replacement	2	In Bidding
Roof Replacement	12	County Managed - Pending JCC Share
Roof Replacement	1	Facility offline
Roof Replacement	1	County Share Approval Pending
<b>Total Roof Projects</b>	<b>41</b>	
Project Type	# of Projects	Project Status
Elevator/Lift/Escalator Replacement	32	Soliciting Building Consultant
Elevator/Lift/Escalator Replacement	9	County Managed - Pending JCC Share
Elevator/Lift/Escalator Replacement	4	Funded Outside DML
<b>Total Elevator/Lift/Escalator Projects</b>	<b>46</b>	





# Information Item 6

## FM Reconciliation Report

- See report in materials



# Meeting Calendar

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
<b>July 21, 2017</b>	<b>Friday</b>	<b>In Person</b>
August 28, 2017	Monday	Phone
October 12-13, 2017	Thursday-Friday	In Person (Location TBD)
December 4, 2017	Monday	Phone

Next Meeting



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# Adjourn to Closed Session

- Closing Discussions
- Chair Closing Comments



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