



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

www.courts.ca.gov/tcfmac.htm
tcfmac@jud.ca.gov

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

Date: December 04, 2017
Time: 12:00 PM - 1:30 PM
Location: Teleconference for Public Access
Public Call-in Number: 1-877-820-7831 Listen Only Code: 4502468

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.

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

Call to Order and Roll Call 12:00 PM

Approval of Minutes

Approve minutes of the October 13, 2017 Trial Court Facility Modification Advisory Committee meeting.

II. ACTION ITEMS (ITEMS 1-7)

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 22 projects for a total of \$365,120 to be paid from Facility Modification program funds previously encumbered for Priority 1.

Presenter: Mr. Jagan Singh, Manager, Facility Services

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 63 projects for a total of \$665,093 to be paid from Facility Modification program funds previously encumbered for Priority 2 less than \$100K.

Presenter: Mr. Jagan Singh, Manager, Facility Services

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

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

Action Requested: Staff recommends six projects for a total cost increase to the Facility Modification program budget of \$1,416,685.

Staff recommends 20 energy efficiency projects for a total cost increase to the Facility Modification program budget of \$1,694,809.

Presenter: Mr. Jagan Singh, Manager, Facility Services

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

Summary: Review recommended facility modifications over \$100K from List D and P3 projects.

Action Requested: Staff recommends approving seven projects for a total cost to the Facility Modification Program funds of \$2,225,823.

Staff recommends one energy efficiency project for a total cost of \$13,545 to the Facility Modification Program funds.

Presenter: Mr. Jagan Singh, Manager, Facility Services

Action Item 5 – (Action Required) – Policy Clarification for UPS and Janitorial and Housekeeping Policy

Summary: Clarification for Guideline 17 Building and Security System Funding Responsibilities from FM Prioritizing and Ranking.

Action Requested: Provide input and recommendations on the policy clarification to UPS and consider adopting it.

Provide input and recommendations on the policy clarification to Janitorial and Housekeeping policy and consider adopting it.

Presenter: Mr. Mike Courtney, Director, Facility Services & Mr. Jim Peterson, Principal Manager, Facility Services

III. DISCUSSION ITEMS (ITEMS 1-3)

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

Summary: Review and discuss CFR projects approved by the Facilities Services Director since the last meeting. One CFR was approved during this period.

Presenter: Ms. Pella McCormick, Deputy Director, Facility Services

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. Jagan Singh, Manager, Facility Services

Discussion Item 3 – Architectural Revolving Fund (ARF) Update

Summary: Update on architectural revolving fund balance.

Presenter: Mr. Jagan Singh, Manager, Facility Services

IV. INFORMATION ONLY ITEMS (NO ACTION REQUIRED)

Information Item 1 – Deferred Maintenance \$45M List Progress Report

Summary: Informational report on progress of \$45M Deferred Maintenance List.

Information Item 2 – Report on Budget Reconciliation

Summary: Informational report on FY 2017–18 monthly budget reconciliation and spending plan, as well as completed and canceled facility modifications during the reporting period.

V. ADJOURNMENT

Adjourn to Closed Session

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

Call to Order

Approval of Minutes

Approve closed session minutes of the October 13, 2017 Trial Court Facility Modification Advisory Committee meeting.

**Closed Action Item 1 – 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 five security-related projects for a total of \$30,351 to be paid from Facility Modification Program Budget.

Presenter: Mr. Jagan Singh, Manager, Facility Services, and Mr. Ed Ellestad, Supervisor, Security Operations

VII. CLOSED INFORMATION ONLY ITEMS (NO ACTION REQUIRED)

Closed Information Only Item 1 – 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.

Closed Information Only Item 2 – Pending Litigation Update

Pursuant to California Rules of Court, Rule 10.75(d)(2) *Claims, administrative claims, agency investigations, or pending or reasonably anticipated litigation naming, or reasonably anticipated to name, a judicial branch entity or a member, officer, or employee of such an entity.*

Summary: Update on the pending litigation involving Judicial Council.

Presenter: Ms. Eric Schnurpfeil, Deputy Chief Counsel, Legal Services

Adjourn Closed Session



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MINUTES OF OPEN MEETING WITH CLOSED SESSION

October 13, 2017

10:30 a.m. – 2:14 p.m.

In Person Meeting at Hall of Justice, San Diego

Advisory Body Members Present: Hon. Donald Byrd, Chair, Hon. William F. Highberger, Vice-Chair, Hon. Vanessa Vallarta, Hon. James L. Stoelker, Hon. Jennifer Rockwell, Ms. Linda Romero Soles, Ms. Nancy Eberhardt, Mr. Jarrod Orr and, Ms. Jeanine Tucker (Teleconference)

Advisory Body Members Absent: None

Others Present: Ms. Pella McCormick, Mr. Jim Peterson, Mr. Jagan Singh, Mr. Randy Swan, Mr. Craig Moen, Mr. Andre Navarro, Mr. Patrick Treanor, Mr. Russell Simonov (Teleconference), Mr. Ed Ellestad, Mr. Michael Sun, Mr. Charles Martel, Mr. Kit Kurisaki, Mr. Ken Street and Ms. Danyelle Hinojos.

OPEN MEETING

Call to Order and Roll Call

The chair called the meeting to order at 10:30 a.m. and took roll call.

Approval of Minutes

The advisory body reviewed and approved the minutes of the August 28, 2017 Trial Court Facility Modification Advisory Committee meeting. (*Motion: Romero-Soles; Second: Highberger*)

PUBLIC WRITTEN COMMENT

No public comments were received.

ACTION ITEMS (ITEMS 1-5)

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 40 projects for a total of \$867,807 to be paid from Facility Modification program funds previously encumbered. (*Motion: Stoelker; Second: Vallarta*)

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 107 projects for a total of \$1,365,627 to be paid from Facility Modification program funds previously encumbered. Committee removed projects FM-0061230 and FM-0061390 from the approval. Staff to review and provide recommendation on the Guidelines for UPS for responsibility and present at the next meeting with the UPS requested projects. (Motion: Highberger; Second: Rockwell)*

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 two projects for a total cost increase to the Facility Modification Program Budget of \$655,359. (Motion: Vallarta; Second: Rockwell)*

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

Summary: Review recommended facility modifications over \$100K from List D and P3 projects.

Action: *Reviewed and approved two facility modification projects for a total cost increase to the Facility Modification Program Budget of \$1,652,489. (Motion: Highberger; Second: Stoekler)*

Action Item 5 – (Action Required) – Fiscal Year 2016-2017 Annual Report

Summary: Review Fiscal Year 2016-2017 TCFMAC Annual Report to the Judicial Council.

Action: *Committee provided feedback and comments for revising the report. Staff to make revisions and get revised report approval from Chair and Vice Chair before submitting to E&P. (Motion: Vallarta; Second: Stoelker)*

Action Item 6 – (Action Required) – Fiscal Year 2016-2017 Annual Report of Court Facilities Trust Fund Expenditures

Summary: Review Fiscal Year 2016-2017 Annual Report of Court Facilities Trust Fund Expenditures to the Judicial Council.

Action: *Committee and approved report for submittal to DOF. (Motion: Highberger; Second: Romero-Soles)*

Action Item 7 – (Action Required) – 2018 TCFMAC Meeting Calendar

Summary: Confirm proposed 2018 TCFMAC meeting dates.

Action: *Committee revised three meeting dates for the meetings to January 29, 2018, March 9, 2018, May 25, 2018. (Motion: Rockwell; Second: Highberger)*

DISCUSSION ITEMS (ITEMS 1 - 4)

Discussion Item 1

Summary: An update was provided on the Judicial Council obligations to Counties for Operation and Maintenance cost for County managed facilities.

Discussion Item 2

Summary: Reviewed List E – *Approved Court-Funded Facilities Requests (CFRs)* approved by the Facilities Services Director since the last meeting. There was one CFR approved during this period.

Discussion Item 3

Summary: Reviewed List F – *Funded Facility Modifications on Hold*. As of this meeting, there are 9 projects on hold with a total Facility Modification Program Budget Share of \$3,439,026. These projects are primarily on hold pending county share of funding commitment or project management resources.

Discussion Item 4

Summary: An update was provided on finalizing the Service provider contracts amendments.

INFORMATION ONLY ITEMS (NO ACTION REQUIRED)

Information Item 1 – Deferred Maintenance \$45M List Progress Report

Summary: Informational report on progress of \$45M Deferred Maintenance List.

Information Item 2 – Court Facilities Trust Fund Report on Q4 Expenditures

Summary: Informational report on FY 16–17 Q4 expenditures from CTFE.

Information Item 3 – Report on Budget Reconciliation

Summary: Informational report on FY 2017–18 budget reconciliation and spending plan, as well as completed and canceled facility modifications during the reporting period.

ADJOURNMENT

There being no further open meeting business, the meeting was adjourned at 2:14 p.m.

Approved by the advisory body on _____



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TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 12/04/2017

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:	22
Total Potential FM Budget Share of Cost:	\$365,120

Supporting Documentation:

- List A - Emergency Facility Modifications (Priority 1)

Action Requested:

Staff recommends 22 projects for a total of \$365,120 to be paid from funds previously encumbered for emergency funding.

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
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
9/29/2017 to 11/15/2017
Meeting Date 12/05/2017

	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-0061371	San Diego	North County Regional Center - Annex	37-F3	1	HVAC - Boiler pump has failed rendering no heat throughout the building. Replace outdoor boiler pump assembly.	\$ 5,000	\$ 5,000	In Work	100
2	FM-0061377	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Water leaked from a ¾ inch domestic hot water line pipe above the 1st floor ceiling and affected a 4 X 4 public hallway area. Remediation contractor, environmental specialist and a plumbing contractor were dispatched. Plumbing contractor replaced 2 linear ft. of ¾ inch copper pipe, installed (1) ¾ inch pro press ball valve, (1) ¾ inch pro press coupling and (1) 3/4-inch pro press 90. Remediation contractor has clean containment for ACM and received clearance from FACS to re-occupy space.	\$ 12,000	\$ 12,000	In Work	100
3	FM-0061380	Los Angeles	Airport Courthouse	19-AU1	1	Elevator - Replace blown amp trap on Custody Elevator #10. The blown fuse halted the function of the elevator. A deputy and several custodies were temporarily entrapped in elevator.	\$ 3,085	\$ 3,085	Complete	100
4	FM-0061381	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior Finishes - Main Entrance (1) 1'x1' ceiling tile; 1st Floor Sheriff's Office (1) 1'x1' ceiling tile; 6th Floor Secured Hallway outside Judge's Elevator (1) 1'x1' ceiling tile. Set-up containment areas, perform environment testing and remediation cleaning. Replace (3) ceiling tiles that fell, which were not properly secured from court CCTV vendor.	\$ 5,000	\$ 4,252	In Work	85.03
5	FM-0061382	Los Angeles	Pasadena Courthouse	19-J1	1	Interior finishes - Replace (6) ceiling tiles that fell in 2 courtroom departments. Work environment is known to contain ACM. Set-up (3) containment areas, perform environment testing and remediation cleaning. Final testing was conducted and cleared for re-occupancy. The cause of the damage was done by an authorized vendor performing working around the ceiling tiles.	\$ 20,518	\$ 14,229	Complete	69.35
6	FM-0061395	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior finishes-One (1) 1' x 1' ceiling tile fell in 1st floor public hallway in area known to contain ACM. Set-up containment areas, perform environment testing and remediation cleaning. Replace (1) fallen ceiling tile which was not properly secured from court CCTV vendor.	\$ 5,100	\$ 5,100	In Work	100
7	FM-0061403	Los Angeles	El Monte Courthouse	19-O1	1	Elevators -Rebuild elevator generators for public elevators 1 and 2, and replace brushes for both elevators. The building experienced a power surge and damaged both generators, and the elevators are not operational. We currently only have 1 working public elevator.	\$ 107,486	\$ 107,486	In Work	100
8	FM-0061406	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	HVAC- Replace (1) Damaged 150 HP motor and (1) damaged VFD drive. Motor short circuit and damaged VFD.	\$ 14,900	\$ 10,429	In Work	69.99
9	FM-0061413	Los Angeles	Metropolitan Courthouse	19-T1	1	Plumbing - Replace faulty flush vavle, Remediate affected ACM fireproofing, 350 gallons of water extracted, Parking lot fire proofing affected. 2,500 SF area affected in parking garage impacted. Source 1st floor men's public restroom and leaked down to level A parking spots 66 and 67.	\$ 21,500	\$ 20,326	In Work	94.54



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Emergency and Priority 1 (List A)
9/29/2017 to 11/15/2017
Meeting Date 12/05/2017

	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
10	FM-0061421	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Plumbing - Cracked toilet flange caused a leak.Replaced (6) 1'x1' ceiling tiles. Plumber replaced (1) 3"x4"x24" Closet Bend, (1) 4"x4" Closet Flange, (1) 3" No Hub Santee, (4) 3" No Hub Couplings.Set up containment, enviromnetal tesing and remdenation clean up.	\$ 18,509	\$ 18,509	In Work	100
11	FM-0061423	Sonoma	Hall of Justice	49-A1	1	HVAC - Install and remove 24 air scrubbers per JCC direction Based on Wiefires in Sonoma County. Provide daily filter changeouts as needed for primary, secondary and carbon filters.	\$ 50,000	\$ 50,000	In Work	100
12	FM-0061428	San Francisco	Hall of Justice	38-B1	1	HVAC - Supply/setup portable AC units in conjunction with existing oscillating fans to remediate temperature issues at Courtrooms (6) - Failed AHU supply fan causing temperature fluctuation at affected Courtrooms. Replacement of AHU supply fan was completed.	\$ 10,000	\$ 2,326	In Work	23.26
13	FM-0061435	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Extract water, remediate and sanitize 10' x 10' area of hard floor wet on third floor Judges Lounge. Water penetrated to2nd floor 20' x 15' area of carpet and 10' x 10' area of hard floor in room 253 jury assembly room. Source, Ice maker in Judges lounge auto-stop function froze causing overflow.	\$ 12,500	\$ 12,500	In Work	100
14	FM-0061450	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	Electrical - Emergency Generator - replace head gasket (1), start/stop switch (1), hz meter gauge (1) and voltage regulator (1); Drain and flush cooling system (contaminated); Remove and replace water pump; Replace rocker shaft oil tube; Replace hoses, belts, and filter; Start up and test run unit. - Failing parts found during PM.	\$ 23,500	\$ 17,275	In Work	73.51
15	FM-0061455	Los Angeles	Santa Monica Courthouse	19-AP1	1	Roof Request - 2nd Floor Dept. R set up (1) containment 20'x24'x12', remove (2) tables (4) chairs, apply detergent, disinfectant, rinse, clean (3 times) 48 sq. ft. carpet, set up (1) dehumidifier, (1) negative air, (1) air mover, remove and replace 21 1'x1' ceiling tiles. Roof vendor remove wood planks, perform 3 course roof process, apply asphalt and primer approximately 150 Sq. Ft. roof. After drying applied (1) coat commercial grade cold process system. Roof leaked due to rain affecting 2nd Floor Dept. R.	\$ 12,500	\$ 12,500	In Work	100
16	FM-0061460	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Electrical - Replace failed ¾ HP spray pump motor with new fittings, Replace 1 mag starter, 1block heater, Trace and readjusted time delay relay with re-wiring indicator light for proper voltage so contact will transfer for cooling system, complete final testing to both generators to ensure functioning cooling tower system.	\$ 18,500	\$ 18,500	In Work	100
17	FM-0061465	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	Fire protection-Replace two (2) smoke detectors for judges' elevator #8 and program them to the fire panel . Smoke detectors have failed.	\$ 5,943	\$ 5,943	In Work	100



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9/29/2017 to 11/15/2017
Meeting Date 12/05/2017

	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
18	FM-0061472	Los Angeles	Parking Structure-El Monte Courthouse-	19-O2	1	Plumbing-Sewage main line is clogged and approximately 20 gallons of sewage has backed up onto parking attendant's office floor approximately a 6' x 8' area of restroom floor and 8' x 10' area of office flooring. Plumbing Vendor has cleared main line stoppage with a snake. Remediation and environmentalist were dispatched and cleared space after FACS approval to occupy space.	\$ 14,950	\$ 14,950	In Work	100
19	FM-0061483	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing- Ceiling water leak, Room 101 Clerks. Replaced (1) 2" drain P-trap, (1) 5' section of cast iron pipe, and (3) 2" no hub fittings. Erected a 7x4x25h containment, erected a 4x7x5 scaffolding within the containment, conducted remediation, and environmental testing. All work completed in a known ACM environment.	\$ 15,800	\$ 15,800	In Work	100
20	FM-0061484	Los Angeles	Norwalk Courthouse	19-AK1	1	Plumbing - Replaced Hot Water Return Line (5') 1" Copper pipe, (1) 1" Pro Press Coupling, (2) 1" Pro Press 90 degree elbows. Boiler Hot Water return line was leaking.	\$ 2,534	\$ 2,155	In Work	85.03
21	FM-0061487	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Grounds and Parking Lot – Replace (10) Albany ultra-secure side tension springs, (4) spring tension belts. Springs broke due to wear on sally port exit gate and affected gate operation.	\$ 15,450	\$ 10,628	In Work	68.79
22	FM-0061490	Los Angeles	Compton Courthouse	19-AG1	1	Vandalism - Replace glass 25"x 68"/1/4" Glass Bronze Tempered in door; replaced missing 25" Bronze Anodized glass stop, emergency board-up South Side Entrance. Glass was broken by object thrown through the door.	\$ 3,218	\$ 2,128	Complete	66.13
							\$ 397,993	\$ 365,120		



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Meeting Date: 12/04/2017

**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:	63
Total Potential FM Budget Share of Cost:	\$665,093

Supporting Documentation:

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

Action Requested:

Staff recommends 63 projects for a total of \$665,093 to be paid from funds previously encumbered for facility modifications less than \$100K.

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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Trial Court Facility Modification
FMs Less Than \$100K (List B)
9/29/2017 to 11/15/2017
Meeting Date 12/05/2017

	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-0061067	Los Angeles	El Monte Courthouse	19-O1	2	Elevators-Public elevator #1 replace five (5) cables and ten (10) shackles, and public elevator #3 replace five (5) cables and ten (10) shackles. Surface rouge is developing on the ropes (the first step of wire rope breaking down) , which can cause a safety issue if not replaced.	\$ 30,605	\$ 17,788	In Work	58.12
2	FM-0061112	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Elevators, Escalators, & Hoists - Replace hoist ropes on Elevator #6 along with (16) Wedge Shackles. Existing cables showing signs of extreme wear due to age and use.	\$ 17,750	\$ 17,264	In Work	97.26
3	FM-0061169	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Plumbing - Mechanical room P-level, room MB-312; Replace 4"x8' spool piece of pipe, welding (2) 4" flanges & remove 15LF of ACM insulation on domestic HW riser & replace w/new. Drain building water to perform replacement. Work to be performed in known ACM environment; Containment set-up, environmental testing & proper disposal of ACM insulation. Let out air of water loop on all floors & inspect for leaks. Hot Water Riser is leaking, w/water being diverted into drain, causing a waste of water and slip hazard. Work to be performed after-hours.	\$ 19,653	\$ 13,519	In Work	68.79
4	FM-0061266	Los Angeles	East Los Angeles Courthouse	19-V1	2	Plumbing-Replace thirteen (13) damaged drinking fountains throughout courthouse. Public and employee drinking fountains are non-operational and out of compliance. Existing fountains are 25 years old and all parts are obsolete.	\$ 61,404	\$ 47,723	In Work	77.72
5	FM-0061280	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	Electrical-Replace sixty (60) Myer OEM OG 12205C back up batteries for emergency lighting. Batteries are corroded/expanding and past their expiration date causing safety hazard. Fire/Life/Safety issue	\$ 57,158	\$ 42,017	In Work	73.51
6	FM-0061281	Orange	Central Justice Center	30-A1	2	Elevators, Escalators and Hoists - Remove and replace two traveling cables in Elevator #6. There have been numerous elevator entrapments and malfunctions on this unit. The elevator contractor has found multiple damage areas along the traveling cables and has identify this as a possible cause of the problems. This elevator serves mainly Judges on the tower side of the building, the multiple entrapments are a safety concern and it is causing significant disruption to court proceedings.	\$ 22,126	\$ 20,172	In Work	91.17
7	FM-0061302	Los Angeles	Compton Courthouse	19-AG1	2	Plumbing - Public drinking fountain is leaking and not properly draining. Replace (1) New Haws drinking fountain 1001 Less plate, cast iron fittings, and banding. Conduct environmental testing, and erect 10x10 environmental containment with a 3 stage decontamination chamber. All work performed in a known ACM environment.	\$ 18,372	\$ 12,149	In Work	66.13
8	FM-0061318	Kings	New Hanford Courthouse	16-A5	2	Interior Finishes - Remove and dispose of mold located in plumbing chase behind 4th floor public drinking fountain. Forensic Analytical to approve scope and provide final air clearance - Plumbing for drinking fountain drain was disconnected, allowing water to leak behind the wall.	\$ 6,500	\$ 6,500	In Work	100.00



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9	FM-0061322	Los Angeles	San Fernando Courthouse	19-AC1	2	Grounds and Parking Lot - Restore asphalt condition in approximately 3,300 LF of cracks in asphalt and fill in cracks in the jury parking lot. Large cracks will be filled with asphalt and then rolled. Small cracks will be filled with crack filler. Court Management has completed (4) incident reports of staff injuries.	\$ 15,336	\$ 12,792	In Work	83.41
10	FM-0061337	Mendocino	County Courthouse	23-A1	2	HVAC - Add multi-zone damper controls - to correct Hot and Cold calls in 3 departments, Provide & install (5) new Belimo Proportional zone damper actuators, (1) new Metasys IOM4711 Point expander module, (5) new Metasys TE-6700 wired zone sensors in individual zones, (1) new 24VAC transformer to power zone damper actuators. Program system to control Hot and Cold deck based on Zone Demand. Start up, test and commission system.	\$ 16,463	\$ 16,463	In Work	100.00
11	FM-0061352	Los Angeles	Downey Courthouse	19-AM1	2	Elevators, escalators, & hoists - Replace 8 leveling sensors and 8 relays for custody elevator #4. Sensors and relays are failing and could cause the single in-custody elevator to stop working with an entrapment	\$ 20,062	\$ 20,062	In Work	100.00
12	FM-0061368	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Plumbing-Replace (1) backflow preventer on roof with Febco 860 4.0 lead free backflow including new bolts and gaskets. Existing backflow has failed and is leaking on roof.	\$ 4,888	\$ 3,934	In Work	80.48
13	FM-0061369	Los Angeles	Van Nuys Courthouse East	19-AX1	2	Fire Protection - Install (60) Maxilume Photo Luminescent EXIT Signs at all Courtroom Exit doors throughout the Courthouse. Signs were reported on the SFM report.	\$ 6,311	\$ 6,311	In Work	100.00
14	FM-0061370	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	2	Interior Finishes - Sound masking Modification - Supply and install 20 - 3" diameter emitters to existing system in the back hall by the Jury deliberation and courtrooms 6 & 7. Furnish and install 200 lf of associated wiring.	\$ 6,270	\$ 6,270	In Work	100.00
15	FM-0061372	San Diego	East County Regional Center	37-I1	2	Plumbing - Replace 3/4" ball valve, coupling and 90 degree elbow. Hot Water line in 1st floor ceiling area has a hole and hot water is leaking down into ground floor holding area.	\$ 2,224	\$ 1,506	Complete	67.71
16	FM-0061373	Contra Costa	Wakefield Taylor Courthouse	07-A2	2	Grounds and Parking Lot - Remove 80 sqft of 4" concrete sidewalk; Remove multiple tree roots; Replace 80 sqft of 4 - concrete sidewalk. Tree roots have caused this section of concrete to rise a little over 2 inches creating a serious tripping hazard right in front of the Main Street entrance.	\$ 6,971	\$ 6,971	In Work	100.00
17	FM-0061374	Santa Clara	Morgan Hill Courthouse	43-N1	2	HVAC - BCX and BAS controller has failed resulting in program failure and loss of building controls- Replace (1) each BCX controller - Reload data points - Reprogram (1) control system front end - Test and verify operation	\$ 9,939	\$ 9,939	In Work	100.00
18	FM-0061375	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	HVAC - Chiller #1 Plug (6) tubes in condenser chemically and mechanically. Tubes leaking lowering the efficiency of the chiller due to loss of chilled water	\$ 3,918	\$ 2,742	In Work	69.99
19	FM-0061376	Los Angeles	Chatsworth Courthouse	19-AY1	2	Elevators, escalators, & hoists - Replace one (1) main bearing for escalator 1. Escalator has failed and is unsafe to place in service.	\$ 15,201	\$ 12,738	In Work	83.80



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20	FM-0061379	Los Angeles	Santa Monica Courthouse	19-AP1	2	Fire Protection - Install (36) new emergency evacuation signs throughout elevator lobbies, and staircases. There is currently no signs posted and it was requested by SFM during yearly inspection (uploaded SFM inspection report).	\$ 12,306	\$ 9,659	In Work	78.49
21	FM-0061383	San Diego	East County Regional Center	37-I1	2	HVAC - Replace 20hp fan motor for AHU #4. Supply Fan motor failed affecting the comfort cooling for the ground floor jury room and ground floor lobby areas.	\$ 4,883	\$ 3,306	Complete	67.71
22	FM-0061384	San Diego	East County Regional Center	37-I1	2	Interior Finishes - Remove 38in x 48in x 8ft drywall closet surround that has roof access ladder inside of it, to create more open area. Stairwell landing does not have enough room for safely exiting down the stairs in case of emergency.	\$ 6,980	\$ 4,726	In Work	67.71
23	FM-0061385	Los Angeles	Inglewood Courthouse	19-F1	2	Elevators, escalators, & hoists - Replace relays, contacts, and shunts on CY relays on public elevator #2. Elevator repeatedly going offline and is not responding to calls due to worn parts.	\$ 17,492	\$ 13,042	Complete	74.56
24	FM-0061386	Los Angeles	Inglewood Juvenile Court	19-E1	2	Interior Finishes/ Floor tiles are missing, loose coming off creating a possible safety environmental issue to public, due to a know ACM environment (mastic is currently exposed in several areas). Will conduct environmental testing, will erect containments in all affected areas, will remove approximately 1000 SF of ACM floor tiles, mastic and remove base. Will install approximately 100 SF of new floor tiles and base in all affected areas.	\$ 34,136	\$ 27,575	In Work	80.78
25	FM-0061389	Merced	Old Court	24-A1	2	Plumbing - Johnson Plumbing will excavate a five (5) foot section of the grass area to unearth a cracked sewer pipe that leads to the existing manhole. Replace cracked section with new pipe and test for leaks. Based on their camera findings there is approximately a five (5) foot section of pipe that is cracked and leaching into the ground. Inspection required.	\$ 3,775	\$ 3,775	In Work	100.00
26	FM-0061391	Los Angeles	Burbank Courthouse	19-G1	2	HVAC - Replace one (1) 10 Hp motor, one (1) 44" shaft, two (2) bearings, one (1) motor pulley, and two (2) BX81 pulleys for exhaust fan #2. Exhaust has failed and hot air cannot be removed from building, affecting both temperature and air quality.	\$ 9,488	\$ 8,611	In Work	90.76
27	FM-0061392	Los Angeles	Bellflower Courthouse	19-AL1	2	HVAC-Remove (1) leaking condenser pump #3, rebuild and re-install pump.	\$ 5,495	\$ 4,283	In Work	77.94
28	FM-0061393	Los Angeles	Bellflower Courthouse	19-AL1	2	Fire Protection - Replace (1) 4"x8" Check Valve on FDC that failed to hold after back-flush; Replace (1) Sprinkler Head in in Air Handler Room that has failed. Defects found during PM 2423025. Replace corroded sprinkler head and components and replace check valve.	\$ 2,531	\$ 1,973	In Work	77.94



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29	FM-0061399	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Elevators, Escalators & Hoist - Remove and replace damage back doors for #1 Freight Elevator. Doors making scraping noisy when the back doors open and close. Door has been hit multiple times with electric pallet jack. Install new elevator car cab doors on elevator # 1 freight (SS), align and adjust new doors, and disposal old doors.	\$ 13,524	\$ 13,153	In Work	97.26
30	FM-0061401	San Diego	Juvenile Court	37-E1	2	Interior Finishes - Replace one KABA door latch on the women's employee restroom door; build back of drywall. Door latch failed and door could not be opened. Access to restroom was gained by cutting the drywall above the ceiling.	\$ 3,426	\$ 2,556	Complete	74.62
31	FM-0061405	Calaveras	Calaveras Superior Court	05-C1	2	Fire Protection - Alarm panel is showing to troubles. 2 Siemens AD2XHR duct detectors need to be replaced - This will clear the troubles and return panel to normal status	\$ 3,351	\$ 3,351	In Work	100.00
32	FM-0061408	Los Angeles	Glendale Courthouse	19-H1	2	Interior finishes - Remove paneling on two (2) pony walls and anchor walls, then replace and touch up paneling. Install new swing door and hardware. Pony walls are loose and swing door is broken and will not open/close properly.	\$ 7,273	\$ 6,585	In Work	90.54
33	FM-0061409	Los Angeles	Downey Courthouse	19-AM1	2	Vandalism - Replace anti-graffiti film on twenty-four (24) mirrors and prep and paint walls and partitions (approximately twenty (20) SF). Mirrors, walls, and partitions have been vandalized.	\$ 2,494	\$ 2,087	In Work	83.70
34	FM-0061410	Los Angeles	Santa Monica Courthouse	19-AP1	2	Plumbing-Mop sink in 2nd floor janitor room leaked. Erected 12'X10'X10' containment on the 1st floor probation office. Water leak is coming from the bottom connection of a 3 inch cast iron trap of the mop sink on the 2nd Floor. New sink, faucet, p-trap and flange connector replaced. All work performed under ACM condition.	\$ 12,000	\$ 9,419	In Work	78.49
35	FM-0061414	Shasta	Main Courthouse	45-A1	2	HVAC - Computer Room air conditioning is not working. Refrigerant charge is low resulting in iced coils. Located and repaired refrigerant leak, replaced inline dryer, recharged the unit with R22 refrigerant, checked for leaks, and returned the unit to operation.	\$ 4,064	\$ 2,712	In Work	66.73
36	FM-0061416	Tehama	New Red Bluff Courthouse	52-E1	2	**Private Insurance Reimbursement** Grounds & Parking Lot - Replace Four 16'Slats, snap on weather seals aand Bottom bar with weather edge - Replace Four 16'Slats, snap on weather seals and Bottom bar with weather edge,	\$ 3,392	\$ 3,392	In Work	100.00
37	FM-0061419	Los Angeles	Torrance Courthouse	19-C1	2	Elevators, escalators, & hoists - Replace bad bearing on selector sheave for elevator #3. Bearing is failing, and making loud noise while elevator is in service.	\$ 14,474	\$ 12,323	In Work	85.14
38	FM-0061420	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Fire protection - Replace seventy (70) sprinkler heads with industrial type sprinkler heads and install seventy (70) escutcheons. Work required per SFM inspection report.	\$ 10,526	\$ 8,471	In Work	80.48



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39	FM-0061422	Los Angeles	San Fernando Courthouse	19-AC1	2	Elevators-Replace two (2) operation panels each for public elevators 3, 4, and 5 and judges' elevators 2 and 7 for a total of ten (10) operation panels. Total of (125) button assemblies. Push buttons are not working properly causing the elevators to not respond when called.	\$ 53,612	\$ 44,718	In Work	83.41
40	FM-0061424	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Security - Replace (1) failed door 3/0 x 7/0 Aluminum door frame - Top and intermediate pivots and one offset deadening pivot to nullify in ground closer - (1) Adams Rite 8800 exit device with rim cylinder to exterior - (1) LCN 4041 with parallel arm and drop plate - (1) 18" offset pull handle - 1/4" clear tempered glass.	\$ 11,047	\$ 9,257	In Work	83.80
41	FM-0061425	Los Angeles	Burbank Courthouse	19-G1	2	Fire Protection - Replace (3) Edward Zone cards, (3) smoke detectors for the existing Edwards Fire Protection Panel. FAP Zone Cards are failing, not giving correct location in building of alarm issues. This is a Fire Safety issue delaying the response of the Fire Department in emergency situation.	\$ 9,253	\$ 8,398	In Work	90.76
42	FM-0061426	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Fire Protection - Replace (18) exterior building fire sprinkler heads using a lift to access from the public sidewalk - Safe off area - Replace (1.) Courtroom fire sprinkler head - Supply (8) spare fire sprinkler heads and (1) fire sprinkler head wrench for the spare head cabinet - Fire sprinkler system deficiencies identified during the LEVEL IV fire sprinkler system PM SWO 2674074. Court Impact - Reduced fire system efficiency	\$ 8,172	\$ 6,848	In Work	83.80
43	FM-0061429	Los Angeles	Metropolitan Courthouse	19-T1	2	Electrical - Per State Fire Marshal Corretion Notice; Replace (80) power outlets in restrooms & kitchenette throughout courthouse with GFCI power outlets per SFM report. Existing power outlets are not GFCI and are not to code. Item #13 on SFM report.	\$ 6,399	\$ 6,050	In Work	94.54
44	FM-0061432	Los Angeles	Compton Courthouse	19-AG1	2	Elevators, Escalators, & Hoists - Replace traveler cable on Elevator #5. During PM technician found the traveler cable damaged and it needs to be replaced. This is a safety issue that can cause the elevator to lose connection between the car and the controller entrapping personnel.	\$ 12,409	\$ 8,206	In Work	66.13
45	FM-0061438	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Holding Cell - Replace (7) 3/4" laminated clear glass panels in existing steel frames: (1) 17"x29-1/4", (4) 9-1/2" x 9-1/2", (1) 44-1/4" x 49-1/4", (1) 32-1/2"x41", total of 34 Sq. Ft. This is to replace damaged viewing glass in holding cell #'s 1, 7, 8, 9 and attorney/interview room # A (main lock-up).	\$ 5,434	\$ 5,434	In Work	100.00
46	FM-0061441	Los Angeles	Norwalk Courthouse	19-AK1	2	HVAC - Remove condenser pump #2, take pump to shop and completely rebuild pump, and return pump to service. Pump packing and valves are leaking.	\$ 11,300	\$ 9,608	In Work	85.03



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47	FM-0061443	Los Angeles	Bellflower Courthouse	19-AL1	2	Plumbing - Replace one (1) 2" ball valve, one (1) 1 1/2" ball valve, two (2) tees, one (1) bullhead tee, one (1) FIP, one (1) flushometer, six (6) 90s, and ten feet each of 2" and 1 1/2" copper pipe. Valves are leaking and cannot be isolated for repairs building must be drained and refilled.	\$ 5,005	\$ 3,901	In Work	77.94
48	FM-0061452	Los Angeles	Alhambra Courthouse	19-I1	2	Elevators, Escalators, & Hoists - Replace (1) Worm Seal, (1) Gear Seal on Elevator #2. The oil squirting from the seals on the mechanical room floor creates a slip hazard as well as if left unchanged will lead to failure of the elevator to safely operate.	\$ 13,719	\$ 11,798	In Work	86.00
49	FM-0061453	Los Angeles	Parking Lot-San Fernando Courthouse Employees	19-AC3	2	Electrical - Replace (10) non-functional existing Halide pole lights with (10) LED Fixtures. Replacement parts are obsolete. All the parking lot lights are non-functional creating a safety / security hazard.	\$ 10,916	\$ 9,105	In Work	83.41
50	FM-0061457	Los Angeles	Whittier Courthouse	19-AO1	2	Elevators - Replace (4) phones controls in all the building elevators. The phone controls are defective and longer working.	\$ 3,260	\$ 2,729	In Work	83.70
51	FM-0061458	Los Angeles	Whittier Courthouse	19-AO1	2	Elevators - Elevator Replace (1) door operator. #1 Door Operator is defective. Public elevator#1 is not operational	\$ 4,120	\$ 3,561	In Work	86.43
52	FM-0061461	Los Angeles	Santa Clarita Courthouse	19-AD1	2	Electrical - Replace (30) T8 light bulbs and (10) lamp ballasts. Set up scaffolding to gain access to the light fixtures. 80% percent of the lights are out in Department 3.	\$ 4,726	\$ 2,443	In Work	51.69
53	FM-0061463	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	Holding Cell -Restore a holding cell that has been worn out. Fabricate and weld in place 1/4" x 3" flat steel on cage where grid is broken. Existing weld is broken and pulled apart creating a safety and health concern.	\$ 2,450	\$ 2,450	In Work	100.00
54	FM-0061464	Los Angeles	Metropolitan Courthouse	19-T1	2	HVAC - Replace (1) failed 5 HP 29" Exhaust Fan #3 from ceiling of Air Handler Room. Exhaust fan is non-functional and is crucial to maintain required air flow in electrical vault keeping the transformer cool.	\$ 8,919	\$ 8,521	In Work	95.54
55	FM-0061473	Los Angeles	Santa Clarita Courthouse	19-AD1	2	Interior Finishes-Replace two (2) door closers, two (2) bottom pivots, four (4) cover plates, one (1) Von Duprin panic bar with mortise body and outside trim, one (1) Von Duprin surface mount vertical rod with outside trim, and one (1) ADA cover for bottom rod. The hardware for the door is worn out and the door does not open and close properly.	\$ 7,829	\$ 7,829	In Work	100.00
56	FM-0061474	Orange	Central Justice Center	30-A1	2	Elevators, Escalators and Hoists- Remove and replace the failing overhead deflector sheave bearings on elevators 1. This bearings have deteriorated and are on the verge of failing. An elevator failure will impact court proceedings by limiting efficient access to the courtrooms.	\$ 7,500	\$ 6,838	In Work	91.17



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57	FM-0061475	Orange	Central Justice Center	30-A1	2	Elevators, Escalators and Hoists- Remove and replace the carrier bearing on elevator #6 at the Central Justice Center. This bearing is deteriorated and could fail anytime. Failure to replace this bearing will cause major interruption to court proceedings as this is the only Judges Elevator.	\$ 7,700	\$ 7,020	In Work	91.17
58	FM-0061476	Los Angeles	Downey Courthouse	19-AM1	2	HVAC-Remove boiler pump #1 and take to shop to rebuild. Re-install boiler pump #1 and remove boiler pump #2 and take to shop to rebuild. Re-install boiler pump #2. Both pumps are leaking and need to be replaced to run efficiently (and stop slip hazard due to leaks).	\$ 7,212	\$ 7,212	In Work	100.00
59	FM-0061478	San Francisco	Civic Center Courthouse	38-A1	2	Interior Finishes - Repair crack doors, failing do to life expectancy - doors cracked along the height of door caused by internal locking rods being forced - not enough surface for glue to hold - install brushed stainless wrap trim which will overlap both opening sides - door will need to be removed and trimmed to accomodate new trim.	\$ 6,697	\$ 6,697	In Work	100.00
60	FM-0061482	Los Angeles	Torrance Courthouse	19-C1	2	Grounds & Parking Lot - Remove a 10'x10' section of pavement and replace with 10'x10'x4 section of asphalt. This section of pavement in the Judge's Parking Lot is a trip hazard and reported.	\$ 7,813	\$ 6,652	In Work	85.14
61	FM-0061485	Los Angeles	San Fernando Courthouse	19-AC1	2	Exterior Finishes - Replace (3) paver tiles that have been damaged by normal wear and tear. Restore 1,000 Square Feet of exterior paver tiles that are loose. Apply a non-skid Coat Sealer Coat to 1,000 Sq. Ft of Paver Tiles at the main entrance of the Courthouse. The paver tiles no longer have adhesion. A court employee slipped and submitted an incident report to the JCC	\$ 8,291	\$ 6,916	In Work	83.41
62	FM-0061491	San Bernardino	Rancho Cucamonga Courthouse	36-F1	2	COUNTY MANAGED- Interior Finishes- Replace both Men's and Women's public restroom partitions (6 restrooms total) on 2nd, 3rd & 4th floor. Existing partitions are degraded, have been severely vandalized throughout the years, and have several sections of missing Formica creating a hazard due to the sharp edges left from it peeling.	\$ 44,424	\$ 44,424	In Work	100.00
63	FM-0061492	Los Angeles	Metropolitan Courthouse	19-T1	2	Fire Protection - State Fire Marshal NOC - Replace one (1) 40 x 87 stainless steel 3 hour rolling fire door. Existing fire door has a hole/penetration in it and does not satisfy fire code, per CFC Sec. 703.1. Correction notice #130.	\$ 11,230	\$ 10,617	In Work	94.54
							\$ 792,198	\$ 665,093		



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

Summary:

List C – Cost Increases Over \$50K

Total Project Count:	6
Total Potential FM Budget Share of Cost:	\$1,416,685

Energy Efficiency Projects Cost Increases

Total Project Count:	20
Total Potential FM Budget Share of Cost:	\$1,694,809

Supporting Documentation:

- List C – Cost Increases Over \$50K

Action Requested:

Staff recommends six projects for a total cost increase to the Facility Modification program budget of \$1,416,685.

Staff recommends 20 energy efficiency projects for a total cost increase to the Facility Modification program budget of \$1,694,809.



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1	FM-0040785	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	HVAC - Replace the three deteriorated Steam heat exchangers, valves, actuators and pumps. (3) 4" Isolation steam gate plug valves with bolt / gasket kits, (3) 4" new DeZurik valves, (3) 4" Strainers with bolt / gasket kits, (3) 4" pneumatic control valve and actuators, 4" spool pieces and 3" spool pieces as needed, twelve (12) 3" gate valves with bolt and gasket kits, (6) 3" strainers, (6) temperature wells for new gauges, (6) new digital heating hot water gauges, gasket covers, stainless steel buckets and mechanical assembly kits.	\$381,570	\$ 262,482	\$ 486,702	\$ 334,802	The existing equipment repair/replacement scope has increased more than anticipated and additional funds are required to complete the work.	\$ 105,132	\$ 72,320	In Work	68.79
2	FM-0060118	San Bernardino	Barstow Courthouse	36-J1	2	HVAC - Replace failing 85 ton air cooled chiller and an 85 ton evaporative condenser Gouvernaire chiller with two (2) Quantech 85 ton chillers with existing Siemens BAS including start/stop, lead/lag function, supply and return temp points, and chiller alarm points. This work is necessary to ensure reliable building cooling as both existing chillers are near failure with parts no longer available. Additionally, new chillers are air cooled which will result in significant water savings.	\$404,385	\$ 315,137	\$ 560,197	\$ 436,562	Additional cost to install a temporary 100 ton chiller. Both chillers were un-operational and offline. Temporary Chiller system is needed to maintain the Court and equipment at a comfortable temperature and to keep court operational.	\$ 155,812	\$ 121,424	In Work	77.93



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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	\$ 1,382,562	\$ 1,194,948	Change in roofing materials and scope - Remove and replace the entire roof with an 80 mil, PVC Single ply roofing system (original cost was for a hybrid of Overlay and new single ply SBS roof system) at the two different roof sections. Abatement cost is now included as well as the cost for all new roof vents, a new roof access panel, relocation of several pipe penetrations that are too close to the curbs that the roof could not be warrantied, and the three roofing repairs required since the project was funded.	\$ 640,562	\$ 553,638	In Work	86.43
4	FM-0043878	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Elevators (5EA) - Completely install 5 new elevators with new controls - Includes design, mechanical and electrical upgrades to bring systems to current code. FA interface on existing Notifier 3030 fire alarm system for the 2010 Editions of CBC, CFC and NFPA-72. Note: Inmate Elevator down-time requires tunnel walkways to be operational between courts and adjacent County Jail or an alternate means of transport of inmates between these facilities, currently inmate stairs may not be used as primary	\$2,531,346	\$ 2,121,268	\$ 2,814,846	\$ 2,358,841	To perform remaining 3 public elevator car modernizations at night (originally contracted for day work during court hours) to avoid court disruption due to noise.	\$ 283,500	\$ 237,573	In Work	83.80



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5	FM-0060940	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing- Remove Sewage Pump #1 & replace with 10HP 460/3 submersible cutter pump to handle raw unscreened sewage. Replace (1) 4" Check Valve, install (1) steel sub-plate basin cover, install 4" schedule 40 Galvanized piping, and fittings as needed to adapt existing piping to replacement pump.	\$52,975	\$ 52,975	\$ 224,215	\$ 224,215	Original scope of work was underestimated. The unforeseen scope includes the sewage back up that affected (8) Elevator Pits, 12 Holding Cells, basement Hallway, 3 attorney/inmate interview rooms, Sally port/bus bay, a mechanical room, sheriff's Control booth and shorted out the Judge's elevator. In all, approximately 5,400sf of space had to be remediated of Category 3/black water contamination, including the Elevator pits and Judge's elevator.	\$ 171,240	\$ 171,240	Complete	100.00
6	FM-0057094	Los Angeles	Santa Monica Courthouse	19-AP1	2	HVAC - South Roof top hot water piping has deteriorated. Replace 200 LF of 2" copper piping, install (10) 2" copper couplings, install (2) 2" butterfly valves, install (1) 2" ball valve, install (16) pipe saddles and clamps, reinsulate 200LF of hot water piping, and replace 210SF of aluminum insulation jacket.	\$78,596	\$ 61,690	\$ 139,035	\$ 109,129	Additional piping replacement is required than initially estimated. Total piping replacement is 560 LF of 2" pipe and 340LF of 3" pipe. Additional cost to remove insulation and reinsulate pipe.	\$ 60,439	\$ 47,439	In Work	78.49



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Increases Over \$50K - FMs (List C)

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7	FM-0060575	Los Angeles	Stanley Mosk Courthouse	19-K1	3	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 12937 Fixtures)	\$526,011	\$ 511,599	\$ 928,579	\$ 903,136	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 1.50 years.	\$ 402,568	\$ 391,537	In Work	97.26
8	FM-0060573	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	3	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 17928 Fixtures)	\$728,019	\$ 500,804	\$ 976,386	\$ 671,656	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase new project payback is expected in 1.82 years.	\$ 248,366	\$ 170,851	In Work	68.79



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9	FM-0060503	Tulare	South County Justice Center	54-11	3	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior fixtures to LED lighting and install lighting controls.	\$49,934	\$ 49,934	\$ 121,067	\$ 121,067	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 3.79 years.	\$ 71,132	\$ 71,132	In Work	100.00
10	FM-0060580	San Bernardino	San Bernardino Justice Center	36-R1	3	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 419 Fixtures)	\$271,714	\$ 271,714	\$ 322,006	\$ 322,006	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 1.32 years.	\$ 50,292	\$ 50,292	In Work	100.00



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11	FM-0060525	Los Angeles	Airport Courthouse	19-AU1	3	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior fixtures to LED lighting and install lighting controls.	\$204,805	\$ 158,048	\$ 262,195	\$ 202,336	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new payback is expected in 2.1 years.	\$ 57,390	\$ 44,288	In Work	77.17
12	FM-0060529	Los Angeles	Pomona Courthouse South	19-W1	3	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit.	\$96,025	\$ 87,517	\$ 166,041	\$ 151,330	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 1.86 years.	\$ 70,016	\$ 63,813	In Work	91.14



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13	FM-0060524	Los Angeles	Norwalk Courthouse	19-AK1	3	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior fixtures to LED lighting and install lighting controls.	\$97,663	\$ 83,043	\$ 170,363	\$ 144,860	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new payback is expected in 1.91 years.	\$ 72,700	\$ 61,817	In Work	85.03
14	FM-0060574	Fresno	Fresno County Courthouse	10-A1	3	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 3755 Fixtures)	\$152,908	\$ 146,654	\$ 204,238	\$ 195,885	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 2.29 years.	\$ 51,330	\$ 49,231	In Work	95.91



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15	FM-0060583	Los Angeles	Beverly Hills Courthouse	19-AQ1	3	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 2246 Fixtures)	\$91,517	\$ 72,774	\$ 149,807	\$ 119,127	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase and the new project payback is expected in 1.68 years.	\$ 58,290	\$ 46,353	In Work	79.52
16	FM-0060527	Santa Clara	Downtown Superior Court	43-B1	3	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior fixtures to LED lighting and install lighting controls.	\$62,572	\$ 62,572	\$ 140,847	\$ 140,847	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 2.62 years.	\$ 78,275	\$ 78,275	In Work	100.00



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17	FM-0060526	Orange	North Justice Center	30-C1	3	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior fixtures to LED lighting and install lighting controls.	\$65,442	\$ 59,101	\$ 134,674	\$ 121,624	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 2.28 years.	\$ 69,232	\$ 62,524	In Work	90.31
18	FM-0060538	San Bernardino	Central Courthouse	36-A1	3	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit.	\$64,730	\$ 61,908	\$ 115,833	\$ 110,783	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 1.96 years.	\$ 51,103	\$ 48,875	In Work	95.64



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19	FM-0060536	San Bernardino	San Bernardino Courthouse - Annex	36-A2	3	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit.	\$60,841	\$ 58,189	\$ 112,207	\$ 107,314	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 1.9 years.	\$ 51,365	\$ 49,126	In Work	95.64
20	FM-0060581	Los Angeles	Downey Courthouse	19-AM1	3	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 1222 Fixtures)	\$50,096	\$ 41,930	\$ 101,431	\$ 84,897	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 1.71 years.	\$ 51,334	\$ 42,967	In Work	83.70



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21	FM-0060528	Los Angeles	East Los Angeles Courthouse	19-V1	3	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit.	\$52,554	\$ 40,845	\$ 107,326	\$ 83,414	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 1.81 years.	\$ 54,773	\$ 42,569	In Work	77.72
22	FM-0060584	Los Angeles	Whittier Courthouse	19-AO1	3	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 1583 Fixtures)	\$64,607	\$ 55,840	\$ 114,908	\$ 99,315	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 1.59 years.	\$ 50,301	\$ 43,476	In Work	86.43



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23	FM-0059231	Los Angeles	El Monte	19-O1	3	Energy Efficiency Project - Electrical - Complete energy efficiency measures identified in recent energy audits completed by third party. Measures include: HVAC modifications and lighting replacement and controls projects.	\$450,000	\$ 261,540	\$ 503,390	\$ 292,571	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 8.25 years.	\$ 53,390	\$ 31,031	In Work	58.12
24	FM-0060579	Los Angeles	Bellflower Courthouse	19-AL1	3	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 1234 Fixtures)	\$50,473	\$ 14,799	\$ 101,511	\$ 29,763	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 1.72 years.	\$ 51,038	\$ 14,964	In Work	29.32



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25	FM-0058653	Alameda	Hayward Hall of Justice	01-D1	3	Energy Efficiency - Electrical - Implement energy efficiency measures including installation Variable Frequency Drives on chiller, chilled cold & hot water pumps (3); replace exterior metal halide fixtures with LED lighting; and install occupancy sensors private offices, file areas, mechanical space and bathrooms; install bi-level lighting controls in stairwells.	\$122,222	\$ 107,922	\$ 173,481	\$ 153,184	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase and the additional savings identified the total project payback is expected in 1.95 years.	\$ 51,259	\$ 45,262	In Work	88.30
26	FM-0060582	Los Angeles	Monrovia Training Center	19-N1	3	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 350 Fixtures)	\$14,696	\$ 10,329	\$ 65,346	\$ 45,932	Original ballasts much older than previously estimated and failing with new LED lighting. Moving forward with the Direct Wire method of installation adding cost to labor and materials. Cost increase also includes areas in the facility that were not accessible to contractor during first site walk. With the cost increase the new project payback is expected in 7.93 years.	\$ 50,651	\$ 35,602	In Work	70.29
							\$7,467,699	\$ 6,111,923	\$ 10,579,194	\$ 8,759,542		\$ 3,111,495	\$2,647,619		



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

Summary:

List D – Facility Modifications Over \$100K

Total Project Count:	7
Total Potential FM Budget Share of Cost:	\$2,225,823

Energy Efficiency Projects

Total Project Count:	1
Total Potential FM Budget Share of Cost:	\$13,545

Supporting Documentation:

- List D – Facility Modifications Over \$100K (Priority 2 and 3+ only)

Action Requested:

Staff recommends approving seven projects for a total cost to the Facility Modification Program Budget of \$2,225,823.

Staff recommends one energy efficiency project for a total cost of \$13,545 to the Facility Modification Program funds.

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.

Priority 3—Needed. Condition to be addressed will reduce long-term maintenance or repair costs or will improve the functionality, usability, and accessibility of a court. The condition is not hindering the most basic functions of a facility, but its correction will support improved court operations.



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1	FM-0061336	Santa Clara	Hall of Justice (West)	43-A2	2	HVAC- Replace (1) failed Air Handler Unit, (1) hot water coil, (1) chilled water coil, 60 ft. of new chilled water piping, new insulation, connect to hot water piping, Provide new controls wiring and conduit. Parts for current AHU is obsolete. Currently there is no airflow to the basement area affecting the Court Staff file rooms.	\$ 100,997	\$ 100,997	\$100,997	20	100.00
2	FM-0056863	Santa Cruz	Main Courthouse	44-A1	2	HVAC-Install Perimeter HVAC to include; AHU Unit, roof curb, concrete repairs, ductwork, VAV boxes diffuser and return grilles, new front end local PC, paint duct work, tie in local controllers to BAS, install VFDs. Install chilled water piping, and new reheating hot water piping to reheat VAV boxes. Includes, testing, design, drawings, and permits and booster pump if needed.-No direct HVAC in space, bleed over conditioning inadequate.	\$ 171,126	\$ 169,603	\$270,600	47	99.11
3	FM-0061378	Los Angeles	Compton Courthouse	19-AG1	2	Fire Protection - Replace dampers for all twelve (12) air handlers (total of thirty-six (36) dampers) and nine (9) smoke detectors. Existing dampers are not working and are required to be replaced to keep the fire life safety system operational.	\$ 431,542	\$ 285,379	\$555,979	50	66.13
4	FM-0057336	Los Angeles	Downey Courthouse	19-AM1	2	Original Project was for Design only: 300 linear feet of frontage wall moved approximately 1" over 5 years of measurements. A&E report concluded wall movement cause by lack of drainage and saturation from irrigation system. A&E Recommends excavating approximately 30' deep along entire wall (in sections) and backfill with stronger aggregate/soil and compact. Remove all trees near wall. Relocate irrigation system away from wall. Add additional drainage.	\$ 700,000	\$ 585,900	\$1,141,879	50	83.70
5	FM-0061140	Imperial	Imperial County Courthouse	13-A1	2	HVAC- Replace 3 failed heat exchangers for chillers 1 & 2 with shell & tube type systems to help avoid on-going issues of hard and heavy minerals in the water. Replace 5 failed compressors due to heat exchangers failing and allowing moisture to enter Freon lines and replace 6 failed isolation valves. Work is needed to ensure redundancy during the hot summer months. Only 3 out of 8 compressors are working. System will need to be isolated, recover refrigerant, leak check, charge system, test operations of systems.	\$ 132,345	\$ 132,345	\$1,274,224	50	100.00
6	FM-0061498	Los Angeles	Glendale Courthouse	19-H1	2	HVAC- Replace original failing HVAC building system, parts are obsolete and HVAC system is using non-complaint R-22 refrigerant. Work to include engineering , ACM removal, minimal piping replacement, high reach equipment and an after hour schedule. Provide temporary building cooling while work is in progress.	\$ 750,000	\$ 679,050	\$1,953,274	70	90.54
7	FM-0061520	Los Angeles	Monrovia Training Center	19-N1	2	HVAC- Replace original failing HVAC building system, parts are obsolete and HVAC system is using non-complaint R-22 refrigerant. Work to include engineering , ACM removal, minimal piping replacement and an after hour schedule. Provide temporary building cooling while work is in progress.	\$ 387,750	\$ 272,549	\$2,225,823	70	70.29



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8	FM-0061527	Riverside	Blythe Courthouse	33-D1	3	Replace existing water fixtures with the following fixtures and measures: (7) .5 gpm Lavatory Faucet Aerators, (2) 1.5 gpm Breakroom Faucet Aerators, Replace (2900) sq ft of turf with low-water use plants, Fix all Irrigation System Problems, Install and purchase (1) smart landscaping controller, and (1) rain sensor. Simple payback is 13.68 years	\$ 13,545	\$ 13,545	\$2,239,368	70	100
9	FM-0060095	Los Angeles	Inglewood Courthouse	19-F1	3	Elevators, Escalators, & Hoists - Replace door rollers, operators, accords, and door locks on Public Elevators (1-4) & Judges/Custody Elevators (5&6). The outer doors will not completely close & the inner doors slam together. Door issues are causing elevators to stop short or over the floor height, creating safety/trip hazard for passengers.	\$ 180,640	\$ 134,685	\$2,374,053	40	74.56
10	FM-0057494	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	3	HVAC - Install a new variable frequency drive for each fan (2) total. Restore any communication issues and ensure the cooling towers can be controlled by the BAS. Recommended measures were identified as a part of the RCx.	\$ 29,580	\$ 21,744	\$2,395,798	45	73.51
11	FM-0056863	Santa Cruz	Main Courthouse	44-A1	3	HVAC -Install Perimeter HVAC to include; AHU Unit, roof curb, concrete repairs, ductwork, VAV boxes diffuser and return grilles, new front end local PC, paint duct work, tie in local controllers to BAS, install VFDs. Install chilled water piping, and new reheating hot water piping to reheat VAV boxes. Includes, testing, design, drawings, and permits and booster pump if needed.-No direct HVAC in space, bleed over conditioning inadequate.	\$ 171,126	\$ 169,603	\$2,565,401	47	99.11
12	FM-0056761	Ventura	Hall of Justice	56-A1	3	Interior Finishes - Reupholster Audience Seating as needed in 28 Courtrooms - Reupholstery of approx. 1,205 audience seats from a total of 1,626 in this building. Damage includes torn fabric, exposed framework, etc.	\$ 204,425	\$ 204,425	\$2,769,826	50	100
13	FM-0059530	Riverside	Hall of Justice	33-A3	3	Water Conservation - Water efficiency project, including irrigation and landscaping projects and plumbing/fixture replacement. This project targets the Judicial Council's top 25 water users both in terms of consumption and cost.	\$ 104,400	\$ 104,400	\$2,874,226	50	100
14	FM-0051527	San Luis Obispo	Courthouse Annex	40-A1	3	Interior Finishes - Replace existing worn and defective seating with new auditorium style fixed seating - 16 standard seats and 2 ADA seats. Work is needed to maintain acceptable courtroom seating.	\$ 23,400	\$ 23,400	\$2,897,626	55	100
15	FM-0059460	Los Angeles	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	\$3,198,490	55	69.99
16	FM-0030967	Fresno	B.F. Sisk Courthouse	10-O1	3	Exterior Windows, replace, all windows are single pane and are original to the 1964 construction. Many are warped and ill fitting. Potential energy savings and rebates for this project.	\$ 1,678,106	\$ 1,678,106	\$4,876,596	56	100



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
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Meeting Date 12/04/2017

	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
17	FM-0058779	Placer	Bill Santucci Justice Center	31-H1	3	ENERGY - Furnish and install (10) wall mount occupancy sensors in offices to control overhead lighting. Furnish and install (18) ceiling mount occupancy sensors and necessary controls packs to control overhead lighting in restrooms, offices, and conference rooms.	\$ 12,819	\$ 12,819	\$4,889,415	60	100
18	FM-0060214	Fresno	Fresno County Courthouse	10-A1	3	Electrical - ENERGY EFFICIENCY - Install back office lighting controls on each of 10 floors for courtrooms and staff offices. On each floor, trace and intercept existing lighting circuits and install a new 8-circuit programmable lighting controller and a new 4-zone manual lighting override. Program all new controllers into the existing lighting controls system and test for functionality - For energy efficiency and utility savings.	\$ 57,000	\$ 57,000	\$4,946,415	65	100
19	FM-0059378	Fresno	B.F. Sisk Courthouse	10-O1	3	HVAC - Install three (3) pressure compensating, non-resettable natural gas meters, one for each of the three boilers. Each meter with 2" inlet, pressure and temp corrector, 2" inline gas filter, and cast iron body - To comply with AQMD registration requirements although no Notice of Violation has been received.	\$ 22,576	\$ 22,576	\$4,968,991	65	100
20	FM-0049203	Contra Costa	Wakefield Taylor Courthouse	07-A2	3	HVAC - BAS to HVAC - Expand BAS functionality to all HVAC equipment and points - Some critical equipment is not connected to BAS and existing BAS is not functioning properly creating temperature control issues throughout the building	\$ 202,175	\$ 202,175	\$5,171,166	66	100
21	FM-0049221	Contra Costa	George D. Carroll Courthouse	07-F1	3	HVAC - BAS to HVAC - Expand BAS functionality to all HVAC equipment and points - Some critical equipment is not connected to BAS creating temperature control issues throughout the building	\$ 253,211	\$ 189,883	\$5,361,049	66	74.99
22	FM-0002711	Riverside	Hall of Justice	33-A3	3	HVAC - Energy Efficiency - 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	\$6,151,193	70	100
23	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	\$6,201,857	70	90.31
24	FM-0052843	Ventura	East County Courthouse	56-B1	3	Electrical - ENERGY EFFICIENCY - COUNTY MANAGED - Interior Lighting Retrofit replacing 1,156 fixtures.	\$ 132,108	\$ 132,108	\$6,333,965	70	100
25	FM-0052844	Ventura	Juvenile Courthouse	56-F1	3	Interior Finishes - COUNTY MANAGED - Replace All Interior Door Hardware Failing on 5 sets of Bldg Main Doors with Von Duprin Access and Controls- Low Quality/Failing - County Managed	\$ 74,668	\$ 74,668	\$6,408,633	70	100



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26	FM-0057452	Sacramento	Carol Miller Justice Center Court Facility	34-D1	3	Electrical - Energy Efficiency - 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	\$6,477,188	70	100
27	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	\$6,512,559	70	45.47
28	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	\$6,672,244	70	94.54
29	FM-0051255	Santa Barbara	Figuroa Division	42-B1	3	Fire Protection - Install fire alarm devices throughout building (audible, pull stations and heat detectors) and wire to fire alarm panel. Building currently does not have these devices and court patrons would not be warned of potential fire, presenting a serious safety concern.	\$ 123,929	\$ 123,929	\$6,796,173	70	100
30	FM-0059741	Orange	Betty Lou Lamoreaux Justice Center	30-B1	3	HVAC - Energy Conservation Project - Cooling Tower EC2 - Replace existing cooling tower EC2 with two (2) new energy efficient BAC CXVB Evaporative Condensers. The existing cooling tower EC2 is restricting the energy efficient operation of the new Multistack chillers and has considerable deterioration that is unrepairable. Return on investment within 5 years, inclusive of a repair avoidance. Without this, the payback, less cost overage allotment, is 7 years.	\$ 968,006	\$ 773,921	\$7,570,094	70	79.95
31	FM-0060302	Los Angeles	Pasadena Courthouse	19-J1	3	Plumbing - Replace two hundred sixty (260) angle stops, one hundred fifty (150) toilet screwdriver stops, one hundred (100) urinal screwdriver stops, five (5) 3" gate valves, one (1) 4" gate valve, and one (1) 3" ball valve. Existing stops are corroded and do not properly shut off water.	\$ 102,103	\$ 70,808	\$7,640,902	70	69.35
32	FM-0034097	San Bernardino	Barstow Courthouse	36-J1	3	Parking Lot - Saw cut and demo approximately 28,000 SF, 4 inch depth, of asphalt at lower level employee parking lot that is JCC managed and resurface with approximately 28,000 SF, 4 inch thick asphalt w/ 6 inch base, install 59 parking bumpers and re-stripe. Slurry seal new asphalt. Currently the asphalt in the parking lot has numerous cracks, pot holes, and uneven areas that pose a tripping hazard.	\$ 252,760	\$ 252,760	\$7,893,662	71	100
33	FM-0057545	Los Angeles	Downey Courthouse	19-AM1	3	Grounds and Parking Lot - Remove (4) sycamore trees and (4) pine trees and stumps. Replace all weep drains, install valley gutter along the north wall, replace expansion joint. The retaining wall running along the Sally Port Entry has shifted and moved.	\$ 158,774	\$ 132,894	\$8,026,556	75	83.70



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34	FM-0060211	Fresno	Fresno County Courthouse	10-A1	3	Electrical - ENERGY EFFICIENCY - Implement energy efficiency upgrade to interior lighting. Replace 7,758 existing CFL light bulbs with 15-Watt LED T8 lamps, and replace 20 ea. 200-Watt light fixtures with 65-Watt LED light fixtures - Project will result in annual energy savings of \$59,154.51. ROI calculations attached.	\$ 388,174	\$ 355,218	\$8,381,774	75	91.51
35	FM-0057451	Sacramento	Juvenile Courthouse	34-C2	3	Electrical -Energy Efficiency - 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	\$8,505,452	75	100
36	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	\$8,556,348	75	68.79
37	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	\$8,668,587	75	77.17
38	FM-0057578	Alameda	Fremont Hall of Justice	01-H1	3	Grounds and parking lot - Seal cracks, slurry seal -16,000 sq. ft. and re-stripe parking slots	\$ 20,306	\$ 20,306	\$8,688,893	77	100
39	FM-0055001	Merced	Main Merced Courthouse	24-A8	3	Electrical -Energy lighting initiative to replace three (3) wall pack units, twelve (12) shoe box fixtures, four (4) in ground lights, eighteen (18) fluorescents lamps and install one (1) LED light fixture. All lighting fixtures will be upgraded to energy efficient fixtures for cost saving on utilities.	\$ 33,966	\$ 33,966	\$8,722,859	78	100
40	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	\$8,789,159	78	100
41	FM-0060108	Los Angeles	Santa Monica Courthouse	19-AP1	3	Electrical - All existing restroom outlets are not GFCI Protected and do not comply with the code. The issue is posing a safety hazard on all customer and court personnel using the restroom. Removed all existing outlet inside the restroom and replace the same with Sixty (60) GFCI protected outlet.	\$ 8,388	\$ 6,584	\$8,795,742	80	78.49
42	FM-0039351	Ventura	East County Courthouse	56-B1	3	Plumbing - Energy Efficiency - Install Low Flow Water Fixtures, Water Conservation & Efficiency	\$ 13,390	\$ 8,268	\$8,804,011	80	61.75
43	FM-0053476	San Joaquin	Manteca Branch Court	39-C1	3	Lighting - Energy Efficiency - 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	\$8,874,508	80	100



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44	FM-0053492	San Joaquin	Lodi Branch-Dept. 2	39-D2	3	Lighting - Energy Efficiency - Replace a total of 141 light fixtures throughout the facility. Remove: (16) Compact Fluorescents, (109) T8 Light Fixtures, and (12) Incandescent Light Fixtures. All fixtures will be replaced with LED fixture	\$ 36,674	\$ 36,674	\$8,911,182	80	100
45	FM-0045287	Glenn	Historic Courthouse	11-A1	3	HVAC - Two (2) Carrier Split Systems - Install two (2) Carrier or equivalent split systems to provide air to the Judge's Office and CEO's Office - SAFETY, ENERGY	\$ 25,070	\$ 25,070	\$8,936,252	81	100
46	FM-0040550	Orange	Central Justice Center	30-A1	3	Plumbing -Replace deteriorating pipe - A main water line to the building ruptured in May of 2007 causing significant damage, evaluate the line to determine if replacement is needed.	\$ 126,381	\$ 126,381	\$9,062,633	81	100
47	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	\$9,126,126	83	100
48	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	\$10,729,517	85	90.31
49	FM-0052331	San Diego	Kearny Mesa Court	37-C1	3	Grounds and Parking Lot - Slurry coat and re-stripe approx. 132,940 sq. ft of the parking lot and paint 2,100 LF of the curbs as required. The striping faded to where directional arrows and lane markings are, making it difficult for people to see.	\$ 19,146	\$ 19,146	\$10,748,663	85	100
50	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 wi	\$ 72,267	\$ 72,267	\$10,820,930	85	100
51	FM-0059901	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	3	Electrical -Install forty-four (44) timers throughout all floors for lighting. Lights are currently on 24 hours a day every day. Turning the approximately 3,000 light fixtures off 5 hours each night and on weekends would save about \$9,000 per month.	\$ 99,915	\$ 68,732	\$10,889,661	85	68.79
52	FM-0052249	Solano	Solano Justice Building	48-B1	3	Interior Finishes - Provide accessible audience seating, jury box, and witness box in courtroom to include assigned jury deliberation room and restroom	\$ 412,109	\$ 412,109	\$11,301,770	85	100
53	FM-0046073	Fresno	B.F. Sisk Courthouse	10-O1	3	Grounds and Parking Lot - Labor to trim and shape (14) fourteen Ash Trees and remove green waste - Growth and length of branches pose a possible fall hazard over parking stalls and public sidewalk	\$ 12,302	\$ 12,302	\$11,314,072	86	100
54	FM-0057407	Los Angeles	Metropolitan Courthouse	19-T1	3	HVAC - Clean approximately 100 linear feet of ductwork to keep debris from flying out of vents. When adjusting thermostat, debris fell out of vent onto the Administrator's desk three day in a row.	\$ 3,830	\$ 3,830	\$11,317,902	86	100



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55	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 deferential 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	\$11,377,976	90	100
56	FM-0051344	Mendocino	County Courthouse	23-A1	3	Electrical Lighting - Energy Efficiency Project - 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	\$11,423,983	90	67.62
57	FM-0051519	Contra Costa	George D. Carroll Courthouse	07-F1	3	Electrical - Energy Efficiency Project - 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	\$11,594,325	90	74.99
58	FM-0052382	Butte	Butte County Courthouse	04-A1	3	Interior - 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	\$11,889,064	90	100
59	FM-0053493	San Joaquin	Manteca Branch Court	39-C1	3	HVAC - Energy Efficiency; Replace 15 year old 3-ton package unit with energy efficient model.	\$ 10,069	\$ 10,069	\$11,899,133	90	100
60	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	\$11,999,695	90	77.17
61	FM-0057042	San Mateo	Hall of Justice	41-A1	3	Plumbing - COUNTY MANAGED - **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	\$12,083,674	90	52.70
62	FM-0057137	Amador	New Amador County Courthouse	03-C1	3	Electrical - Energy Efficiency - Replace 339 T-8 Fluorescent Bulbs with LED, Replace 271 CFL Bulbs (Various 2 and 4 pin bases and 13-42watt) with LED.	\$ 36,720	\$ 36,720	\$12,120,394	90	100
63	FM-0058786	Sutter	New Sutter County Courthouse	51-C1	3	Grounds and Parking Lot - Kill existing weeds. Scalp and grade existing soil. Landscape ground similar to surrounding landscape. Plant Fortnight Lily at 5" spacing by 10" in width. Additional planting to consist of ground cover juniper, manzanita, and rosemary. Shrubbery will consist of Razzleberry, spirea, dwarf bottle brush, and mock orange. Place boulders throughout. Install polyhose drip. Place 3/4" rock similar to existing.	\$ 58,000	\$ 58,000	\$12,178,394	90	100
64	FM-0058840	Modoc	Barclay Justice Center	25-A1	3	Plumbing - water fixtures in the facility are well beyond useful life; will improve use and ease of repair as well as reduce water usage. Replace all bathroom water fixtures with low flow versions of the same. This also includes automatic flushers and automatic faucets. 55 replacements ranging from wall hung lavatories, flushometers, faucets and etc.	\$ 11,976	\$ 11,976	\$12,190,370	90	100



JUDICIAL COUNCIL OF CALIFORNIA

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Meeting Date: 12/04/2017

Action Item 5 – (Action Required) – Policy Clarification for UPS and Janitorial and Housekeeping policy

Summary:

Clarification for Guideline 17 Building and Security System Funding Responsibilities from FM Prioritizing and Ranking.

Supporting Documentation:

- Background: Judicial Council received a request from Superior Court of California, County of Santa Cruz to fund the UPS replacement for the IT equipment. Judicial Council has not funded based on the interpretation of Guideline 17. Guideline 17 is not specific to the Court IT equipment and therefore Judicial Council staff is requesting clarification to the Policy. Staff recommendation for clarification to the policy is attached.
- Clarification to the Policy
- Letter from the Santa Cruz Superior Court
- Project List
- Extract from Guidelines for Prioritizing and Ranking Facility Modifications

Action Requested:

Provide input and recommendations on the policy clarification to UPS and consider adopting it.

Provide input and recommendations on the policy clarification to Janitorial and Housekeeping policy and consider adopting it.

**Clarification of Guideline 17:
Building and Security Systems Funding Responsibilities for the UPS Systems**

To clarify responsibility within the Trial Court Facility Modification Advisory Committee's *Guidelines for Prioritizing and Ranking Facility Modifications*, the following is proposed: The Judicial Council will be responsible for maintaining the UPS throughout the life of the building that provides power to fire life safety and emergency systems, and the Trial Courts will be responsible for maintaining the UPS systems that provide power to the all other systems including IT, Access Control, CCTV.

UPS Support	Facilities Services	Trial Courts
Fire Alarm	X	
Fire Sprinkler	X	
Emergency Power	X	
Emergency Lighting	X	
IT (MDF & IDF)		X
Access Control		X
CCTV		X

**Clarification of Guideline 17:
Building and Security Systems Funding Responsibilities
for Janitorial and Housekeeping Services**

Janitorial/porter service across the state is not consistent. The Guideline denotes General Building Janitorial is a Trial Court responsibility and is to be paid with Operations Funds; it is not the responsibility of Judicial Council Facilities Management. Numerous courts are currently challenging this responsibility.

The cleanup of human body fluids and excrement in the building management industry is customarily accomplished by janitorial, housekeeping and porter services. This is occurring every day in hospitals, hotels, and nursing homes as well as our court houses generally in detention areas and outside building hardscapes. Personnel in these occupation classifications who service restrooms and clean up body fluids and excrement are required by law to be trained in handling of blood borne pathogens and the use of personal protective equipment (PPE) and sanitizing materials.

A growing number of Trial Courts are uncomfortable at having their janitorial staff clean up body fluids and excrement and have been calling in separate contracted Hazardous Material Cleanup Crews for all occurrences inside the building and refusing to acknowledge occurrences outside the building. This methodology not only incurs excessive, unnecessary costs, but it also leads to unnecessary downtimes of areas like detention and walkways.

The Judicial Council recommends the use of existing janitorial staffing who by nature of their job are already, or should be, trained in blood borne pathogens and use of PPE. This is the most cost effective and timely method for removing, cleaning, and sanitizing of all areas inside the court house and outside hardscapes where there are occurrences of bodily fluid and excrement discharge.

The following procedures are recommended for cleaning up bodily fluids:

1. **Equip.** All persons involved should be equipped with the proper PPE: Gloves are essential, and a gown and protective eyewear are recommended in the event there is splashing. Protective wear should fit snugly and not have any holes or be compromised in any way.
2. **Remove.** A brush and dustpan or tongs/forceps should be used to remove broken glass or other pointed shards that could break through PPE. All sharp objects should be placed into a leak-proof, sharps container. Under no circumstances should any sharp objects be discarded by hand.
3. **Clean Once.** Spills should be covered in durable cloth towels to soak up as much bodily fluid as possible. Registered disinfectant products, with a broad spectrum kill claim, will not

properly disinfect if surfaces are still covered in bodily fluid. All used towels should be discarded into a biohazard bag.

4. **Clean Twice.** Proper ventilation should be ensured for spills not located in an open room or area. Spills should be treated by pouring a registered disinfectant product (with a broad spectrum kill claim) onto the area of the spill, so that it soaks for at least ten minutes, and scrubbed from the outside toward the center with durable cloth towels. All towels should be discarded in a biohazard bag.
5. **Clean Thrice.** As described above, the area of the bodily fluids should be treated again, before allowing it to fully dry. All towels should be discarded in a biohazard bag.
6. **Dispose.** Without contaminating other surfaces, all PPE should be disposed of into plastic bags including gloves, gown, and glasses. All bags should be sealed and placed it into a second, sealed bag marked with a biohazard label. All bags should be properly disposed of at a location identified by the local health department.
7. **Decontaminate.** A registered disinfectant product (with a broad spectrum kill claim) should be applied to decontaminate any reusable equipment, such as dustpans, brooms, buckets, and tongs, and after it soaks for ten minutes, the equipment should be scrubbed and washed with fresh water.
8. **Check.** A final inspection should be performed for any sign of contamination from bodily fluid that may have splashed onto shirts or the back of elbows. It is strongly recommended that a colleague or manager assist in this process.
9. **Wash Hands.** Hands and arms should be washed thoroughly with warm water and disinfectant soap, in addition to applying disinfectant wipes as a secondary measure.
10. **Report.** Following any cleanup, confirm if it is necessary file an incident report.

Superior Court of California

COUNTY OF SANTA CRUZ
Justice With Dignity and Respect

Alex Calvo
Court Executive Officer



701 Ocean Street, Room 101c
Santa Cruz, CA 95060
Phone: (831) 420-2200
Fax: (831) 420-2260

November 14, 2017

Hon. Donald Cole Byrd, Judge
Chair, Trial Court Facility Modification Advisory Committee
Via Email

Re: UPS Maintenance and Support

Dear Judge Byrd:

I am writing to you regarding the maintenance and support of the UPS (Uninterruptable Power Supply) located in our Watsonville Branch of the Santa Cruz Superior Court. I understand from Judicial Council staff that they have already spoken to you about this issue and I apologize if some of the content of this letter is redundant.

The Watsonville UPS was purchased and installed as part of a project to construct the Watsonville courthouse. This courthouse opened in February of 2008. This project was a county-funded project which was transferred to the state soon after completion.

During the course of learning how to maintain systems in this new building, questions arose as to which entity was responsible for supporting and maintaining the UPS. On October 14, 2009, JCC Staff wrote: "The AOC will be 100% responsible for this system once the warranty period ends". (See the attached e-mail from James Kremko).

Also, the JCC staff placed an asset tag sticker on the UPS, and we were advised that the UPS was deemed to be an asset belonging to the JCC. We have been informed that at some point after that the equipment was decommissioned as a JCC asset. The court was never informed of its decommissioning and we continued to rely on the communication from Mr. Kremko that the JCC was responsible for this system.

On September 13, 2017, the UPS failed. My staff notified the JCC staff and we were informed that current JCC policy is not to support or maintain a court based UPS if it is are not supporting "Fire Life Safety" systems. This is the first time we had been informed of this policy.

Had we been informed that the JCC would not support this equipment, we would have made arrangements to purchase a maintenance contract. As with most all California Courts, we have to very carefully manage our budget. Absorbing an unanticipated expense of \$18,073.32 is not feasible for a court of our size.

We ask that you consider this unique situation and the history which surrounds the maintenance and repair of this UPS and that the JCC be responsible for payment of the attached two invoices. If the policy is that the JCC will no longer support the UPS, going forward, the court will make other arrangements and manage our budget in future years in a way to pay for that maintenance.

Sincerely,



ALEX CALVO
Court Executive Officer

Enclosures

cc: Mike Courtney, Director, Facilities Service Office
Jim Peterson, Principal Manager Facility Operations

Alex Calvo

From: Alex Calvo
Sent: Tuesday, September 12, 2017 11:34 AM
To: Alex Calvo
Subject: FW: UPS in Watsonville

From: Michelle Duarte
Sent: Wednesday, October 14, 2009 11:17 AM
To: Kremko, James
Cc: Alex Calvo
Subject: RE: UPS in Watsonville

Hi James,

This is excellent news for us. The unit in question we recently learned is out of warranty. Our concern is not with the service provider. We do need to have servicing provided after hours, so I would hope this would be a consideration when determining the provider. You have our original quote from the vendor as a starting point. I will let you know that for the past several weeks we have been getting alarms for an unbalanced input load. Quite honestly I don't know what this means.

While speaking to the rep that provided the original quote he stated that our unit contained a NIC would provided a web interface to the unit for notification and management. We have yet to locate the connector. Please keep me posted on the system warranty so that a request for service can be arranged. This unit has yet to be serviced since its installation.

Michelle

From: Kremko, James [<mailto:James.Kremko@jud.ca.gov>]
Sent: Wednesday, October 14, 2009 8:32 AM
To: Michelle Duarte
Subject: RE: UPS in Watsonville

Michelle,

The AOC will be 100% responsible for this system once the warranty period ends. We may not use the service provider you selected, but I will at least make them part of the selection process. Please feel free to call me if you have any questions.

James A. Kremko
District Facility O&M Supervisor
Office of Court Construction and Management
Judicial Council of California - Administrative Office of the Courts
111 West St. John, Suite 100
San Jose, CA 95113
408-759-2359, James.Kremko@jud.ca.gov
www.courtinfo.ca.gov

"Serving the courts for the benefit of all Californians"

From: Michelle Duarte [<mailto:Michelle.Duarte@santacruzcourt.org>]
Sent: Tuesday, October 13, 2009 9:49 AM

To: Kremko, James
Cc: Calvo, Alex
Subject: UPS in Watsonville

Good Morning James,

I showed Geoff the UPS in Watsonville on Friday. Based on further investigation of the room and the unit we are both certain that it is in fact hard wired to the building. This is certainly not a unit that is plugged into a standard wall receptacle. Please see attached photos that I took of the unit and the room.

Michelle Duarte

*Director of Information Technology
Superior Court of California,
County of Santa Cruz
Office 831-420-2420*



Unified Power

Christian Davis
Phone: (240) 772-1660
christian.davis@unifiedpowerusa.com
www.unifiedpowerusa.com



Keeping You in Power

Superior Courts of California
Superior Courts of California
Proposal #: 56079 - Rev: 1
Date: 9/21/2017

Christian Davis
 (240) 772-1660
 christian.davis@unifiedpowerusa.com



Superior Courts of California

Invoice To:	End User:
Superior Courts of California 600 Union Avenue Fairfield CA 94533	Superior Courts of California

Site 1			
Description	Rate	Quantity	Price
Labor to perform AC/DC capacitor replacement on (1) Liebert AP610 UPS during normal business hours. Optional after hours/weekend labor: \$2,457.70	\$1,677.70	1	\$1,677.70
Cap, 12000uF, 350VDC, Standard Post	\$204.88	6	\$1,229.28
Cap, 46uf, 580VAC	\$151.58	3	\$454.74
Cap, 92uF, 580VAC, *Kit w/ mounting hardware	\$234.26	12	\$2,811.12
Cap, 2uF, 660V AC	\$41.34	2	\$82.68
Cap, 130,000uF, 50VDC, Power Supply DC Cap	\$110.24	1	\$110.24
Fan, AC Axial, 115V AC, 500CFM	\$342.34	2	\$684.68
Fan, 115VAC, .26/.27A, 31W	\$64.86	4	\$259.44
Freight Charges, Ground Shipping	\$80.00	1	\$80.00
Site Total:			\$7,389.88

Summary	
Site 1	\$7,389.88
Tax	\$415.38
Total	\$7,805.26



Christian Davis
(240) 772-1660
christian.davis@unifiedpowerusa.com



Unified Power's Terms & Conditions will apply to orders based on this proposal.

Unified Power's Standard Terms attached to this proposal are part of this Agreement and constitutes the entire Agreement between the parties and shall exclusively control the relationship of the parties, with regard to this Agreement. Printed, preprinted or other terms on the face or reverse side of Buyer's Purchase Order shall not be binding. By signing below the Purchaser represents that it is the owner of the Covered Equipment or, if it is not the owner that it has the authority to enter into this agreement.

Unified Power

Superior Courts of California

Signature: _____

Signature: _____

Date: _____

Date: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____





Terms and Conditions

1. Acceptance and Entire Terms and Conditions. All services performed, including but not limited to scheduled, remedial and emergency services (collectively Services) or products, equipment, batteries or parts sold or delivered separately or as part of performing Services (Products) sold by ON COMPUTER SERVICES, LLC, dba UNIFIED POWER (Seller) on behalf of or to the Customer (Customer) named in the attached Proposal (the Proposal) shall be subject to these Terms and Conditions. If Services are being supplied pursuant to Customer's purchase or work order, Seller's acceptance of said purchase or work order is expressly conditioned on Customer's acceptance of these Terms and Conditions. Any of the provisions of Customer's purchase or work order which attempt to impose terms and conditions at variance with these Terms and Conditions shall not be binding on Seller and shall not be considered applicable to the Services contemplated by the Proposal.

2. Delivery, Delays and Title. Any Service completion date or Product delivery date specified on the face hereof is approximate and is not a guarantee of a particular day of completion of the Services to be performed hereunder or delivery of the Products, and such dates are based upon prompt receipt of all necessary information from the Customer. Under no circumstances shall Seller be liable for damages for any delay or failure to perform the Services or deliver the Products as scheduled if such delay or failure is occasioned in whole or in part by reason of force majeure, or any other causes or circumstances beyond Seller's reasonable control or which Seller by reasonable diligence could not have avoided.

3. Warranty and Seller's Limitation of Liability. Seller's sole warranty pursuant to these Terms and Conditions shall be that all Services performed shall be performed in a competent manner, and that any Products provided hereunder and any incidental materials and consumables utilized in the performance of the proposed Services will be new or like new and free from defects in workmanship and will conform to the applicable drawings and specifications. If Customer identifies any failure of Seller to meet the above stated warranty within thirty (30) days from the date such Service or installation of such Products, Customer must immediately notify Seller in writing. Any claims of Customer, shall not be cause for the cancellation of the Proposal or these Terms and Conditions.

NO WARRANTY, EXPRESS OR IMPLIED INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS, ARE EXTENDED BY SELLER, OR MAY BE EXTENDED BY CUSTOMER, TO ANY THIRD PERSON. NOTWITHSTANDING ANYTHING IN THIS CONTRACT OR OTHERWISE TO THE CONTRARY, SELLER SHALL NOT BE LIABLE FOR ANY LOSS OR DAMAGE, DIRECTLY OR INDIRECTLY, ARISING FROM THE PERFORMANCE OF SERVICES OR DELIVERY OF A PRODUCT, OR FOR INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF ANTICIPATED PROFITS, LOST SALES, GOODWILL, INJURY TO PERSON OR PROPERTY, OR OTHER ECONOMIC LOSS IN CONNECTION WITH OR ARISING OUT OF: (I) WARRANTY, CONTRACT, NEGLIGENCE OR OTHERWISE RELATED TO A PRODUCT OR (II) THE PERFORMANCE OF ANY SERVICE WHETHER A CLAIM FOR SUCH DAMAGE IS BASED UPON WARRANTY, CONTRACT, NEGLIGENCE OR OTHERWISE, WHETHER OR NOT THE POSSIBILITY OF DAMAGE WAS DISCLOSED TO SELLER OR COULD HAVE BEEN REASONABLY FORESEEN BY SELLER. ANY ACTION OR REMEDY BY CUSTOMER ARISING OUT OF THIS CONTRACT OR ANY BREACH THEREOF MUST BE COMMENCED BY CUSTOMER WITHIN SIX (6) MONTHS AFTER SUCH CAUSE OF ACTION SHALL HAVE ACCRUED. CUSTOMER SHALL INDEMNIFY SELLER FROM ANY SUCH CLAIMS, INCLUDING REASONABLE ATTORNEY FEES, EXPERT FEES AND COURT COST. SELLER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE OR INJURY TO ANY PERSONS OR PROPERTY, WITH RESPECT TO ANY SERVICES PROVIDED BY SELLER WITH RESPECT TO THIS CONTRACT (WHICH MAY INCLUDE INSTALLATION AND FURTHER RELATED SERVICES), EXCEPT AS SUCH DAMAGES OR INJURY MAY BE HELD TO BE THE SOLE AND DIRECT RESULT FROM OR OUT OF (A) ANY GROSSLY NEGLIGENT PERFORMANCE BY SELLER OF ITS OBLIGATIONS UNDER THE TERMS OF THIS CONTRACT, OR (B) ANY WILLFUL MISCONDUCT ON THE PART OF THE SELLER, ITS AGENTS OR EMPLOYEES. No person has any authority to bind Seller to any affirmation, representation or warranty concerning the Services, except an authorized agent of Seller who agrees to the same in writing. In no event shall any different and/or additional affirmation, representation or warranty relating to the Services.

4. Returns. Products may be returned to Seller only after receipt by Customer of written authorization and shipping instructions from Seller signed by an authorized agent of Seller.

5. Cancellations. All requests for cancellation must be made in writing by Customer, and orders or service contracts shall not be cancelled without the prior written consent of Seller signed by an authorized agent of Seller. Orders for Products or Services in process or completed at the time Customer's cancellation is received by Seller are subject to cancellation charges up to the invoice value of the Products or Services.

6. Price. All prices stated in Seller's Proposal or in the attached rate sheets will be maintained for Services performed within thirty (30) days from the date of the Proposal (Price Maintenance Date) unless extended by Seller at its sole option. Prices stated herein do not include installation, freight and handling charges, unless such item is specifically listed and priced in the agreements between Seller and Customer.

7. Payment. Unless otherwise specifically provided in the Proposal, invoices for performance of any non-Contract Services will be processed upon completion of the Service. Invoices for all Products not sold as part of a Service will be processed upon shipment of the Products to Customer. Payment of all invoices is due within thirty (30) days from the date of the invoice. Payment to Seller by Customer will not be contingent on third party payments to Customer. Any payment not made when due shall be subject to a one and one half percent (1-1/2%) service charge per month which will be added to all balances past due, which is an annual rate of eighteen percent (18%). In addition, an amount equal to twenty percent (20%) of the service price will be added to all outstanding principal balances which are more than thirty (30) days past due if, in the sole opinion of Seller, it is necessary to utilize the services of an attorney and incur related expense in the collection of the account and such additional amount shall be an obligation of Customer. In the event that Seller in its sole opinion shall decide it



is necessary to file court action in order to collect any outstanding balance, then Customer shall be obligated to reimburse Seller for all attorneys fees and court costs.

8. Default. The following specific conduct shall be considered a default under these Terms and Conditions:

1. Failure to pay when due any amounts pursuant to any of the agreements between Seller and Customer.
2. The filing of a bankruptcy proceeding by or against Customer or attachment or garnishment proceedings commenced against Customer which is not dismissed within thirty (30) days after the date of filing.
3. Any breach of the terms of these Terms and Conditions or any other agreements between Seller and Customer, other than as set forth in subsection 1 or 2 of this Section 8 and such default continues for twenty (20) days after written notice thereof by the party not in breach, such continuing breach shall constitute a default by the breaching party.

Upon an event of default by Customer pursuant to subsection 1 or 2 of this paragraph, or if the financial responsibility of Customer shall become impaired or shall be deemed unsatisfactory by Seller for any reason, or if Customer shall default under any of its agreements between Seller and Customer, then in such case (i) upon demand by Seller, Customer shall provide satisfactory security or advance cash payment and performance of Services or delivery of Products may be withheld by Seller until such security or payment is received; (ii) Seller may declare all of Customers outstanding indebtedness to Seller immediately due and payable; and/or (iii) Seller shall have the option to immediately withhold deliveries and suspend performance and to resume deliveries and performance when it deems appropriate or declare the transaction between Seller and Customer void and, upon such an event, Seller shall have no further duties or obligations to Customer whatsoever and will retain all amounts paid by Customer. Acceptance by Seller at any time of less than the full amount due Seller shall not be deemed to constitute a waiver of any of Sellers rights hereunder. Sellersrights under this Section of the Terms and Conditions are in addition to all rights available at law or in equity to Seller.

In the event of an uncured default by either party, pursuant to section 3 of this paragraph, the non-defaulting party shall have the right to declare the remaining term of the relationship between Seller and Customer void.

9. Taxes. In addition to any price specified herein, Customer shall pay, or reimburse Seller for the gross amount of any and all taxes that are associated with this transaction unless Customer has furnished Seller with evidence of exemption acceptable to the taxing authorities in advance of this transaction.

10. Governing Law. These Terms and Conditions shall be construed and enforced in accordance with the laws of the State of Texas, exclusive of the Texas conflict of law rules. Any actions, claims or suits (whether in law or equity) arising out of or relating to these Terms and Conditions, or the alleged breach thereof, shall be brought only in courts located in Dallas County, Texas and Customer hereby waives its rights, if any, to bring such actions, claims or suits in any other courts. The parties hereby submit themselves to the jurisdiction of the courts located in Dallas County, Texas for the enforcement of this provision and for the enforcement of any judgment rendered by such courts. If any action, claim or suit is brought by Seller against Customer hereunder, Customer agrees to and does hereby irrevocably appoint the Texas Secretary of State as Customers agent for the acceptance of service of process therein, and a copy of such process shall be mailed by Seller to Customer at Customers last known address.

11. Nonassignability. This Terms and Conditions and its terms shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assigns except that neither these Terms and Conditions nor any interest or obligation hereunder shall be assignable or transferable by Customer, in whole or in part, without the prior written consent of Seller.

12. Severability. If any provision or paragraph of these Terms and Conditions is determined to be illegal or unenforceable, it shall not affect the enforceability of any other provision or paragraph of these Terms and Conditions and the Terms and Conditions shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

13. Holiday Scheduling . Seller recognizes nine (9) holiday events each year (Holidays) and there shall be no scheduled maintenance performed by Seller on Holidays. Accordingly, scheduled maintenance rates and availability during Holidays are subject to adjustment. Seller will notify Customer in advance of any conflicts between Sellers Holiday schedule and Customers scheduled maintenance, and such scheduled maintenance shall be rescheduled at a time mutually agreeable to Seller and Customer. Holiday restrictions are not applicable to emergency call-out service, but rates may be adjusted.

14. Notice. Any notice, writing or other communication required or permitted to be given under the terms of these Terms and Conditions shall be in writing and sent to the addresses of Seller and/or Customer set forth in the agreement(s) between Seller and Customer by one or more of the following methods: **(a)** by personal hand delivery; **(b)** by certified or registered mail in the United States mail, postage prepaid, return receipt requested; or **(c)** by a recognized overnight express mail service. If mailed by U. S. Mail, the notice period shall be deemed to begin two (2) days following the date on which that notice is mailed.

15. General Provisions.



Christian Davis
(240) 772-1660
christian.davis@unifiedpowerusa.com



- a. Unless otherwise specified by Seller, any quotation or proposal of Seller shall expire thirty (30) days from the date of issuance and may be modified or withdrawn at any time prior to the date of Customer's formal written acceptance.
- b. Seller reserves the right to subcontract any of the work to one or more subcontractors.
- c. Any information, suggestions or ideas transmitted by Customer to Seller in connection with performance hereunder are not to be regarded as secret or submitted in confidence except as may be otherwise provided in a writing signed by a duly authorized agent of Seller.
- d. The sale of any Service and Products ordered by the Customer which are not included within the scope of Sellers Proposal or other agreements with Customer is expressly conditioned upon these Terms and Conditions. Terms and conditions included in the Sellers Proposal, where not in conflict with the terms included herein, shall be incorporated by reference. Any additional or different terms and conditions set forth in the Customer's purchase order or similar communication are expressly objected to and will not be binding upon Seller unless specifically agreed to in writing by an authorized Seller employee.
- e. The parties to these Terms and Conditions specifically agree that in the event that any provision of these Terms and Conditions is found, by a court of competent jurisdiction, to be unenforceable under Texas law, such provision(s) shall be waived, to the full extent permitted by law, without invalidating the remaining provisions of the Terms and Conditions.
- f. All subheadings as used herein shall be descriptive only and shall not have any substantive meaning whatsoever.
- g. To the extent that any provisions of these Terms and Conditions conflict with or are inconsistent with the terms as stated in the body of the Proposal attached hereto, then the terms of the Proposal shall prevail.
- h. The parties hereto covenant and warrant that the persons executing the any agreement between Seller and Customer have been duly authorized to execute said agreement, and the agreement and these Terms and Conditions constitute a valid and legally binding obligation of the parties hereto.

-END OF TERMS AND CONDITIONS-



September 15, 2017

Michelle Duarte, Director, Information Technology & Facilities
 WATSONVILLE SUPERIOR
 101 2ND ST
 WATSONVILLE CA 95076

Phone: (831) 420-2420
 Email: Michelle.Duarte@santacruzcourt.org

Quote No. **2704916**
 (Full String Battery Replacement)

We are pleased to submit the following proposal for replacement of your Batteries for your consideration. Please refer to the Scope of Work for specific coverage information. Below is a summary of the services included in this quote.

Site ID: 105232 WATSONVILLE SUPERIOR 101 2ND ST WATSONVILLE CA 95076

Line Item Pricing:

Tag # 1387103 40 x ENERSYS HX205	\$5,188.80
New Battery Verification Service – 1 Strings	\$689.31
Freight	\$291.35
Subtotal	\$6,169.46

Select One (1) Turn Key Option:

	Installation	Total
<input type="checkbox"/> Normal Hours (M-F 8am to 5pm)	\$2,482.34	\$8,651.80
<input type="checkbox"/> After Hours (M-F 5pm to 8am, and/or all day Saturday)	\$3,225.89	\$9,395.35
<input type="checkbox"/> Sunday/Holiday	\$4,098.60	\$10,268.06

(NOT including tax: any tax required must be included in customer purchase order amount)

Payment Terms: Net 30 Days

Progress billing: For all projects involving battery replacement, progress payments will apply. Invoices will be issued per the following project milestones:

Milestone

Shipment of batteries
 Completion of installation and testing

Payment Due

Total amount for batteries and freight
 Balance of project price

The above-referenced quote for battery replacement includes, free of additional charge, the following Basic Installation Services:

Basic Installation Services are limited to:

- Removal of existing battery string(s)
- Installation of new battery string(s)
- Recycling
- Freight: FOB Factory

Basic Site Requirements for Basic Installation Service:

- Standard dock delivery that accommodates a standard size semi-truck with an onsite forklift or pallet jack(at least 4,000 lb capacity)
- Inside staging area large enough for the batteries being installed and removed
- Inside, staging area must be within 50' of the dock area
- Battery room/cabinets must be within 200' of the staging area
- Doorways at least 34" in width
- Elevators within easy access and be rated for at least 4,000 lbs

In the event that the customer needs a service or has a site requirement that falls outside of the Basic Installation Services or Basic Site Requirements listed above, Vertiv Services, Inc. will provide the customer with an additional quote for said Special Installation Services or in response to said Special Site Requirements, and if agreed to by the customer, the customer shall be separately invoiced the additional amounts set forth in the quote. Please notify your salesperson if you require Special Installation Services or have any other Special Site Requirements for which there will be an additional charge.

Special Installation Services and Special Site Requirements for which there will be additional costs and charges include, but are not limited to:

- Inside delivery
- Ground Delivery
- Floor Protection
- Floor Loading Limitations
- Delivery Path Includes Stairways, Ramps or Other Obstructions
- Use of Cranes
- Exclusive labor requirements deliveries
- Exclusive labor requirements installations

Signature of this agreement authorizes Vertiv Services, Inc. to invoice for services mentioned herein and to utilize the provided purchase order number. If a purchase order number is not used, then the customer authorizes and guarantees Vertiv Services the payment of such invoices by authority of the signature below.

Thank you for your business.

Proposed By:

Steve Baran

09/15/2017

Steve Baran

Date

Accepted By:

X

Customer Signature Required

Date

Printed Name

Title

Purchase Order must be ISSUED to:

Vertiv Services, Inc.
610 Executive Campus Dr
Westerville OH 43082

Payment remittance address:

Vertiv Services, Inc.
PO Box 70474
Chicago, IL 60673

FID# 43-1798453

Purchase Order should be FAXED OR E-MAILED to for processing:

Vertiv Services, Inc.
Attn: Steve Baran
415-467-0900 (Fax)
925-398-0019 (Direct)
SBaran@norman-wright.com

Please complete the following information (All fields are required):

Purchase Order Number: _____ Purchase Order attached: Yes No

If PO *NOT* attached, please specify reason: _____

Invoice Delivery Method: Email Web Billing (Attach Instructions) Mail Credit Card Other _____

Billing Contact Person: _____ Phone: _____

Email: _____ Fax #: _____

Bill-To Company Name: _____ Bill-To Address: _____

Federal Tax ID # _____ Bill-To City, ST Zip: _____

Tax Exempt: Yes (Attach tax exempt certificate) No

Site Services/IT Contact Person: _____ Phone: _____

**** COVERAGE DETAILS ****

For equipment not currently under a Service Agreement or for equipment for which the warranty has expired in excess of thirty (30) days, parts required to bring equipment back to manufacturers specifications are the responsibility of the Buyer and billable at the time of the first preventive maintenance visit or Service call. All pricing is valid only for Service coverage stated and is subject to change if this Proposal is modified in any way. This Proposal is valid for 45 days from the date of this Proposal unless otherwise noted. By acceptance of this Proposal, Buyer expressly manifests its assent to the Terms and Conditions of this Proposal, and agrees that if any provision of Buyer's Order or other document or communication from Buyer is inconsistent with any provision of these Terms and Conditions, regardless of the order or timing of the exchange of such document or communication, these Terms and Conditions shall prevail.

FULL STRING REPLACEMENT VRLA BATTERIES SCOPE OF WORK

FULL STRING REPLACEMENT

- Includes access to Battery Start-up report on Vertiv Services Customer Services Network On-Line Internet portal.
- Includes battery recycling as required, with documentation meeting Federal, State, and local regulations.
- Includes commissioning of Alber battery monitoring hardware.
- Performed by factory trained service engineer or an approved service partner.
- Subject to all Terms & Conditions as noted in the Vertiv Services Terms & Conditions or the terms of a Master Agreement between the parties, if any, shall apply.

SERVICE PERFORMED

1. Ensure the battery system is disconnected from UPS and battery system is safe to be worked with.
2. Verify the integrity of the battery rack/cabinet.
3. Remove all modules.
4. Measure and record all open circuit voltages for all units to ensure they can be placed in the string(s) and online.
5. Replace with new units in the exact same orientation as the old units.
6. Replace hardware if supplied with the new batteries. If not supplied, inspect, clean and neutralize the existing cables and clean the racks/trays from any possible leaking batteries.
7. Clean any corrosion from cables if re-using existing cables and clean the racks/trays from any possible leaking batteries.
8. Add a thin coat of anti-corrosion inhibitor to the face of the connector and to the contact surface of the battery terminal or as directed by the battery manufacturer.
9. Install tab washers for battery monitoring senses leads.
10. Torque all connections to the specific “inch pound” requirement specified by the manufacturer of the battery.
11. Ensure all battery monitoring wires are connected properly, if battery monitoring is present.
12. Verify that no ground faults exist prior to energizing the battery.
13. Return the battery system to normal float per the manufacturer’s guidelines.
14. Measure and record the total battery float voltage (at the battery).
15. Measure and record charging current.
16. Measure and record the overall AC ripple voltage.
17. Measure and record the overall AC ripple current.
18. Measure and record the ambient temperature.
19. Measure and record 100% of the jar temperatures.
20. Measure and record the float voltage of all jars.
21. Commission the Alber monitor (if present) following the standard commissioning procedures.
22. Provide the battery the proper Freshening charge per the manufacturer’s guidelines.
23. Clean the site of any foreign materials left behind.
24. Prepare batteries for recycling and transportation (wrap the batteries with plastic wrap to secure them to the pallets)

Site specific Requirements for Full String Replacement for VRLA Batteries

1. Standard dock delivery that accommodates a standard size semi-truck with an onsite forklift or pallet jack(at least 4,000 lb capacity)
2. Inside staging area large enough for the batteries being installed and removed.
3. Inside, staging area must be within 50' of the dock area.
4. Battery room/cabinets must be within 200' of the staging area.
5. Doorways at least 34" in width.
6. Elevators within easy access and be rated for at least 4,000 lbs.
7. In the event that the customer needs a service or has a site requirement that falls outside of the Basic Installation Services or Basic Site Requirements, Vertiv Services will provide the customer with an additional quote for said Special Installation Services or in response to said Special Site Requirements, and if agreed to by the customer, the customer shall be separately invoiced the additional amounts set forth in the quote. Please notify your salesperson if you require Special Installation Services or have any other Special Site Requirements for which there will be an additional charge.
8. Special Installation Services and Special Site Requirements for which there will be additional costs and charges include, but are not limited to:
 - a. Inside delivery
 - b. Ground Delivery
 - c. Floor Protection
 - d. Floor Loading Limitations
 - e. Delivery Path Includes Stairways, Ramps or Other Obstructions
 - f. Use of Cranes
 - g. Exclusive labor requirements installations
9. If Alber battery monitoring is present, access to the Central computer must be provided at the time of the battery installation for commissioning and developing of the new database. If access is not provided at the time of installation and a return trip is required to commission the Alber Monitor, there will be additional charges applied.

Note1: If the Alber monitor is not commissioned at the time of the battery installation there could be nuisance alarms generated, until the system is properly commissioned. The data from an un-commissioned Alber Monitor cannot be used for warranty purposes.

SEALED VRLA BATTERIES SCOPE OF WORK

NEW BATTERY VERIFICATION SERVICE TESTING

- Ensures battery installation meets IEEE standards
- No corrective parts, labor, or travel included
- Performed by Liebert factory trained Battery Specialist or Customer Engineer
- Service scheduled by the customer at the customer's convenience (excluding national holidays)
- Includes Two [2] site visits on new installations or prior to load bank test.
- Does not include capacity testing

SERVICE PERFORMED

Installation Certification Service

1. Inspect the appearance and cleanliness of the battery and the battery room area.
2. Measure and record the total battery float voltage and charging current.
3. Visually inspect the jars and covers for cracks and leakage.
4. Visually inspect for evidence of corrosion at terminals and connectors.
5. Measure, record, and verify the proper ambient temperature.
6. Verify the condition of the ventilation equipment, if applicable.
7. Randomly measure and record representative cell temperatures.
8. Measure and record the float voltage of all cells.
9. Tighten all battery connections to the battery manufacturer's specifications, if required.
10. Measure and record all battery connection resistances using a calibrated digital micro-ohmmeter, when applicable.
11. Disassemble and clean three inter-unit connections. Re-record resistances for the reworked connections to use as benchmark resistance standards, when applicable.
12. Provide a detailed written report noting any deficiencies and corrective action taken and/or required.

NOTE: Corrective maintenance will be billed at current Time and Material rates.

SERVICES TERMS AND CONDITIONS

Vertiv Services, Inc. is herein referred to as the "Seller" and the customer or person or entity purchasing services ("Services") and parts required for Services ("Parts") from Seller is referred to as the "Buyer." These Services Terms and Conditions, any price list or schedule, quotation, acknowledgment, Seller's scope of work, or invoice from Seller relevant to the provision of Services and all documents incorporated by specific reference herein or therein, constitute the complete and exclusive statement of the terms of this agreement ("Agreement") governing the sale of Services and Parts by Seller to Buyer. Any discrepancies between the terms of the above referenced documents shall be resolved by Seller. Seller's acceptance of Buyer's purchase order is expressly conditional on Buyer's assent to all of the terms of this Agreement, including terms and conditions that are different from or additional to the terms and conditions of Buyer's purchase order. Buyer's acceptance of the Services and Parts will manifest Buyer's assent to the terms of this Agreement. Seller reserves the right in its sole discretion to refuse orders.

1. **PRICES:** Unless otherwise specified in writing by Seller, the price quoted or specified by Seller for the Services shall remain in effect for thirty (30) days after the date of Seller's quotation, Seller's scope of work or acknowledgment of Buyer's order for the Services, whichever occurs first, provided an unconditional authorization from Buyer for the performance of the Services is received and accepted by Seller within such time period. If authorization is not received by Seller within such thirty (30) day period, Seller shall have the right to change the price for the Services. All prices are exclusive of taxes, which are to be borne by Buyer. Unless otherwise specified by Seller, Parts will be furnished at Seller's then prevailing prices.

2. **TAXES:** Any current or future tax or governmental charge (or increase in same) affecting Seller's costs of Services or costs of production, sale, delivery or shipment of Parts, or which Seller is otherwise required to pay or collect in connection with the provision of Services and Parts, shall be for Buyer's account and shall be added to the price or billed to Buyer separately, at Seller's election.

3. **TERMS OF PAYMENT:** Unless otherwise specified by Seller, terms of payment are net 30 days from date of Seller's invoice. Seller shall have the right, among other remedies, either to terminate this Agreement or to suspend further performance under this Agreement and/or other agreements with Buyer in the event Buyer fails to make any payment when due, which other agreements Buyer and Seller hereby amend accordingly. Buyer shall be liable for all expenses, including attorneys' fees, relating to the collection of past due amounts. If any payment owed to Seller is not paid when due, it shall bear interest, at a rate to be determined by Seller, which shall not exceed the maximum rate permitted by law, from the date on which it is due until it is paid. Seller may preserve its interests in payment by enforcing any applicable mechanic's, construction or similar lien rights. Should Buyer's financial responsibility become unsatisfactory to Seller, cash payments or security satisfactory to Seller may be required by Seller for future performance of Services or provision of Parts. If such cash payment or security is not provided, in addition to Seller's other rights and remedies, Seller may discontinue performance of Services and provision of Parts. All purchases paid by credit card shall be charged a 2.0% usage surcharge of the invoice total, for fees paid by Seller to accept credit card transactions.

4. **SHIPMENT AND DELIVERY:** While Seller will use all reasonable commercial efforts to maintain the performance dates acknowledged or quoted by Seller, all performance dates are approximate and not guaranteed. Seller, at its option, shall not be bound to tender delivery of any Parts for which Buyer has not provided shipping instructions and other required information. If the provision of Services or shipment of the Parts is postponed or delayed by Buyer for any reason, Buyer agrees to reimburse Seller for any and all storage costs and other additional expenses resulting therefrom. Unless otherwise specified by Seller, for sales of Parts in which the end destination of the Parts is outside of the United States, risk of loss and legal title to the Parts shall transfer to Buyer immediately after the Parts have passed beyond the territorial limits of the United States. For all other shipments, risk of loss and legal title shall pass from Seller to Buyer upon delivery to and receipt by carrier at Seller's shipping point. Notwithstanding the above, risk of loss and legal title to Parts shall transfer to Buyer (i) when delivered by the individual providing the Services, or (ii) at the time Parts are placed in storage due to Buyer's delay or postponement. Any claims for shortages or damages suffered in transit are the responsibility of Buyer and shall be submitted by Buyer directly to the carrier. Shortages or damages must be identified and signed for at the time of delivery.

5. **LIMITED WARRANTY:** Subject to the limitations of Section 6, Seller warrants that it will perform the Services as described in this Agreement and will exercise all reasonable skill, care and due diligence in the performance of the Services and shall perform the Services in accordance with professional practice. Seller warrants that all Services performed shall be free from faulty workmanship for a period of thirty (30) days from completion of Services. To the extent assignable, Seller assigns to Buyer any warranties that are made by manufacturers and suppliers of Parts. EXCEPT AS SPECIFIED ABOVE, PARTS FURNISHED HEREUNDER ARE FURNISHED AS-IS, WHERE-IS, WITH NO WARRANTY WHATSOEVER. THE WARRANTIES SET FORTH IN THIS SECTION 5 ARE THE SOLE AND EXCLUSIVE WARRANTIES GIVEN BY SELLER WITH RESPECT TO THE SERVICES AND PARTS AND ARE IN LIEU OF AND EXCLUDE ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARISING BY OPERATION OF LAW OR OTHERWISE, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WHETHER OR NOT THE PURPOSE OR USE HAS BEEN DISCLOSED TO SELLER IN SPECIFICATIONS, DRAWINGS OR OTHERWISE.

This warranty does not extend to any losses or damages due to misuse, accident, abuse, neglect, normal wear and tear, negligence (other than Seller's), unauthorized modification or alteration, use beyond rated capacity, unsuitable power sources or environmental conditions, improper installation, repair, handling, maintenance or application or any other cause not the fault of Seller. To the extent that Buyer or its agents have supplied specifications, information, representation of operating conditions or other data to Seller that is used in (i) the selection of the Services and/or Parts and (ii) the preparation of Seller's quotation and/or scope of work, and in the event that actual operating conditions or other conditions differ from those represented by Buyer, any warranties or other provisions contained herein that are affected by such conditions shall be null and void.

Buyer assumes all other responsibility for any loss, damage, or injury to persons or property arising out of, connected with, or resulting from the use of Services or Parts, either alone or in combination with other parts.

6. **LIMITATION OF REMEDY AND LIABILITY:** THE SOLE AND EXCLUSIVE REMEDY FOR BREACH OF ANY WARRANTY HEREUNDER SHALL BE LIMITED TO, AT SELLER'S SOLE OPTION, EITHER CORRECT PERFORMANCE FOR THAT PORTION OF THE SERVICES FOUND BY SELLER TO BE DEFECTIVE OR REFUND OF THE PRICE PAID FOR SERVICES.

SELLER SHALL NOT BE LIABLE FOR DAMAGES CAUSED BY DELAY IN PERFORMANCE AND THE REMEDIES OF BUYER SET FORTH IN THIS AGREEMENT ARE EXCLUSIVE. IN NO EVENT, REGARDLESS OF THE FORM OF THE CLAIM OR CAUSE OF ACTION (WHETHER BASED IN CONTRACT, INFRINGEMENT, NEGLIGENCE, STRICT LIABILITY, OTHER TORT OR OTHERWISE), SHALL SELLER'S LIABILITY TO BUYER AND/OR ITS CUSTOMERS EXCEED THE PRICE PAID BY BUYER FOR THE SPECIFIC SERVICES OR PARTS PROVIDED BY SELLER GIVING RISE TO THE CLAIM OR CAUSE OF ACTION.

BUYER AGREES THAT SELLER'S LIABILITY TO BUYER AND/OR ITS CUSTOMERS SHALL NOT EXTEND TO INCLUDE INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES. The term "consequential damages" shall include, but not be limited to, loss of anticipated profits, business interruption, loss of use, revenue, reputation and data, costs incurred, including without limitation, for capital, fuel, power and loss or damage to property or equipment.

It is expressly understood that any technical advice furnished by Seller with respect to the use of the Parts and/or Services is given without charge, and Seller assumes no obligation or liability for the advice given, or results obtained, all such advice being given and accepted at Buyer's risk.

7. **INSURANCE:** Seller shall maintain the following insurance or self-insurance coverage: **Worker's Compensation** in accordance with the statutory requirements of the state in which the work is performed. **Employer's Liability** with a limit of liability of \$2,000,000 per occurrence for bodily injury by accident or bodily injury by disease. **Commercial General Liability (CGL)** for bodily injury and property damage with a limit of \$2,000,000 per occurrence and aggregate. **Automobile Liability** insurance that covers usage of all owned, non-owned and leased vehicles and which is subject to a combined single limit per occurrence of \$2,000,000. Automobile Liability insurance includes Contractual Liability, but no special endorsements.

Buyer expressly acknowledges and agrees that Seller has set its prices and entered into this Agreement in reliance upon the limitations of liability, insurance coverage, and other terms and conditions specified herein, which allocate the risk between Seller and Buyer and form a basis of this bargain between the parties.

8. **EXCUSE OF PERFORMANCE:** Seller shall not be liable for delays in performance or for non-performance due to acts of God; war, epidemic, fire, flood, weather, sabotage, strikes or labor disputes; civil disturbances or riots; governmental requests, restrictions, allocations, laws, regulations, orders or actions; unavailability of or delays in transportation; default of suppliers; or unforeseen circumstances, acts or omissions of Buyer, including, without limitation, those specified in Section 19; or any events or causes beyond Seller's reasonable control.

Performance of Services and deliveries of Parts may be suspended for an appropriate period of time or canceled by Seller upon notice to Buyer in the event of any of the foregoing, but the balance of this Agreement shall otherwise remain unaffected as a result of the foregoing. If Seller determines that its ability to supply the total demand for the Services or Parts or to obtain material used directly or indirectly in the manufacture of the Parts is hindered, limited or made impracticable due to causes set forth in the preceding paragraph, Seller may delay performance of Services or allocate its available supply of the Parts among its purchasers on such basis as Seller determines to be equitable without liability for any failure of performance which may result therefrom.

9. **CANCELLATION:** Buyer may cancel orders only upon reasonable advance written notice and upon payment to Seller of Seller's cancellation charges which include, among other things, all costs and expenses incurred and to cover commitments made by the Seller, and a reasonable profit thereon. Seller's determination of such cancellation charges shall be conclusive.

10. **CHANGES:** Buyer may request changes or additions to the Services. In the event such changes or additions are accepted by Seller, Seller may revise the price and performance dates. Seller reserves the right to change designs and specifications for the Parts without prior notice to Buyer, except with respect to Parts being made-to-order for Buyer. Seller shall have no obligation to install or make such change in any Parts manufactured prior to the date of such change.

11. **NUCLEAR/MEDICAL:** SERVICES AND PARTS SOLD HEREUNDER ARE NOT FOR USE IN CONNECTION WITH ANY NUCLEAR, MEDICAL, LIFE-SUPPORT AND RELATED APPLICATIONS. Buyer accepts Services and Parts with the foregoing understanding, agrees to communicate the same in writing to any subsequent purchasers or users and to defend, indemnify and hold harmless Seller from any claims, losses, suits, judgments and damages, including incidental and consequential damages, arising from such use, whether the cause of action be based in tort, contract or otherwise, including allegations that the Seller's liability is based on negligence or strict liability.

12. **ASSIGNMENT:** Buyer shall not assign its rights or delegate its duties hereunder or any interest herein without the prior written consent of Seller, and any such assignment or delegation, without such consent, shall be void.

13. **INSPECTION:** Buyer shall have ten (10) days from the date of completion of each portion of the Services to inspect the Services, and in the event of any non-conformity, Buyer must give written notice to Seller within said period stating why the Services are not conforming. Failure by Buyer to give such notice constitutes unqualified acceptance of the Services.

14. **BILLABLE SERVICES:** Additional charges will be billed to Buyer at Seller's then prevailing labor rates for any of the following: a) any Services not specified in Seller's quotation, Seller's order acknowledgement, Seller's scope of work, or other documents referenced herein and therein; b) any Services performed at times other than Seller's normal service hours; c) if timely and reasonable site and/or equipment access is denied the Seller service representative, d) if it is necessary, due to local circumstances, to use union labor or hire an outside contractor, Seller Service personnel will provide supervision only and the cost of such union or contract labor will be charged to Buyer; (e) if Service or repair is necessary to return equipment to proper operating condition as a result of other than Seller (i) maintenance, repair, or modification (including, without limitation, changes in specifications or incorporation of attachments or other features), (ii) misuse or neglect, (including, without limitation, failure to maintain facilities and equipment in a reasonable manner), (iii) failure to operate equipment in accordance with applicable specifications, and (iv) catastrophe, accident, or other causes external to equipment; (f) Seller's performance is made more burdensome or costly as a result of Buyer's failure to comply with its obligations herein, or (g) any additional obligations or requirements, including but not limited to those related to insurance requirements, service delivery, building entry or technical training.

15. **DRAWINGS:** Seller's documentation, prints, and drawings ("Documents") (including without limitation, the underlying technology) furnished by Seller to Buyer in connection with this Agreement are the property of Seller and Seller retains all rights, including without limitation, exclusive rights of use, licensing and sale. Notwithstanding the foregoing, Buyer may use the Documents in connection with the Services and Parts.

16. **EXPORT/IMPORT:** Buyer agrees that all applicable import and export control laws, regulations, orders and requirements, including without limitation those of the United States, and the jurisdictions in which the Seller and Buyer are established or from which Services and Parts may be supplied, will apply to their receipt and use. In no event shall Buyer use, transfer, release, import, or export Parts in violation of such applicable laws, regulations, orders or requirements.

17. **NON-SOLICITATION:** Buyer shall not solicit, directly or indirectly, or employ any employee of Seller during the period any Services are being provided to Buyer and for a period of one (1) year after the last provision of Services.

18. **GENERAL PROVISIONS:** These Services Terms and Conditions supersede all other communications, negotiations and prior oral or written statements regarding the subject matter of these Services Terms and Conditions. No change, modification, rescission, discharge, abandonment, or waiver of these Services Terms and Conditions shall be binding upon the Seller unless made in writing and signed on its behalf by a duly authorized representative of Seller. No conditions, usage of trade, course of dealing or performance, understanding or agreement purporting to modify, vary, explain, or supplement this Agreement shall be binding unless hereafter made in writing and signed by the party to be bound, and no modification or additional terms shall be applicable to this Agreement by Seller's receipt, acknowledgment, or acceptance of purchase orders, shipping instruction forms, or other documentation containing terms at variance with or in addition to those set forth herein. Any such modifications or additional terms are specifically rejected and deemed a material alteration hereof. If this document shall be deemed an acceptance of a prior offer by Buyer, such acceptance is expressly conditional upon Buyer's assent to any additional or different terms set forth herein. Seller reserves the right to subcontract Services to others. No waiver by either party with respect to any breach or default of or any right or remedy, and no course of dealing, shall be deemed to constitute a continuing waiver of any other breach or default of or any other right or remedy, unless such waiver be expressed in writing and signed by the party to be bound. All typographical or clerical errors made by Seller in any quotation, acknowledgment or publication are subject to correction.

The validity, performance, and all other matters relating to the interpretation and effect of this Agreement shall be governed by the law of the state of Ohio without regard to its conflict of laws principles. Buyer and Seller agree that the proper venue for all actions arising in connection herewith shall be only in the county of Franklin, state of Ohio, and the parties agree to submit to such jurisdiction. No action, regardless of form, arising out of transactions relating to this contract, may be brought by either party more than two (2) years after the cause of action has accrued. The U.N. Convention on Contracts for the International Sales of Goods shall not apply to this Agreement.

19. **ADDITIONAL SERVICE CONDITIONS:** The Buyer shall furnish to Seller, at no cost, suitable working space, storage space, adequate heat, telephone, light, ventilation, regulated electric power and outlets for testing purposes. The facilities shall be within a reasonable distance from where the Services are to be provided. Seller and its representatives shall have full and free access to the equipment in order to provide the necessary Services. Buyer authorizes Seller to send a service technician or an authorized agent to access any site requested by Buyer to perform Services, including services on different scopes of work and equipment as requested by Buyer. Buyer shall provide the means to shut-off and secure electric power to the equipment and provide safe working conditions. Seller is under no obligation to remove or dispose of Parts or equipment unless specifically agreed upon in Seller's scope of work. Buyer shall immediately inform Seller, in writing, at the time of order placement and thereafter, of any unsafe or hazardous substance or condition at the site, including, but not limited to, the presence of asbestos or asbestos-containing materials, and shall provide Seller with any applicable Material Data Safety Sheets regarding the same. Any losses, costs, damages, claims and expenses incurred by Seller as a result of Buyer's failure to so advise Seller shall be borne by Buyer. Seller, in its sole discretion and without cost or penalty, reserves the right to cancel its performance under this Agreement or any order immediately upon written notice to Buyer following Seller discovery of unsafe or hazardous site substance or condition or any other circumstance altering Seller performance of Services. Buyer shall appoint a representative familiar with the site and the nature of the Services to be performed by Seller to be accessible at all times that Seller personnel are at the site. Seller shall not be liable for any expenses incurred by Buyer in removing, replacing or refurbishing any Buyer equipment or any part of Buyer's building structure that restricts Seller access. Buyer personnel shall cooperate with and provide all necessary assistance to Seller. Seller shall not be liable or responsible for any work performed by Buyer.

20. **INDEMNITY:** Each party shall indemnify and hold the other party harmless from loss, damage, liability or expense resulting from damage to personal property of a third party, or injuries, including death, to third parties to the extent caused by a negligent act or omission of the party providing indemnification or a party's subcontractors, agents or employees during performance of Services hereunder. Such indemnification shall be reduced to the extent damage or injuries are attributable to others. The indemnifying party shall defend the other party in accordance with and to the extent of the above indemnification, provided that the indemnifying party is: i) promptly notified by the other party, in writing, of any claims, demands or suits for such damages or injuries; ii) given all reasonable information and assistance by the other party; iii) given full control over any resulting negotiation, arbitration or litigation, including the right to choose counsel and settle claims, or the indemnifying party's obligations herein shall be deemed waived.



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

DRAFT

Trial Court Facility Modification
Guideline 17 -UPS related Projects
Meeting Date 12/04/2017

	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-0061208	Orange	North Justice Center	30-C1	2	Electrical - Remove and replace 18 - 6v UPS batteries (Phase 3, 2nd floor server room) and 4 - 12v UPS power tc-12120s with tc-121205s batteries (Phase 1, 3rd floor business center) for emergency backup lighting. Batteries at both locations have split and failed due to a power outage (Aug. 3rd, 2017, failed Edison transformers) affecting the entire building. Immediate replacement is needed to ensure the building is fully supported in the event of another power failure.	\$ 11,237	\$ 10,155	Awaiting Approval	90.37
2	FM-0061390	Santa Cruz	Watsonville Courthouse	44-B2	2	Electrical - Correct failed Uninterruptible Power Supply (UPS) for IT server room; replace capacitors, fans and batteries - Lighting strike caused power surge that short circuited and crippled the UPS.	\$ 22,251	\$ 22,251	Awaiting Approval	100.00
							\$ 33,488	\$ 32,406		

Guideline 17

Building and Security Systems Funding Responsibility

The Judicial Council (JCC) has the responsibility for the system infrastructure replacement and renewal. JCC funding generally carries legislated restrictions and therefore may only be used for specific functions and within specific circumstances. Rule 10.810 (See Attachment 2) allows the courts to use their operating funds for painting, wall/window coverings, carpet, and security. But it does not require them to fund this work.

All work whether a renewal, renovation, replacement or repair is subject to budget availability regardless of the fund source. The table below identifies three potential fund sources which would bear primary responsibility for work associated with specific components and systems should available budgets allow for it.

Available funding will lag behind demand and therefore work funded by the Real Estate and Facilities Management office must be prioritized in alignment with the FM Policy. Work funded by the Office of Security will be required to comply with the strictures of their funding rules.

The following tables A and B intend to provide definition on primary funding ownership for many different building systems, components and equipment. While not a complete and exhaustive list, it is generally comprehensive and deals with the majority of systems, components, and equipment common to court facilities.

Table A deals with building systems and components in general. It should be used as a guideline to identify responsibility of specific components and systems found within the building.

Table B deals with building security systems exclusively. It should be used as guideline to identify primary responsibility for the various security components that support the security function within the court.

Ownership of systems can be, and many times is, also the responsibility of the county. Engaging the county in the maintenance and renovation of their owned systems falls to the party identified as having primary funding responsibility. For example in a facility where the JCC has partial equity and the county serves as the managing party the JCC is responsible for working with the county to ensure that the HVAC system is properly maintained and, when appropriate, renovated.

Table A – Building Systems

Building System Category	Subcategory	Building Components and Equipment	Real Estate and Facilities Management ¹	Trial Court Operations Funds ²	Office of Security (Special Funds)
Building Envelope	Exterior Doors	Doors and Doorknobs	X		
Building Envelope	Exterior Doors	Exterior entrance power washing	X		
Building Envelope	Exterior Walls	Exterior wall finish	X		
Building Envelope	Exterior Windows	Clearing or Cleaning cobwebs from windows, corners (janitorial)		X	
Building Envelope	Exterior Windows	Window cleaning exterior	X		
Building Envelope	Exterior Windows	Windows (repair, occasional replacement)	X		
Building Envelope	Foundation	Foundation	X		
Building Envelope	Interior Windows	Window cleaning Interior (janitorial)		X	
Building Envelope	Other Site System	Flag Poles and Flag replacement	X		
Electrical	Branch Wiring	Raceway	X		
Electrical	Service & Distribution	ATS switches	X		
Electrical	Branch Wiring	Cabling work stations		X	
Electrical	Communications & Security	Plug-in power monitoring for data systems		X	
Electrical	Communications & Security	Server room electrical requirements	X		
Electrical	Low Voltage Electrical	Antennas/communication dishes		X	
Electrical	Low Voltage Electrical	Business Data Cabling		X	
Electrical	Low Voltage Electrical	Lower voltage cable	X		
Electrical	Low Voltage Electrical	Security cabling	X		
Electrical	Low Voltage Electrical	Telephone/telephone cabling (Move, Change, or add)		X	
Electrical	Low Voltage Electrical	TV Cable/CCTV		X	
Electrical	Service & Distribution	Lighting (cubicle, desk or task)		X	
Electrical	Service & Distribution	Lighting (except cubicle, desk or task)	X		
Electrical	Service & Distribution	Switchgear	X		
Electrical	Service & Distribution	Transformers	X		
Electrical	Service & Distribution	Ballasts	X		
Electrical	Service & Distribution	Capacitance bank	X		
Electrical	Service & Distribution	Electrical outlets (new)		X	
Electrical	Service & Distribution	Electrical outlets (repair and replace)	X		
Electrical	Service & Distribution	Face plates (replace/install)	X		
Electrical	Site Lighting	Exterior lights	X		
Electrical	Site Lighting	Parking lot lighting	X		
Fire Life Safety	Fire Protection	Computer fire suppression system	X		
Fire Life Safety	Fire Protection	Extinguishers	X		
Fire Life Safety	Fire Protection	Fire alarm system	X		
Fire Life Safety	Fire Protection	Fire sprinkler system	X		
Fire Life Safety	Communications & Security	Fire alarm system monitoring	X		
Fire Life Safety	Emergency Power	Emergency Exit Lighting	X		
Fire Life Safety	Emergency Power	Emergency Generator	X		
Fire Life Safety	Emergency Power	Emergency lighting	X		
Fire Life Safety	Emergency Power	UPS - uninterruptible power supply (hard-wired)	X		

**Please note that the ability for the responsible party to replace, repair and/or maintain any of the systems or equipment described below will be subject to available budgets*

Table A – Building Systems

Building System Category	Subcategory	Building Components and Equipment	Real Estate and Facilities Management ¹	Trial Court Operations Funds ²	Office of Security (Special Funds)
Flooring	Floor Finishes	Carpet maintenance and repair		X	
Flooring	Floor Finishes	Floor covering maintenance and repair		X	
Flooring	Floor Finishes	Maintenance and repair (safety-related ONLY)	X		
Flooring	Floor Finishes	Non-cosmetic repairs	X		
Flooring	Floor Finishes	Raised floor panels maintenance and repair		X	
Furnishings	Appliances	Appliances (hard connected to mechanical or electrical systems)	X		
Furnishings	Appliances	Break room water dispensers (unfixed)		X	
Furnishings	Appliances	Built-in amenities (maintain, repair and replace existing)	X		
Furnishings	Appliances	Counter style appliances		X	
Furnishings	Appliances	Garbage Disposals		X	
Furnishings	Appliances	Ice-Makers (standalone)	-	X	-
Furnishings	Appliances	Microwaves		X	
Furnishings	Appliances	Ovens and Stoves		X	
Furnishings	Appliances	Refrigerators		X	
Furnishings	Appliances	Trash Compactors		X	
Hardware	Interior Doors	Automatic door openers	X		
Hardware	Interior Doors	Door closers	X		
Hardware	Interior Doors	Hinges	X		
Hardware	Interior Doors	Key schedule	X		
Hardware	Interior Doors	Keys	X		
Hardware	Interior Doors	Lock sets (includes cipher and access control connected hardware)	X		
Hardware	Interior Doors	Rekeying (due to loss)		X	
Hardware	Lock Specialty	Unfixed furnishing, cabinet keys and locks		X	
Hardware	Exterior Windows	Window screens	X		
HVAC	Air Distribution	Balancing air distribution	X		
HVAC	Air Distribution	Air conditioning	X		
HVAC	Air Distribution	Diffusers - cleaning room-side of vents (janitorial)		X	
HVAC	Air Distribution	Distribution supply and return duct	X		
HVAC	Air Distribution	VAV box controllers	X		
HVAC	Controls & Instrumentation	Building Automation System (BAS)	X		
HVAC	Controls & Instrumentation	Energy Management System	X		
HVAC	Cooling System	Chiller	X		
HVAC	Cooling System	Data room air conditioning systems	X		
HVAC	Cooling System	Roof-top units	X		
HVAC	Cooling System	Swamp coolers	X		
HVAC	Heating System	Boiler	X		
HVAC	Heating System	Steam boiler	X		
HVAC	Vent Pipe & Fittings	Roof-top exhausts	X		
HVAC	Vent Pipe& Fittings	Exhaust duct	X		
Interior Finishes	Ceiling Finishes	Ceiling Tiles	X		
Interior Finishes	Movable Furnishings	Artwork (owned and/or loaned)		X	
Interior Finishes	Movable Furnishings	Blinds/Drapes/Shades (maintain, repair and replace)	X		
Interior Finishes	Movable Furnishings	Blinds/Drapes/Shades - Cleaning		X	
Interior Finishes	Movable Furnishings	Office pictures or personal decorations		X	

**Please note that the ability for the responsible party to replace, repair and/or maintain any of the systems or equipment described below will be subject to available budgets*

Table A – Building Systems

Building System Category	Subcategory	Building Components and Equipment	Real Estate and Facilities Management ¹	Trial Court Operations Funds ²	Office of Security (Special Funds)
Interior Finishes	Special Coverings	Visual security barriers (tinting)	X		
Interior Finishes	Special Finishes	Kick plates	X		
Interior Finishes	Wall Coverings	Paneling ³		X	
Interior Finishes	Wall Coverings	Wall coverings		X	
Interior Finishes	Wall Finishes	Minor touch-up painting	X		
Interior Finishes	Wall Finishes	Paint - Exterior	X		
Interior Finishes	Wall Finishes	Paint - Interior (cosmetic purposes) (Court-Exclusive Areas)		X	
Interior Finishes	Wall Finishes	Paint - Interior (non-cosmetic) (Shared Use/Common Areas)	X		
Interior Finishes	Wall Finishes	Wall/Sheetrock patching or repairing	X		
Landscaping	Fertilizing	Chemical lawn treatments	X		
Landscaping	Irrigation System	Landscaping irrigation system	X		
Landscaping	Plantings	Boulevard plantings	X		
Landscaping	Plantings	Shrubs/plantings/annuals	X		
Landscaping	Movable Furnishings	Employee/Office plants at work stations/bathrooms, etc.		X	
Mechanical	Energy Supply	Duct insulation	X		
Mechanical	Energy Supply	Heat exchanger	X		
Mechanical	Sanitary Waste	Waste water system	X		
Mechanical	Water Distribution	Faucets	X		
Mechanical	Water Distribution	Pipe insulation	X		
Mechanical	Water Distribution	Water fountains	X		
Mechanical	Water Equipment	Hot water heater	X		
Mechanical	Water Equipment	Water filters (As required by specific building wide distribution systems)	X		
Mechanical	Water Equipment	Water softener (building wide)	X		
Mechanical	Water Equipment	Water treatment	X		
Mechanical	Water Equipment	Drinking Water Dispensing equipment (temporary/mobile/countertop)		X	
Office Equipment	Communications & Security	Server hardware and LAN infrastructure		X	
Office Equipment	Communications & Security	Telephone system		X	
Office Equipment	Equipment	Shredder		X	
Office Equipment	Fixed Furnishings	Furniture (fixed)	X		
Office Equipment	Movable Furnishings	Bulletin or white boards		X	
Office Equipment	Movable Furnishings	Computer equipment		X	
Office Equipment	Movable Furnishings	Furniture (unfixed)		X	
Office Equipment	Movable Furnishings	Furniture moves		X	
Office Equipment	Movable Furnishings	Furniture set-ups		X	
Office Equipment	Movable Furnishings	High-density filing system		X	
Office Equipment	Movable Furnishings	Modular furniture		X	
Office Equipment	Equipment	Copier		X	
Office Equipment	Equipment	Printers		X	
Restroom	Floor Finishes	Carpet, VCT, Terrazzo, and bathroom floor material cleaning		X	
Restroom	Floor Finishes	Mopping or Cleaning spills or water overflow		X	
Restroom	Interior Specialties	Counter	X		
Restroom	Bath Accessories	Electrical hand driers (buy/provide)		X	
Restroom	Bath Accessories	Electrical hand driers (hang/re-hang)	X		

**Please note that the ability for the responsible party to replace, repair and/or maintain any of the systems or equipment described below will be subject to available budgets*

Table A – Building Systems

Building System Category	Subcategory	Building Components and Equipment	Real Estate and Facilities Management ¹	Trial Court Operations Funds ²	Office of Security (Special Funds)
Restroom	Bath Accessories	Paper towel dispensers (buy/provide)		X	
Restroom	Bath Accessories	Paper towel dispensers (hang/re-hang)	X		
Restroom	Bath Accessories	Seat cover dispensers (buy/provide)		X	
Restroom	Bath Accessories	Seat cover dispensers (hang/re-hang)	X		
Restroom	Bath Accessories	Soap dispensers (buy/provide)		X	
Restroom	Bath Accessories	Soap dispensers (hang/re-hang)	X		
Restroom	Bath Accessories	Stocking restrooms (janitorial)		X	
Restroom	Bath Accessories	Toilet paper dispensers (buy/provide)		X	
Restroom	Bath Accessories	Toilet paper dispensers (hang/re-hang)	X		
Restroom	Bath Accessories	Trash cans (buy/provide)		X	
Restroom	Bath Accessories	Trash cans (hang/re-hang)	X		
Restroom	Fixtures	Partitions	X		
Restroom	Fixtures	Plumbing fixtures	X		
Restroom	Fixtures	Shelves	X		
Restroom	Fixtures	Sinks	X		
Restroom	Fixtures	Urinals	X		
Roof	Roof Coverings	Roof decking	X		
Roof	Roof Coverings	Roof drains/gutter/flashing	X		
Roof	Roof Coverings	Roof membrane	X		
Roof	Roof Coverings	Roof pads/wear lane/traffic	X		
Services	Administrative	O&M Technician's office	X		
Services	Administrative	Space planning functions		X	
Services	Pest	Exterior spraying	X		
Services	Pest	Indoor traps	X		
Services	Pest	Interior spraying	X		
Services	Pest	Preventive and Corrective measures	X		
Signage	Site Signage	Exterior signage	X		
Signage	Identifying Devices	Identification		X	
Signage	Identifying Devices	Instructional (e.g. cell phone usage, noise policy, restricted area, etc.)		X	
Signage	Identifying Devices	Reader boards (NOT specified in Court Transfer Agreement)		X	
Signage	Identifying Devices	Reader boards (specified in Court Transfer Agreement)	X		
Signage	Identifying Devices	Room Numbering (maintain, repair and replace)	X		
Signage	Identifying Devices	Room numbering (new, adds, or changes)		X	
Signage	Identifying Devices	State code compliance (e.g. "No Smoking")	X		
Signage	Identifying Devices	Way finding/directional (Includes Evacuation)	X		
Site Work	Parking Lots	Curbing (except local authority)	X		
Site Work	Parking Lots	Parking (except local authority)	X		
Site Work	Parking Lots	Parking lot striping	X		
Site Work	Pedestrian Paving	Sidewalk (except local authority)	X		
Site Work	Security Structures	Security bollards	X		

DEFINITIONS:

Fixed Furnishings are defined as those furnishing that are bolted to the building structure.

Unfixed Furnishings are defined as those furnishings not affixed or only soft connected to the building structure.

Fixed Equipment is defined as those installed as part of the facility infrastructure or hard connected to mechanical or electrical systems.

**Please note that the ability for the responsible party to replace, repair and/or maintain any of the systems or equipment described below will be subject to available budgets*

Table A – Building Systems

Unfixed Equipment is defined as those not installed as part of the facility infrastructure or hard connected to mechanical or electrical systems.

Building System Category	Subcategory	Building Components and Equipment	Real Estate and Facilities Management¹	Trial Court Operations Funds²	Office of Security (Special Funds)
Equipment	Alarms	Hardwired duress alarms not integrated with facility security system		X	
Equipment	Alarms	Wireless Duress alarms		X	
Equipment	Alarms	Wireless Duress alarms installed by Office of Security include a 5 year service agreement. New systems installed through Capital Projects do not have a 5 year service agreement. Repairs outside of a service agreement will be the responsibility of the Court.			X
Equipment	Building Access	Access control cards or fobs, replacement and programming for access levels. Badges and badge making equipment and software.		X	
Equipment	Building Access	Access control system hardware and head end controller in accordance with California Trial Court Facilities Standards.	X		
Equipment	Gun Locker	Gun locker installation, repairs and keys		X	
Equipment	Holding Cells	Holding cell access control systems	X		
Equipment	Holding Cells	Holding cell keys		X	
Equipment	Magnetometers & Related Equipment	Cabinet X-Ray System/magnetometers and associated monitors or accessories. Trust fund purchase includes 5 year service agreement. Service and maintenance outside of service agreement is responsibility of the Court.			X
Equipment	Magnetometers & Related Equipment	Cabinet X-Ray System and magnetometer and associated monitors or accessories		X	
Equipment	Magnetometers & Related Equipment	Hand wand metal detectors		X	
Equipment	Magnetometers & Related Equipment	Registration, record keeping, signage and training for Cabinet X-Ray Systems/magnetometers and associated monitors or accessories		X	
Equipment	Safes	Fixed Safes maintenance and repair	X		
Equipment	Safes	Portable Safes		X	
Equipment	Surveillance	Camera – Interior		X	
Equipment	Surveillance	Camera maintenance, repair and replacement if in excess of or addition to JCC trial court standards		X	
Equipment	Surveillance	Camera – Perimeter	X		
Equipment	Surveillance	Digital video recording (DVR) as components of complete security system and plan	X		

Building System Category	Subcategory	Building Components and Equipment	Real Estate and Facilities Management¹	Trial Court Operations Funds²	Office of Security (Special Funds)
Equipment	Surveillance	Digital video recording (DVR) for court operations and limited security application		X	
Equipment	Surveillance	Facility security systems, including controllers, facility security cameras, security specific digital recording systems and monitoring stations. (no personnel)	X		
Equipment	Surveillance	Security System – Interior		X	
Equipment	Surveillance	Security System – Perimeter	X		
Equipment Monitoring	Alarms	Duress alarms		X	
Equipment Monitoring	Alarms	Fire alarm system	X		
Equipment Monitoring	Alarms	Hardwired duress alarms integrated with facility security system	X		
Equipment Monitoring	Alarms	Intrusion alarm, monitoring and response		X	
Equipment Monitoring	Alarms	Intrusion alarm, repairs and maintenance		X	
Equipment Monitoring	BAS	Building Automation System (BAS)	X		
Equipment Monitoring	Elevator	Elevator and vertical conveyance monitoring and notification	X		
Equipment Monitoring	Vehicles	Vehicle control system	X		
General Building	Equipment	Manage and maintain facility operations equipment	X		
General Building	Janitorial	Porter services and routine spill cleanup (janitorial)		X	
General Building	Personnel	Security personnel		X	
Hardware	Fencing & Gates	Security fencing and gates, vehicle barriers and bollards	X		
Hardware	Keys & Locks	Cabinet and cash drawer keys and locks in fixed furnishings		X	
Hardware	Keys & Locks	Cipher locks	X		
Hardware	Keys & Locks	Door hardware/automatic door openers	X		
Hardware	Keys & Locks	Key schedule	X		
Hardware	Keys & Locks	Keys	X		
Hardware	Keys & Locks	Lock sets (includes cipher and access systems)	X		
Hardware	Keys & Locks	Rekeying due to loss of key		X	
Hardware	Windows	Ballistic glazing assemblies	X		
Hardware	Windows	Ballistics protection (courtrooms, security spaces, etc.)	X		

² Building components and equipment to be included within the funding responsibility of the Judicial Council of California in transferred facilities is in accordance with applicable transfer and joint occupancy agreements.

² Court-funded facilities requests (CFRs) should be coordinated with the Judicial Council Customer Service Center.

³ Artwork, sculpture and intricate design components, such as lit design details, shall be treated on an item-by-item basis determined cooperatively and dependent on initial and future use.



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 12/04/2017

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

Summary:

Review approved Court-Funded Facilities Requests (Small Projects) from List E.

Lease CFR's:	1
Total CFR's	1

Supporting Documentation:

- List E – Approved Court-Funded Facilities Requests



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	51-CFR004	Sutter	51-C1	Yuba City Courthouse	Facility Modification	Small Projects - moves, adds, changes, enhancements to security system, LV electrical, HV electrical, telecomm.network systems, audio-visual systems, HVAC systems, lighting control systems, BMS, furniture, etc..	NA	NA	One Year	TCTF	\$ 10,000	Approved	11/17/2017



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 12/04/2017

Discussion Item 2 – List F – Funded FMs on Hold

Summary:

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

Total Project – Count:	5
Total FM Budget Share:	\$2,858,579

Supporting Documentation:

- List F – *Funded Facility Modifications on Hold*



**JUDICIAL COUNCIL
OF CALIFORNIA**

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Trial Court Facility Modification

List F - Funded FMs on Hold

6/1/2005 - 11/15/2017

Meeting Date 12/04/2017

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	2127	Yes	Lisa Hinton	Shared Cost for design phase approved. Design effort is in work.
2 FM-0061091	Del Norte	Del Norte County Superior Court	08-A1	3	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 643 fixtures)	\$ 38,368	\$ 23,508	6127.00%	8/28/2017	90	Yes	Hold	
3 FM-0061181	Kern	Bakersfield Superior Court	15-A1	3	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 3714 fixtures)	\$ 244,437	\$ 152,773	6250.00%	8/28/2017	90	Yes	Hold	
4 FM-0061130	San Diego	East County Regional Center	37-11	3	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 6362 fixtures)	\$ 453,600	\$ 307,133	6771.00%	8/28/2017	90	Yes	Hold	
5 FM-0050464	Fresno	Fresno County Courthouse	10-A1	2	Elevators - Restore all three public elevators #1, #2, and #3 to mechanically engineered specifications for reliable operation and prevention of breakdowns and entrapments, and bring elevators up to current Title 24 ADA and fire/life/safety standards - Elevator equipment, including control and drive systems, are reaching the end of useful life and replacement parts are not readily available, risking extended elevator down time and court disruptions.	\$ 1,563,333	\$ 1,493,139	9551.00%	10/13/2017	44	Yes	Hold	
						\$ 3,510,979	\$ 2,858,579						

*Days Pending, as of November 27, 2017



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 12/04/2017

Discussion Item 3 – Architectural Revolving Fund (ARF) Update

Summary:

Update on architectural revolving fund balance

Supporting Documentation:

- List

Transfers	Location (County)	Facility Name	Project Title	TCFMAC Approved Funds	Total Amount Encumbered	Date of TCFMAC Approval	Current Status
AOC-10-018							
FM-0023340	Santa Barbara	Santa Maria Court, Building G	Security - Repair/reconfigure exterior and interior security doors and screening equipment - upgrade needed to correct security deficiencies. Exterior and Interior Security Doors and new security vestibule needed. Includes securing all other doors into the secured building, HVAC, lighting, electrical and fire alarm systems.	\$ 148,744.00	\$ 148,744.00	8/23/2010	In Progress (Construction)
AOC-11-027							
FM-0031644	Santa Barbara	Santa Maria Court	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. The new pavement areas will be a combination of both new asphalt and concrete to meet the proper traffic index required. Approximate area of renovation is 82,300 S.F. which includes general parking as well as a secured parking area with approximately 300 lf of fencing, one automatic gate with card reader and electrical power for the gate as well as lighting and cameras.	\$ 355,968.00	\$ 355,968.00	4/20/2012	In Progress (Construction)
FM-0040733	Solano	Hall of Justice	Construct 1,070 lf of concrete 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. Relocate existing utilities infrastructure where the footings will be excavated for the retaining walls. New asphalt will be installed along the retaining wall in the parking areas. New fencing and gate will be installed after excavation is complete. \$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.	\$ 1,114,874.20	\$ 128,101.87	1/30/2012	In Progress (Design) & Deferred for Construction
AOC-11-033							
FM-0044237	San Francisco	San Francisco Hall of Justice	Elevator - (Phase 1) Refurbish Court Exclusive Elevators (4) - 50+ yr old, 350 daily in-custody transfers per car, in immediate need of refurbishment due to increased high numbers of entrapments, failures, and no connection to building fire system as required	\$ 400,000.00	\$ 400,000.00	5/25/2012	In Work (Construction)
AOC-12-004							
FM-0044214	Los Angeles	Edelman Children's Court	HVAC - Replace BAS and Refrigerant Monitoring systems - Remove and replace the failed controls with new DDC controls to control the existing heating and boiler plant, chillers, cooling towers and pumps, air handling system and VAV controllers. Install louvers over the existing outdoor air intake and exhaust air outlet on the roof. Install a balancing damper set serving the sixth floor. Provide air balance and commissioning. Remove and replace the failed refrigeration monitoring sensors and alarm, alarm to include both visual and audible inside and outside of the room. BAS (Building Automation System) has failed and does not function as designed. The Refrigerant Monitoring System is not functioning and does not comply with AQMD requirements.	\$ 1,644,765.00	\$ 1,644,765.00	7/20/2012	In Progress (Construction Procurement)

Judicial Council CFARF Funds Update
Open Projects

Trial Court Facility Modification
Meeting Date 12/04/2017

Transfers	Location (County)	Facility Name	Project Title	TCFMAC Approved Funds	Total Amount Encumbered	Date of TCFMAC Approval	Current Status
FM-0046136	Los Angeles	Edelman Children's Court	Exterior Shell - Remove and replace approximately 118,600 SF of the existing exterior insulation finishing system (EIFS) covered walls. The EIFS wall covering is cracked, disintegrating and deteriorating, which could cause rain water to leak into the wall structures and do damage of significant magnitude. Scope of work will include misc. light steel framing, Reglet moldings, high reach equipment and major scaffolding efforts.	\$ 3,420,646.47	\$ 250,634.89	7/20/2012	In Bidding
FM-0049657b	Imperial	Imperial County Courthouse	HVAC - Replace eight (8) air handling units, thermostats, and control valves. Replace thirty (30) fan coil units, thermostats, and control valves. Integrate BAS. Majority of mechanical equipment is old, has leakage and wiring issues, and is not controlled properly. Due to poor control system and inefficient equipment, the costs associated with their operation and maintenance are high when the costs are compared to other courthouse properties.	\$ 1,369,200.00	\$ 149,092.00	10/26/2012	In Progress (Plan Check)
FM-0034868d	Los Angeles	Foltz Couthouse	Elevator - Phase 2 - Total renovation of twenty-one (21) existing elevators that have a long history of failures and trapping patrons and court staff. Work to include electrical infrastructure, asbestos abatement and ADA and fire code compliance.	\$ 3,311,475.48	\$ 2,098,725.50	7/20/2012	Completed (awaiting Invoice)
FM-0050033	San Francisco	Civic Center Courthouse	HVAC - Replace the failed Building Automation System (BAS) with new system - The existing Alerton BAS has failed and is no longer supported by the manufacturer. Replacement parts are not being made. Project scope of work to include re-design of the system, new DDC controls, new control panel, system wiring, misc. VAV replacement, air balancing and commissioning.	\$ 950,000.00	\$ 877,616.36	1/31/2013	Completed (closed task)
FM-0044237b	San Francisco	San Francisco Hall of Justice	Elevator - Phase 2 - Refurbish four (4) court-exclusive elevators - 50+ yrs old, 350 daily in-custody transfers per car, in immediate need of refurbishment due to increasingly high numbers of trapped passengers, failures, and no connection to building fire system as required.	\$ 450,000.00	\$ 450,000.00	7/20/2012	In Work (Construction)
AOC-13-017							
FM-0043878	Alameda	Wiley W. Manuel Courthouse	Elevators (5EA) - Completely install new elevators with new controls - Includes design, mechanical and electrical upgrades to bring systems to current code. FA interface on existing Notifier 3030 fire alarm system for the 2010 Editions of CBC, CFC and NFPA-72. Note: Inmate Elevator down-time requires tunnel walkways to be operational between courts and adjacent County Jail or an alternate means of transport of inmates between these facilities, currently inmate stairs may not be used as primary	\$ 2,531,345.76	\$ 2,518,221.00	3/10/2014	In Work (Construction)
FM-0052004	Los Angeles	Stanley Mosk Courthouse	HVAC - Building Automation System (BAS) and Air Handling Unit (AHU) Renovation - Install new energy efficient AHU motors and Variable Frequency Drives to replace aged and failing motors. Convert AHU controls system to Direct Digital Control and replace obsolete BAS system with modern system to monitor and control building functionality. Replace failed air filter baffles and leaking ductwork. Clean oil and water contamination from floor level pneumatic control system.	\$ 2,074,270.83	\$ 2,102,212.65	4/11/2014	In Work (Construction)

Transfers	Location (County)	Facility Name	Project Title	TCFMAC Approved Funds	Total Amount Encumbered	Date of TCFMAC Approval	Current Status
FM-0049849	Alameda	Wiley W. Manuel Courthouse	HVAC - Controls and Components - Remove and replace (16) VAV boxes and controls with reheat coils including (64) valves - Replace as current coils are plugged and non operational - Install (1) Flow meter for installed VAVs to monitor usage - Install (1) Paragon controller and Reconfigure paragon controls on SF-1 and SF-2 for proper operation - Install new hot and chilled water BTU meters - Provide and install a web based interface for the existing Schneider Electric Inet BAS - This new web base system will allow three concurrent users. Poor air velocity control capability creates negative pressure within courtrooms which impairs proper climate control - Project involves ACM abatement	\$ 820,186.63	\$ 682,204.07	1/17/2014	In Work (Construction)
FM-0050486a	Alameda	George E. McDonald Hall of Justice	HVAC - Remove Pneumatic building control Board(1) - Install VAVs (3)- Install DDC controls(60 sensors)-Install VFDs Supply and Return fans (4)- Install Building Control Interface (1)Install automated control valves with feedback signal (60)- Install VFD 15hp (480 Volt Variable Frequency Drive Wall mounted Qty. 9)Install VFD 25hp (480 Volt Variable Frequency Drive Wall mounted Qty.15) Court BAS system is defunct and requires control of all equipment supporting critical utilities for the court for heating, cooling and lighting.	\$ 605,045.00	\$ 236,624.50	7/12/2013	In Progress (Design / Assessment)
AOC-13-018							
FM-0034865	Los Angeles	Metropolitan Courthouse	Elevators - Renovate thirteen (13) Elevators - Complete renovation of the courts thirteen elevators; nine Passenger, two In - Custody, one dedicated Judges and one shuttle. While retaining the cars themselves, the renovations will include new controls, new cables, updated electrical, new doors and operators, new roller guides, new emergency lighting system and add proper ventilation and lighting in the machine room.	\$ 3,138,887.00	\$ 360,868.21	4/11/2014	In Progress (Plan Check)
FM-0044229	Orange	West Justice Center	HVAC - Air Handlers and BAS - Remove and replace the original failing air handlers and a failed heat pump. Convert the phase 2 AHU-5 damper controls, the phase 1 AHU-3 and the phase 3 Zone controls to DDC control. Retro commission the Building Automation System. Work includes the installation of code required refrigerant monitoring system to phases 1 and 2. Reprogram the BAS to run all BAS controlled equipment at the most efficient levels.	\$ 493,680.06	\$ 493,680.06	4/11/2014	In Work (Construction)
JCC-14-019							
FM-0011923	San Diego	East County Regional Center	Elevator - Elevator Renovation - Complete renovation of nine (9) gearless traction elevators. Work will include but not be limited to, car frames and platforms, buffers and safeties, hoistway entrance frames, doors and pit equip., new AC gearless machines, micro-processor control systems, regenerative VVVF AC drives, governors (elevators 1,2&3 only), closed loop heavy duty high speed operators, current code required wiring, interior and lobby control panels, counterweights and roller guides (Elevators 7&9 only), hoist and governor ropes, cab ceilings with LED down lights, rope compensation and seismic provisions.	\$ 2,742,062.30	\$ 480,354.87	12/15/2014	In Bidding

Transfers	Location (County)	Facility Name	Project Title	TCFMAC Approved Funds	Total Amount Encumbered	Date of TCFMAC Approval	Current Status
FM-0017040	Los Angeles	Compton Courthouse	Fire Alarm System - Phase 1 - Installation of a new Fire Detection and Notification Alarm system, building alarm system is not code compliant and must be replaced to comply with State Fire Marshal notice to comply. Work includes design and ACM abatement as needed.	\$ 540,943.40	\$ 45,636.31	4/13/2015	In Progress (Plan Check)
FM-0028322	Orange	Central Justice Center	Fire Alarm System - Phase 1 - Replace/Renovate/Upgrade the existing Fire Alarm System - The existing building alarm system is not code compliant and must be brought to compliance per the State Fire Marshals notice to comply. Work includes design and ACM abatement as needed.	\$ 833,269.18	\$ 77,895.65	4/13/2015	In Progress (Design)
FM-0035537	Los Angeles	Pasadena Courthouse	Elevator - Elevator Renovation - Complete renovation of five (5) traction and two (2) hydraulic elevators. Work will include but not be limited to, car frames and platforms, buffers and safeties, hoistway entrance frames, doors and pit equipt., new AC gearless machines, micro-processor control systems, regenerative VVVF AC drives, fly ball governors, closed loop heavy duty high speed operators, current code required wiring, interior and lobby control panels, counterweights and roller guides, hoist and governor ropes, cab ceilings with LED down lights, rope compensation, new submersible pump units and underground cylinders encased in PVC for hydraulic elevators, and seismic provisions. Provide new air conditioning to the machine rooms.	\$ 3,182,112.20	\$ 1,068,367.51	12/15/2014	In Work (Construction)
FM-0049106	Los Angeles	Stanley Mosk Courthouse	Elevator - Elevator Renovation - Complete renovation of eight (8) gearless traction elevators, six 3,000 lb capacity and two 8,000 lb capacity. Work will include but not be limited to, car frames and platforms, buffers and safeties, hoistway entrance frames, doors and pit equipt., new AC gearless machines, micro-processor control systems, regenerative VVVF AC drives, fly ball governors, closed loop heavy duty high speed operators, current code required wiring, interior and lobby control panels, counterweights and roller guides, hoist and governor ropes, cab ceilings with LED down lights, rope compensation and seismic provisions.	\$ 3,745,482.60	\$ 288,871.98	12/15/2014	In Progress (Plan Check)
FM-0052129a	Los Angeles	Foltz Couthouse	HVAC - Renovate the BAS - Convert the existing pneumatic controls to DDC, replace the front end control to the system, install VFD's on all AHU supply fans, Isolate and eliminate all leaks throughout the system, replace the worn bearings on AH 19-1 AHU fan, replace the failed return air sensor on AHU 1-9 and insulate the chilled and hot water piping at thirty-one (31) locations.	\$ 1,133,210.30	\$ 1,133,210.30	7/11/2014	In Progress (Construction)

Transfers	Location (County)	Facility Name	Project Title	TCFMAC Approved Funds	Total Amount Encumbered	Date of TCFMAC Approval	Current Status
FM-0052243	Los Angeles	Alhambra Courthouse	Energy Efficiency Project -1911_02282013LV1 - Lighting and controls upgrade - Retrofit (1,533) F32T8 fluorescent fixtures with new 28-watt lamps and new ballast, (249) 3-lamp and 4-lamp fluorescent fixtures with new reflector, 28-watt lamps and new ballast, and (1) 2x2 fluorescent fixtures with new reflector, 17-watt lamps and new ballast. Install (2) Vending Miser sensors to control vending machines. Replace (32) Exterior HID fixtures on the with new lower wattage LED fixtures.	\$ 190,969.88	\$ 194,523.43	1/16/2015	In Work (Construction)
FM-0053006	Los Angeles	Bellflower	Roof - Remove and replace existing roof with new PVC roof system - Due to roof currently being in poor condition, recommended removal and replacement of existing roof will bring entire system to good condition.	\$ 520,247.94	\$ 113,355.16	5/22/2015	In Work (Construction)
FM-0053008	Los Angeles	Compton Courthouse	Roof - Remove and replace the upper roof, main roof deck and stand alone restroom roofs (approximately 34,000 SF) with a 3 ply roofing system, roofing system is failing. Work includes new flashings, and reglet metal where needed.	\$ 494,133.94	\$ 89,214.66	3/6/2015	In Progress (Construction Procurement)
FM-0054053	Santa Barbara	Santa Barbara Jury Assembly Building	Interior Finishes - Construct three (3) Attorney/Client Meeting Rooms - Required to Facilitate move of juvenile proceedings to this location.	\$ 75,654.00	\$ 75,654.00	5/22/2015	In Work (Construction)
FM-0054270	Los Angeles	Parking Structure Edelman Courthouse	Elevator - Elevator Renovation - Complete renovation of two (2) traction and one (1) hydraulic elevators. Work will include but not be limited to, car frames and platforms, buffers and safeties, hoistway entrance frames, doors and pit equipt., new AC gearless machines, micro-processor control systems, regenerative VVVF AC drives, fly ball governors, current code required wiring, interior and lobby control panels, car and hall door panels with new doors, counterweights and roller guides, hoist and governor ropes, cab ceilings with LED down lights, rope compensation, new submersible pump units and underground cylinders encased in PVC for hydraulic elevators, and seismic provisions. Install new machine room air conditioning.	\$ 739,270.89	\$ 140,193.07	12/15/2014	In Progress (Plan Check)
FM-0054250	San Diego	North County Regional Center-South	COUNTY MANAGED - Shared Cost - HVAC - Demo existing 575-ton York centrifugal water-cooled chiller and install a new replacement chiller to match existing capacities. Chiller #3 has suffered a catastrophic failure, is beyond repair, and needs to be replaced to restore full cooling capacity to the central chiller plant service the NCRC Campus.	\$ 60,480.00	\$ -	1/16/2015	Completed (closed task)
FM-0054815	Solano	Solano Justice Building	COUNTY MANAGED - HVAC - Chiller - Replace aged worn-out mechanical chiller and cooling tower damaged by the August 2014 earthquake.	\$ 308,205.00	\$ 390,748.00	5/22/2015	Completed (closed task)
FM-0041559	Merced	Old Court	Interior Finishes - Replace failed courtroom seats(168) and carpet as required to facilitate new seating installation. Chairs are 60 years old and replacement parts are not available. Chair failure rate is increasing creating safety risks to the public.	\$ 105,000.00	\$ 105,000.00	5/22/2015	Completed (closed task)
FM-0052807	Los Angeles	Stanley Mosk Courthouse	Fire Protection - Replace 1,250 sprinkler heads throughout facility that are painted over, some are more than 50 yrs old and found deficient during latest inspection. Sprinkler heads failed U/L testing.	\$ 209,712.98	\$ 227,219.78	11/3/2014	Completed (RSR)

Transfers	Location (County)	Facility Name	Project Title	TCFMAC Approved Funds	Total Amount Encumbered	Date of TCFMAC Approval	Current Status
FM-0054853	Los Angeles	Whittier Courthouse	HVAC - Rebuild Chiller Unit #1 - ACM testing required prior to rebuilding chiller unit #1. While performing the Level IV PM Chiller #1 was found to have refrigerant leaks, a defective shaft seal and the compressor windings were tripping. Work to include the replacement of the oil heater, shaft seal, condenser switch, coolant reservoir and coolant pump.	\$ 51,091.37	\$ 51,091.37	5/22/2015	Completed (awaiting Invoice)
FM-0044228	Placer	Bill Santucci Justice Center	Interior Finishes - New Arraignment Courtroom - Complete the interior buildout of the South Placer Jail Arraignment Courtroom - The shell of the courtroom was completed at County of Placer expense.	\$ 2,030,000.00	\$ 2,030,000.00	1/16/2015	In Progress (Construction)
FM-0052405b	Orange	West Justice Center	Interior Finishes - Asbestos Abatement - Remove and replace approximately 27,000sf of Hot plaster ceiling (asbestos - samples contained from 8% to 12% Chrysotile asbestos) in 15 courtrooms and one office (W5) with drywall ceiling. Signs of delaminating of the sprayed on acoustic ceiling has occurred in multiple other courtrooms and needs to be removed per recommendation. The acoustical ceiling spray of the same type throughout the facility should be considered for removal before delamination occurs.	\$ 240,945.86	\$ 1,090,475.86	4/13/2015	In Work (Construction)
FM-0053469	Contra Costa	Wakefield Taylor Courthouse	HVAC - Remove and dispose of existing cooling tower; Re-slope and re-roof 800 sq ft of roofing; Install one (1) new 227 ton cooling tower. Provide and install 40 LF of 8 steel piping and 20 LF of 1 copper piping including fittings, valves and supports; Provide a new VFD; Connect cooling tower to the existing BAS. Work requires a crane and is to be done off hours - Existing Cooling tower is rotting and leaking. The water pools on the roof due to slope problems.	\$ 429,416.00	\$ 429,416.00	12/15/2014	Completed (closed task)
FM-0052980	Los Angeles	Foltz Couthouse	Roof - Remove and replace existing roof (62,550 SF) with new PVC roof system at the Main Deck, Penthouse decks (4) and lower eyebrow deck. Roofing system condition reports recommends replacement to mitigate leaks and imminent failure in a large percentage of the overall roofing system. New roof drains required for change in roofing systems.	\$ 1,034,161.34	\$ 1,027,994.32	3/6/2015	In Progress (Construction)
FM-0052982	Los Angeles	Metropolitan Courthouse	Roof - Remove and replace existing main deck, penthouse & stairwell deck roofs (27,000 SF) with new 3 ply roof systems. Roofing system is failing. Work includes new flashings and reglet metal where needed, metal etching and repainting of the deteriorating standing seam metal roof (2,535 SF) and cleaning and resetting roof drains and caps.	\$ 599,534.86	\$ 100,559.36	3/6/2015	In Progress (Design)
FM-0054954	Santa Cruz	Jury Assembly Room	Exterior Shell - Replace failed (2300 SF), leaking roof, (380 SF) deteriorated canopy, (50 LF) rotted gutter, (400 SF) of dry rot deck, (2800 SF) dry rot wooden exterior siding walls, (176 LF) deteriorated leaking window panes. The structure is currently leaking and several areas of the wood deck is rotted creating a structurally unsafe condition.	\$ 225,000.00	\$ 225,000.00	5/22/2015	Completed (closed task)
JCC-15-014							
FM-0004079	Contra Costa	Bray Courts	Roof - Replace 20,615 SF of built up roofing system with a new single ply roofing system; Replace 600 LF walkway pads; Move plumbing and HVAC equipment to allow installation of the roof. Existing roof is 29 years old and has had a number of leaks, mostly around the mechanical equipment that is spread around the roof.	\$ 554,239.73	\$ 555,339.73	2/19/2016	Completed (closed task)

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FM-0019458	Santa Clara	Hall of Justice (West)	Roof - Replace 16,300 sq. ft. of deteriorated roof, coping metal (600 In. ft.), eight (8) roof drain rings and deteriorated overflow drains. The roof is over 40 years old showing signs of damaged insulation, cracking, ponding and roof leaks are evident in the building. ACM abatement.	\$ 705,732.00	\$ 27,481.10	4/4/2016	In Progress (Design)
FM-0033535	San Bernardino	Rancho Cucamonga Courthouse	Security - Phase I Design - Design replacement for failing security controls for main holding cells in basement, in-custody elevators, and holding cells between each courtroom as per scope of work. Scope may include replacing equipment with 22 touch screens, 21 PTT microphones, and 8 PLCs. Controls are 30+ years old and outdated. Equipment manufacturer is out of business having to special order and fabricate parts locally. Equipment frequently breaks down causing the Court to have to reorganize their approach to the scheduled hearings.	\$ 196,596.00	\$ 175,660.00	8/31/2015	In Work (Construction)
FM-0034667	Los Angeles	Airport Courthouse	HVAC-Replace Boiler 1 & 2. Include new in-line circulating pump and motor assemblies, new sequencing controller and new 115 gallon buffer tank. New supply and return isolation valves, (4) new thermometers, (4) thermostats, and (4) thread-o-lets, new gas pipe from gas line to boilers. Boilers are out of compliance with AQMD due to NOx emissions and the age of the boilers.	\$ 121,652.33	\$ 123,306.87	5/20/2016	Completed (awaiting Invoice)
FM-0044229b	Orange	West Justice Center	HVAC - Air Handlers and BAS - Remove and replace the original failing air handlers and a failed heat pump. Convert the phase 2 AHU-5 damper controls, the phase 1 AHU-3 and the phase 3 Zone controls to DDC control. Retro commission the Building Automation System. Work includes the installation of code required refrigerant monitoring system to phases 1 and 2. Reprogram the BAS to run all BAS controlled equipment at the most efficient levels.	\$ 138,876.42	\$ 138,876.42	8/31/2015	In Work (Construction)
FM-0044237e	San Francisco	Hall of Justice	Phase 2 - Elevator - Refurbish Court Exclusive Elevators (4) - 50+ yr old, 350 daily in-custody transfers per car, in immediate need of refurbishment due to increased high numbers of entrapments, failures, and no connection to building fire system as required	\$ 114,742.00	\$ -	12/7/2015	In Work (Construction)
FM-0050342c	Los Angeles	Metropolitan Courthouse	Exterior Shell - Walk Up Windows. Install four (4) new Walk-up windows and required casework, demolition, framing and electrical. This request results from the realignment of the LA court functions. This Court will have an increased traffic flow of approximately 50% based on pushing traffic and other high volume cases to this court. The influx of this demand will create security screening and logistical problems due to insufficient building capacity that will significantly impact the courts operation if everyone has to enter the facility.	\$ 90,000.00	\$ 90,000.00	10/23/2015	Completed (closed task)
FM-0050766	Santa Clara	Morgan Hill Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of lighting controls on exterior pole lights, integration of lighting controls with BAS system, upgrade of existing metal halide lights in sallyport and on the building exterior to LED lighting; upgrade interior fixtures to LED lighting; install CO2 monitors to support demand ventilation controls; and upgrade air handling system to support new variable frequency drive units.	\$ 302,461.00	\$ 147,290.17	5/20/2016	In Progress (Construction Procurement)

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FM-0056539	Los Angeles	Stanley Mosk Courthouse	COUNTY MANAGED - HVAC - Central Plant Renovation work required to ensure service availability. Includes: Replacement of Fuel Nozzles, Air Compressor, ARU solution, cooling tower structuring, softener resin, ARU tube replacement, cooling tower gear boxes, valve actuators, isolation valves, drain line replacement, providing SCR Catalyst Replacement, and Carbon seal CRU 1 CRU 4 Motor Bar Rewind.	\$ 808,407.00	\$ -	8/31/2015	Completed (closed task)
FM-0056784	Yuba	Yuba County Courthouse	COUNTY MANAGED - ADA Compliance: Replace 5 sets of double outer doors, remove 5 pairs of inner Courtroom doors, install automatic openers/closers on new doors. ACM abatement required. Repair all opening for professional appearance. An ADA accessibility complaint was received which has initiated this project.	\$ 100,000.00	\$ -	10/23/2015	Completed (awaiting Invoice)
FM-0056911	Los Angeles	San Fernando Courthouse	HVAC -Corrections needed for Chiller #1 due to deficiencies found during Level VIII PM 2462651. Overhaul recommended to prevent downtime, damage and loss of comfort cooling to the courthouse. Purge all refrigerant and lube oil piping. Replace compressor journal bearings and high and low speed thrust bearings. Replace compressor shaft seal, PRV control shaft seals and motor bearings. Install refrigerant cleanup kit. Replace (2) condenser water rubber vibration eliminator joints.	\$ 186,249.53	\$ 186,249.53	12/7/2015	Completed (closed task)
FM-0057236	Los Angeles	Downey Courthouse	Plumbing - Replace existing 8" Fire Main Check Valves and 4" Domestic Water Line Check Valves with Backflow Preventers. Perform fire watch and engineering study. During PMs for the domestic and fire main backflows it was discovered that both systems had been missing the backflow preventers.	\$ 80,456.63	\$ 80,456.63	1/15/2016	In Work (Construction)
FM-0057347	Fresno	B.F. Sisk Federal Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of lighting, occupancy and daylighting controls, 2 VFD drives on the 15HP condenser pumps, and upgrade of lighting fixtures on the exterior and interior to LED lighting (approx. 1860 lamps).	\$ 304,927.00	\$ 277,559.24	5/20/2016	In Progress (Construction)
FM-0057574	Los Angeles	El Monte Courthouse	Grounds and Parking - Remove and replace failing concrete at the perimeter walkway (Aprox. 500 LF and 42 CY). Work to include the removal and re-setting of the existing railing, new re-bar, temporary railing, elevated form work and concrete pumping.	\$ 51,215.34	\$ 51,215.34	4/4/2016	Completed (closed task)
FM-0057628	Los Angeles	Compton Courthouse	Vandalism - Grind and polish stainless steel Elevators to remove graffiti and install Graffiti Film (approx. 3801SF). Elevators 1-6 & lobby doors 1-12 are badly damaged due to graffiti/vandalism.	\$ 83,206.09	\$ 30,109.05	5/20/2016	Completed (closed task)
FM-0058653	Alameda	Hayward Hall of Justice	Energy Efficiency - Electrical - Implement energy efficiency measures including installation Variable Frequency Drives on chiller, chilled cold & hot water pumps (3); replace exterior metal halide fixtures with LED lighting; and install occupancy sensors private offices, file areas, mechanical space and bathrooms; install bi-level lighting controls in stairwells.	\$ 107,922.03	\$ 80,765.10	5/20/2016	In Progress (Construction Procurement)
FM-0058654	Santa Clara	Historic Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including reprogramming of the BAS, installation of occupancy sensors, and upgrading interior hallway, courtroom, office, and bathroom CFL lamps and exterior metal halide lighting to LED lighting.	\$ 75,382.00	\$ 38,638.75	5/20/2016	In Progress (Construction Procurement)

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FM-0058655	Contra Costa	Family Law Center	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior fixtures to LED lighting and install occupancy sensor in private offices, bathrooms, files areas and mechanical rooms.	\$ 126,333.00	\$ 58,974.66	5/20/2016	In Progress (Design / Assessment)
FM-0058656	San Benito	New Hollister Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including conversion of existing High Intensity Discharge lamps with LED lighting in the parking and on the building exterior. Install two Variable Frequency Drives on chilled water and cooling tower pumps.	\$ 60,336.00	\$ 14,944.07	5/20/2016	In Progress (Design / Assessment)
FM-0058657	Butte	Butte County Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of bi-level lighting and occupancy controls; installation of variable frequency drive on chilled water pump, and upgrade of high pressure sodium & Metal Halide exterior fixtures (39) and interior fluorescent fixtures (approx. 758) to LED lighting.	\$ 150,229.00	\$ 134,619.51	5/20/2016	In Progress (Construction Procurement)
FM-0058658	San Joaquin	Manteca Branch Court	Energy Efficiency - Electrical - Implement energy efficiency upgrade of lighting fixtures on the interior to LED lighting (approx. 252 lamps).	\$ 9,557.00	\$ 19,661.03	5/20/2016	In Progress (Construction)
FM-0058659	Monterey	Marina Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of BAS controls for two courtrooms, upgrade existing internal lamps to LED, Replace old and inefficient electric water heater with conventional gas DHW. Upgrade Server Room Liebert HVAC unit to water economizer cooling unit. Install energy efficient telecom switches decreasing overall plug load.	\$ 130,385.00	\$ 35,049.25	5/20/2016	In Progress (Construction Procurement)
FM-0058660	Sacramento	Carol Miller Justice Center Court Facility	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of approx. 1,415 LED lamps and daylighting controls, 2 VFD drives and associated valves on the chilled water pumps, and Occupancy sensing circuit controls for common area and breakroom plug load.	\$ 114,932.50	\$ 120,887.98	5/20/2016	In Progress (Construction)
FM-0054329	Kern	Bakersfield Superior Court	COUNTY MANAGED - HVAC - Upgrade current HVAC - Central plant is more than 50 years old, loss of HVAC would significantly impact multiple facilities. The project encompasses replacing water pumps, condenser water pumps, electrical transfer switches, automatic controls system, water treatment and filter components and a non-operational electric chiller.	\$ 14,312.40	-	8/31/2015	Completed (Awaiting Invoice)
FM-0017040c	Los Angeles	Compton Courthouse	Fire - Phase 2 - Building alarm system is not code compliant and must be renovated to comply with State Fire Marshal notice to comply.	\$ 1,213,353.24	\$ -	1/17/2015	In Progress (Design)
FM-0020439	Santa Clara	Santa Clara Courthouse	Roof - Replace approx. 16,580 sq. ft. of failed leaking roof, including 830 sq. ft. of flashing, (6) 15" roof drains and dome strainers. Due to deterioration there is evidence of cracking, ponding and water intrusion into the building.	\$ 510,083.00	\$ -	4/4/2016	In Progress (Design / Assessment)
FM-0028322c	Orange	Central Justice Center	Fire - Phase 2 - Building alarm system is not code compliant and must be renovated to comply with State Fire Marshal notice to comply.	\$ 1,666,539.23	\$ -	7/17/2015	In Progress (Design)
FM-0052970	Los Angeles	Whittier Courthouse	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.	\$ 641,310.60	\$ 16,721.21	10/23/2015	In Progress (Construction)
FM-0052981	Los Angeles	East Los Angeles Courthouse	Roof - Remove and replace existing failing roof system with new PVC roof system (30,625).	\$ 555,770.28	\$ 18,086.94	10/23/2015	In Progress (Design)
FM-0052988	Los Angeles	San Fernando Courthouse	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.	\$ 673,265.50	\$ 14,499.86	10/23/2015	In Progress (Design)

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FM-0053002	Los Angeles	Monrovia Training Center	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.	\$ 316,305.00	\$ 12,219.10	10/23/2015	In Progress (Design)
FM-0053003	Los Angeles	Alhambra Courthouse	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.	\$ 601,846.06	\$ 11,574.28	10/23/2015	In Progress (Design)
FM-0053004	Los Angeles	Van Nuys Courthouse West	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.	\$ 470,864.34	\$ 23,467.97	10/23/2015	In Progress (Design)
FM-0053030	Los Angeles	Glendale Courthouse	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.	\$ 685,693.83	\$ 17,516.36	10/23/2015	In Progress (Plan Check)
FM-0053394	Los Angeles	Torrance Courthouse	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	\$ 719,971.94	\$ 23,394.51	10/23/2015	In Progress (Design)
FM-0053460	Los Angeles	Edmund D. Edelman Children's Courthouse	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).	\$ 662,105.40	\$ 13,540.64	10/23/2015	In Progress (Design)
FM-0053549	Los Angeles	Downey Courthouse	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.	\$ 630,668.62	\$ 14,550.27	10/23/2015	In Progress (Design)
FM-0053554	Los Angeles	Pomona Courthouse South	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.	\$ 622,390.50	\$ 15,843.63	10/23/2015	In Progress (Design)
FM-0054101	Los Angeles	Santa Monica Courthouse	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.	\$ 874,646.25	\$ 19,806.65	10/23/2015	In Progress (Design)
FM-0056971	Los Angeles	Compton Courthouse	Interior Finishes - 30% of Dept 105 Public seating are damaged, un-repairable & a safety hazard to public attempting to use. Conduct Environmental testing & set-up 29'x15'x8' containment. Demo 93 existing damaged chairs. Existing anchoring bolts have sheared off requiring drilling new anchoring points. Drill 168 holes (42ft x 4 holes per ft) for new chair anchoring. Install 93 new American Seating plastic seating (similar style to existing) & secure w/epoxy.	\$ 90,973.00	\$ -	1/15/2016	In Work (Construction)
FM-0057043	Los Angeles	Inglewood Juvenile Court	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	\$ 226,431.99	\$ 18,799.06	12/7/2015	In Progress (Bidding)

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FM-0057094	Los Angeles	Santa Monica Courthouse	HVAC - Roof top hot water piping has deteriorated. Replace 200 LF of 2" copper piping, install (10) 2" copper couplings, install (2) 2" butterfly valves, install (1) 2" ball valve, install (16) pipe saddles and clamps, reinsulate 200 LF of hot water piping, and replace 210 SF of aluminum insulation jacket.	\$ 61,690.00	\$ 61,690.00	1/15/2016	In Work (Construction)
FM-0057412	Los Angeles	Santa Monica Courthouse	HVAC - North side - Replace deteriorating roof top hot water pipe; approx 200LF of 2" copper pipe & fittings. Re-insulate 200LF of pipe, replace 210SF aluminum insulation jacket & bands. Conduct work under known ACM environment, Glove bag 200LF of ACM Thermal System Insulation	\$ 63,816.01	\$ 63,816.01	4/4/2016	In Progress (Design / Assessment)
FM-0057496	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	HVAC - Retro commission Fire Smoke Dampers. Restore complete operability of existing equipment. Work to include replacing any Microsmart DMS controllers, contactor relays, or failed FSDs. FSDs are not working as designed, FSDs will successfully shut but are incapable of modulating open. Recommended measures were identified as a part of the RCx.	\$ 69,834.50	\$ 69,834.50	4/4/2016	In Work (Construction)
FM-0058161	Los Angeles	Metropolitan Courthouse	Plumbing - Remove/replace (2) 8 supply water isolation gate valves & (1) Secondary 4 isolation valve; install 20- of 8 & 6 L-Type Copper pipes and connections. Existing valves are severely rusted and leak	\$ 52,714.56	\$ 52,714.56	5/20/2016	In Work (Construction)
FM-0058636	Santa Clara	Hall of Justice East	Roof - Replace 21,000 sq. ft. of deteriorated roof, 500 In. Ft. of coping metal, deteriorated roof drain rings and over flow drains. The roof is over 40 years old showing signs of damaged insulation, cracking, ponding and roof leaks are evident in the building.	\$ 811,254.00	\$ -	5/20/2016	In Progress (Design)
FM-0017557a	Los Angeles	Compton Courthouse	Plumbing - Replacement of failing Pressure Relief Valves on 2nd, 4th, 6th & 8th floors; valves are inoperable and require replacement. Replace failed Domestic Water Booster Pump package.	\$ 242,670.65	\$ 274,664.59	10/23/2015	Completed (Awaiting Invoice)
FM-0024669	San Mateo	Northern Branch Courthouse	HVAC - Replace failed 30 ton Split System Chiller Compressor (1) - Original 50yr old refrigeration compressor has failed; recommended replacement due to age, part acquisition and efficiency	\$ 71,931.72	\$ 71,931.72	4/4/2016	Completed (closed task)
FM-0054951	Orange	North Justice Center	HVAC - Phase 1 - Design - Cooling Towers - Demo, remove, replace, and relocate two 250+ ton (20hp ea.) cooling towers. The cooling towers require relocation due to current unsafe work conditions and replacement due to age and failing components. The rooftop location has a rusting and failing blower wheel shaft that could break at any moment and cannot be replaced or maintained due to lack of fall protection; relocation will allow preventive maintenance to be performed in a safe and efficient manner.	\$ 232,999.80	\$ 279,366.25	7/17/2015	In Work (Construction)
FM-0055034	Orange	Harbor Justice Center Newport Beach Facility	HVAC - BAS - Replace failed Siemens chiller control system with new non-proprietary Automated Logic system. Multiple components of the current system are failing on a daily basis and have resulted in complete shutdown and difficult restarts of the vital building system. Work to be completed on off-hours to not impact operations.	\$ 451,112.00	\$ 451,112.00	1/15/2016	Completed (closed task)

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FM-0056803	Los Angeles	San Fernando Courthouse	Interior Finishes - Remove and replace audience, jury, and witness seating in Dept. H, J, and N. Dept H, N, and J (63) audience seating, (14) jury box seating, and (1) witness chair. Totaling (189) Audience seating, (42) jury box seating, and (3) witness chairs. Existing seating is old and constantly breaking, parts are not available for repairs. Safety hazard with seating failing with public use.	\$ 114,000.00	\$ 145,120.79	10/23/2015	Completed (closed task)
FM-0056879	Los Angeles	Edmund D. Edelman Children's Court	Electrical - Existing 2000A Westinghouse ATS is failing and parts are no longer available and lack of serviceability. Building power will be shut off for 12 hours while ATS is replaced. Demo existing 2000 A Westinghouse ATS and install 1 new GE Zenith ZTS series 2000A ATS with MX250 microprocessor controls and NEMA 1 cabinet. Install five 50 LF (250 LF) runs of 500 MCM cable for low side and 120 LF of 500 MCM cable for high side. Install 9 500 MCM lugs.	\$ 76,216.31	\$ 79,860.47	12/7/2015	Completed (closed task)
FM-0056965	Monterey	Monterey Courthouse	COUNTY-MANAGED - Electrical - install replacement generator. Work to include crane lift. Current equipment has failed. A temp rental has been deployed during replacement.	\$ 127,900.00	\$ -	4/4/2016	In Progress
FM-0056972	Los Angeles	Metropolitan Courthouse	Interior Finishes - Dept. 70 Cashier's Public stadium seating chairs are damaged, unrepairable. Seats need to be replaced as this is a safety issue for the public when trying to seat. Perform environmental testing and set up 30'W x 32' L x 8' H containment. Demo 101 existing damaged chairs, fill mounting holes and install 101 new American Seating Model 408 fiberglass seats and secure with epoxy.	\$ 74,373.67	\$ 66,134.20	12/7/2015	Completed (Awaiting Invoice)
FM-0057045	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	HVAC - Cooling towers #1 and #2 media has significant calcium build up causing water to escape and puddle at the towers base. Floats do not provide adequate make up water causing pump surge. Replace (72) counter flow eliminators, (8) 63-1/4 W x 35-1/2 H louvers, (16)44-5/8 W x 35-1/2 H louvers, (4) 8" butterfly valves, (2) gear operated 3" butterfly drain valves, 101"Wx252"L Cooling tower media, (2) EZ Float Kits, (2) 4B154 power band belts, and (2) grease line kits.	\$ 58,745.11	\$ 68,751.61	12/7/2015	Completed (closed task)
FM-0057336	Los Angeles	Downey Courthouse	DESIGN - Phase 1 - Exterior Shell - Renovate failing wall area leading into the sally port per the recommendations within the engineering study. Work to include excavation and bracing of wall areas, removal of trees contributing to wall system failure, replacement of failed drainage system.	\$ 129,735.00	\$ 45,323.55	2/19/2016	In Progress (Design / Assessment)
FM-0057371	Los Angeles	Compton Courthouse	Plumbing - Replace (2) failing duplex sewage pump system. Pump #1 has failed and pump #2 is noisy during operation indicating bearing failure and are incapable of properly evacuating the pit.	\$ 33,760.03	\$ 33,760.03	4/4/2016	Completed (closed task)
FM-0057411	San Bernardino	San Bernardino Courthouse - Annex	Elevators, Escalators, and Hoists - Replace machine seals, door package, and control relays for Elevator #2. Install new door operator and it's component for Elevator #1. Existing components are extremely worn and becoming increasingly unreliable. This work will help to ensure increased reliability and reduced breakdowns.	\$ 113,973.42	\$ 113,973.42	4/4/2016	Completed (closed task)
FM-0057430	Los Angeles	Pomona Courthouse South	HVAC - Replace failed CW/HW coils and Condesate Pan in the Basement AHU-1. Work to include, Mobilizing a crane to remove concrete service pads and replacing valves, strainer, pressure gauge and thermometers. Basement AHU-1 hot and cold water coils are leaking at a rate of 2500 Gallons per month.	\$ 127,943.24	\$ 127,943.24	4/4/2016	Completed (closed task)

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FM-0057471	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	HVAC - Replace (4) 8" DeZurik valves and actuators, (1) split case 40HP American Marsh Pump, (1) 40 HP TEFC motor, and install (1) motor coupling. Comfort hot water pump #1 is leaking and the motor is damaged.	\$ 47,846.88	\$ 51,714.10	4/4/2016	Completed (closed task)
FM-0057576	San Mateo	Hall of Justice	COUNTY MANAGED: HVAC - Replace failed 60yr old AHU's (S-1, S-2, S-3, S-6 & S-7) - AHUs (5) have failed resulting in severe temperature issues and disruptions to Court	\$ 856,375.00	\$ -	4/4/2016	In Progress
FM-0057600	Santa Clara	Hall of Justice (East)	Exterior Shell - Install (1) concrete ADA ramp, 70 In ft. of hand rails, and (2) ADA push buttons for exterior doors to meet code compliance. Work to include demo of existing ADA ramp and fill with dirt. The court CEO has received complaints from the board member chief of staff and the public who have fallen down the stairs.	\$ 187,602.00	\$ 215,822.00	4/4/2016	In Work (Construction)
FM-0057625	Amador	New Amador County Courthouse	Exterior Shell - Remediate damaged and chipped paint, prep, and repaint entire exterior of building. 20,000Sqft single-story courthouse with gabled roof. Building is in need of immediate asset preservation to prevent further damage.	\$ 52,530.00	\$ 52,530.00	5/20/2016	Completed (closed task)
FM-0058172	Monterey	Marina Courthouse	Exterior Shell - Replace approx. 12,000 sq. ft. of failed wood siding shingles, 12,000 sq. ft. of shake felt underlayment. Due to deterioration there is evidence of water intrusion into the building walls including dry rot and mold.	\$ 229,054.00	\$ 229,054.00	5/20/2016	In Work (Construction)
FM-0058192	San Bernardino	Rancho Cucamonga Courthouse	COUNTY MANAGED- Interior Finishes- Replace both Men's and Women's public restroom partitions (4 restrooms total) on 1st floor. Existing partitions are degraded, have been severely vandalized throughout the years, and have several sections of missing Formica creating a hazard due to the sharp edges left from it peeling.	\$ 60,840.00	\$ 60,840.00	5/20/2016	Completed (closed task)
FM-0058627	Butte	Butte County Courthouse	Fire Protection - Replace the fire alarm control panel and all its devices throughout the building with a non-proprietary "Notifier" system. The SimplexGrinnell fire alarm system is obsolete, cannot be repaired, and currently has several devices in trouble-alarm.	\$ 120,000.00	\$ 120,000.00	5/20/2016	In Work (Construction)
FM-0052979a	Los Angeles	Burbank Courthouse	Roof - Original Gable Roof Section - Remove approximately 12,500 sf of existing rolled roofing over a pre-existing roof. Work will include new plywood roof sheathing, Dens Deck material, insulation board and a new SBS roof system with Cool Roof coating. Two pieces of abandoned mechanical equipment will also be removed from the roof and the penetrations will be capped. The existing gable roof membrane is failing and requires immediate replacement.	\$ 209,186.37	\$ 7,623.84	7/17/2015	In Work (Construction)
FM-0057520	San Mateo	Hall of Justice	Fire Protection - Fire Life safety - Replace existing Courtroom door locks (20) w/new panic hardware and (80) brass kickplate; key to match Court matrix- Existing 50yr old deadbolts are failing, replacement parts are not available; corrections require code compliance hardware for entrance/exit doors.	\$ 122,864.00	\$ 129,293.96	4/4/2016	Completed (closed task)
JCC-15-015							
FM-0035096	Orange	North Justice Center	HVAC - Replace failing air handlers units 1-8. Current air handlers are the buildings original and fail intermittently. Structural instability for coupler systems was noted during AHU-1 bearing replacement occurring within the last year. Install refrigerant monitoring system as required by code.	\$ 1,086,429.30	\$ -	5/20/2016	In Work (Construction)
FM-0057735	Los Angeles	Van Nuys Courthouse Easetr	Planning - Exterior Shell- Provide cost proposal to include a report, recommendation and scope of work to resolve the water intrusion issue on the west exterior side of the entrance	\$ 67,500.00	\$ 67,500.00	4/13/2016	Completed (awaiting Invoice)

Transfers	Location (County)	Facility Name	Project Title	TCFMAC Approved Funds	Total Amount Encumbered	Date of TCFMAC Approval	Current Status
FM-0058661	Amador	New Amador County Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of BAS Controls for all HVAC units, upgrade existing air handler to Climate Wizard (CW) indirect evaporative cooling air handler, upgrade existing internal lamps to LED, and install energy efficient telecom switches decreasing overall plug load.	\$ 465,010.00	\$ 42,501.78	5/20/2016	In Progress (Construction Procurement)
JCC-16-013							
FM-0060574	Fresno	Fresno County Courthouse	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 3755 Fixtures)	\$ 120,495.62	\$ 120,495.06	5/19/2017	In Work (Construction)
FM-0060576	Kings	Corcoran Court	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 122 Fixtures) - Project Cancelled	\$ 3,586.47	\$ -	5/19/2017	In Progress (Construction Procurement)
FM-0060524	Los Angeles	Norwalk Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 68,192.21	\$ 67,879.83	5/19/2017	In Progress (Construction)
FM-0060579	Los Angeles	Bellflower Courthouse	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 1234 Fixtures)	\$ 32,186.69	\$ 32,039.33	5/19/2017	In Progress (Construction)
FM-0060581	Los Angeles	Downey Courthouse	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 1222 Fixtures)	\$ 34,321.55	\$ 34,008.67	5/19/2017	In Progress (Construction)
FM-0060584	Los Angeles	Whittier Courthouse	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 1583 Fixtures)	\$ 45,794.78	\$ 45,584.92	5/19/2017	In Progress (Construction)
FM-0060583	Los Angeles	Beverly Hills Courthouse	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 2246 Fixtures)	\$ 59,754.76	\$ 59,480.90	5/19/2017	In Progress (Construction)
FM-0060525	Los Angeles	Airport Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 129,857.34	\$ 129,262.57	5/19/2017	In Progress (Construction)
FM-0060192	Los Angeles	Inglewood Courthouse	Energy Efficiency - Electrical - Implement energy efficiency upgrade of interior and exterior lighting to LED (Approx. 2172 lamps)	\$ 168,807.57	\$ -	3/3/2017	In Progress (Construction)
FM-0060545	Los Angeles	Alhambra Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 38,511.17	\$ 38,334.92	5/19/2017	In Progress (Construction)
FM-0035537	Los Angeles	Pasadena Courthouse	Elevator - Elevator Renovation - Complete renovation of five (5) traction and two (2) hydraulic elevators.	\$ 2,163,920.75	\$ -	3/3/2017	In Progress (Construction Procurement)
FM-0060575	Los Angeles	Stanley Mosk Courthouse	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 12937 Fixtures)	\$ 420,211.91	\$ 418,289.13	5/19/2017	In Work (Construction)
FM-0060573	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 17928 Fixtures)	\$ 411,228.57	\$ 409,346.62	5/19/2017	In Work (Construction)
FM-0060582	Los Angeles	Monrovia Training Center	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 350 Fixtures)	\$ 8,238.18	\$ 8,199.93	5/19/2017	In Progress (Construction)
FM-0060528	Los Angeles	East Los Angeles Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 33,365.98	\$ 33,213.03	5/19/2017	In Progress (Construction)
FM-0060529	Los Angeles	Pomona Courthouse South	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 71,865.04	\$ 71,535.88	5/19/2017	In Progress (Construction)
FM-0060537	Los Angeles	Pomona Courthouse North	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 27,422.85	\$ 27,297.82	5/19/2017	In Progress (Construction)

Transfers	Location (County)	Facility Name	Project Title	TCFMAC Approved Funds	Total Amount Encumbered	Date of TCFMAC Approval	Current Status
FM-0060526	orange	North Justice Center	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 48,394.68	\$ 48,394.25	5/19/2017	In Progress (Construction)
FM-0060538	San Bernardino	San Bernardino Courthouse	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 50,769.97	\$ 50,769.84	5/19/2017	In Progress (Construction)
FM-0060536	San Bernardino	San Bernardino Courthouse - Annex	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 47,694.95	\$ 47,695.01	5/19/2017	In Progress (Construction)
FM-0060580	San Bernardino	San Bernardino Justice Center	Energy Efficiency - Electrical Implement energy efficiency upgrade of interior and exterior lighting to LED (approx. 7272 Fixtures)	\$ 223,251.45	\$ 223,251.22	5/19/2017	In Progress (Construction)
FM-0060527	Santa Clara	Downtown Superior Court	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 51,215.83	\$ 51,215.48	5/19/2017	In Progress (Construction)
FM-0060503	Tulare	South County Justice Center	Energy Efficiency - Electrical - Implement energy efficiency measures including installation of Interior and Exterior Lighting re-lamps and retrofit	\$ 40,766.70	\$ 40,767.06	5/19/2017	In Progress (Construction)

 Shaded region shows an update to the information



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 12/04/2017

Information Only Item 1

Summary:

Informational report on progress of \$45M deferred maintenance list

Supporting Documentation:

- List



Project Status	Number of Projects	Original Estimate	Current Amount
Roof Projects			
In Design Assessment	9	\$ 3,659,000	\$ 7,188,623
In Design	6	\$ 3,329,000	\$ 7,625,614
In Plan Check	1	\$ 119,000	\$ 734,344
In Bidding	7	\$ 865,000	\$ 1,207,097
In Construction Work	4	\$ 1,671,000	\$ 2,349,482
County owned and managed facility. Working with county to initiate the project.	11	\$ 2,242,000	\$ 2,242,000
Facility Off Line	1	\$ 234,000	\$ -
Funded outside DMF	1	\$ 1,283,000	\$ -
On Hold	1	\$ 209,000	\$ 209,000
Subtotal	41	\$ 13,611,000	\$ 21,556,160
Elevator Projects			
Elevator Consultant Procurement	17	\$ 7,790,000	\$ 7,790,000
Performance Criteria Development	9	\$ 7,864,000	\$ 8,024,388
Cancelled	1	\$ 533,000	\$ -
In Bidding	1	\$ 10,300,000	\$ 10,300,000
In Construction Work	1	\$ 179,000	\$ 622,575
County owned and managed facility. Working with county to initiate the project.	11	\$ 3,614,000	\$ 3,644,473
Funded outside DMF	5	\$ 2,110,000	\$ -
Subtotal	45	\$ 32,390,000	\$ 30,381,435
Grand Total	86	\$ 46,001,000	\$ 51,937,595



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Judicial Council Deferred Maintenance
Project Progress List

Trial Court Facility Modification

Meeting Date 12/04/2017

#	Facility Location		Project Title	Original Estimate	Updated Cost	Status
1	Alameda	Hayward Hall of Justice	Roof Replacement	\$ 627,000	\$ 2,331,955	In Design Assessment
2	Los Angeles	Airport Courthouse	Roof Replacement	\$ 555,000	\$ 628,698	In Construction Work
3	Santa Barbara	Santa Maria Bldg G	Roof Replacement	\$ 255,000	\$ 276,449	In Bidding
4	Riverside	Riverside Juvenile Justice Trailer	Roof Replacement	\$ 24,000	\$ 49,347	In Bidding
5	San Bernardino	San Bernardino Courthouse	Roof Replacement	\$ 157,000	\$ 519,347	In Design
6	Santa Barbara	Santa Maria Courts Bldgs C + D	Roof Replacement	\$ 577,000	\$ 65,421	In Design Assessment
7	Santa Barbara	Santa Maria Courts, Bldg F	Gutters/Downspouts	\$ 11,000	\$ 11,000	In Design Assessment
8	Solano	Solano Justice Building	Skylight Replacement	\$ 33,000	\$ 33,000	County owned and managed facility. Working with county to initiate the project.
9	Alameda	Wiley W. Manuel Courthouse	Roof Replacement	\$ 283,000	\$ 656,690	In Design Assessment
10	Contra Costa	Jail Annex	Roof Replacement	\$ 11,000	\$ 11,000	In Construction Work
11	Humboldt	Humboldt County Courthouse (Eureka)	Roof Replacement	\$ 139,000	\$ 139,000	County owned and managed facility. Working with county to initiate the project.
12	Kern	Bakersfield Superior Court	Roof Replacement	\$ 529,000	\$ 1,945,800	In Design
13	Kern	Bakersfield Justice Bldg.	Roof Replacement	\$ 195,000	\$ 195,000	County owned and managed facility. Working with county to initiate the project.
14	Kern	Bakersfield Juvenile Center	Roof Replacement	\$ 119,000	\$ 734,344	In Plan Check
15	Kern	Delano/North Kern Court	Roof Replacement	\$ 145,000	\$ 332,384	In Bidding
16	Kern	Shafter/Wasco Courts Bldg.	Roof Replacement	\$ 203,000	\$ 463,920	In Design
17	Kern	Taft Courts Bldg.	Roof Replacement	\$ 75,000	\$ 202,899	In Design
18	Los Angeles	Sylmar Juvenile Court	Roof Replacement	\$ 52,000	\$ 52,000	County owned and managed facility. Working with county to initiate the project.
19	Los Angeles	Beverly Hills Courthouse	Roof Replacement	\$ 241,000	\$ 705,946	In Construction Work
20	Los Angeles	Hall of Records	Roof Replacement	\$ 6,000	\$ 6,000	County owned and managed facility. Working
21	Los Angeles	Chatsworth Courthouse	Roof Replacement	\$ 864,000	\$ 1,003,838	In Construction Work
22	Los Angeles	Mental Health Court	Partial Roof	\$ 234,000	\$ -	Facility Off Line
23	Los Angeles	West Covina Courthouse	Roof Replacement	\$ 1,283,000	\$ -	Funded outside DMF
24	Madera	Sierra Courthouse	Roof Replacement	\$ 41,000	\$ 40,746	In Design Assessment
25	Napa	Criminal Court Building	Roof Replacement	\$ 232,000	\$ 232,000	In Bidding
26	Orange	Betty Lou Lamoreaux Justice Center	Skylights Replacement	\$ 209,000	\$ 209,000	On hold



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Judicial Council Deferred Maintenance
Project Progress List

Trial Court Facility Modification

Meeting Date 12/04/2017

#	Facility Location		Project Title	Original Estimate	Updated Cost	Status
27	Orange	North Justice Center	Roof Replacement	\$ 534,000	\$ 1,454,955	In Design
28	Placer	Historic Courthouse	Roof Replacement	\$ 55,000	\$ 55,000	County owned and managed facility. Working with county to initiate the project.
29	San Diego	Hall of Justice	Roof Replacement	\$ 59,000	\$ 59,000	County owned and managed facility. Working with county to initiate the project.
30	San Diego	Department 9 Trailer	Roof Replacement	\$ 23,000	\$ 23,692	In Bidding
31	San Diego	Department 10 Trailer	Roof Replacement	\$ 23,000	\$ 23,692	In Bidding
32	San Diego	North County Regional Center -	Roof Replacement	\$ 1,831,000	\$ 3,038,693	In Design
33	San Diego	East County Regional Center	Roof Replacement	\$ 1,131,000	\$ 1,131,000	In Design Assessment
34	Santa Clara	Hall of Justice (East)	Roof Replacement	\$ 353,000	\$ 751,746	In Design Assessment
35	Santa Clara	Historic Courthouse	Roof Replacement	\$ 237,000	\$ 342,750	In Design Assessment
36	Tulare	Visalia Superior Court	Roof Replacement	\$ 198,000	\$ 198,000	County owned and managed facility. Working with county to initiate the project.
37	Ventura	Hall of Justice	Roof Replacement	\$ 837,000	\$ 837,000	County owned and managed facility. Working with county to initiate the project.
38	Ventura	East County Courthouse	Roof Replacement	\$ 328,000	\$ 328,000	County owned and managed facility. Working with county to initiate the project.
39	San Luis Obispo	Courthouse Annex	Skylights Replacement	\$ 340,000	\$ 340,000	County owned and managed facility. Working with county to initiate the project.
40	Riverside	Blythe Courthouse - Superior	Roof Replacement	\$ 163,000	\$ 269,533	In Bidding
41	San Francisco	Civic Center Courthouse	Roof Replacement	\$ 399,000	\$ 1,857,315	In Design Assessment
42	Santa Barbara	Santa Maria Courts Bldgs C + D	Elevator Replacement	\$ 234,000	\$ 234,000	Elevator Consultant Procurement
43	Riverside	Corona	Elevator Replacement	\$ 55,000	\$ 55,000	County owned and managed facility. Working with county to initiate the project.
44	Solano	Hall of Justice	Elevator Replacement	\$ 418,000	\$ 418,000	Elevator Consultant Procurement
45	San Bernardino	Rancho Cucamonga Courthouse	Elevator Replacement	\$ 361,000	\$ -	Funded outside DMF
46	Solano	Solano Justice Building	Elevator Replacement	\$ 72,000	\$ 72,000	County owned and managed facility. Working with county to initiate the project.
47	Alameda	Wiley W. Manuel Courthouse	Elevator	\$ 934,000	\$ -	Funded outside DMF
48	Alameda	Hayward Hall of Justice	Elevator Replacement	\$ 892,000	\$ 892,000	Elevator Consultant Procurement



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Judicial Council Deferred Maintenance
Project Progress List

Trial Court Facility Modification

Meeting Date 12/04/2017

#	Facility Location		Project Title	Original Estimate	Updated Cost	Status
49	Alameda	Fremont Hall of Justice	Elevator Replacement	\$ 634,000	\$ 634,000	Elevator Consultant Procurement
50	Contra Costa	Wakefield Taylor Courthouse	Elevator Replacement	\$ 485,000	\$ 485,000	Elevator Consultant Procurement
51	Contra Costa	Danville District Courthouse	Elevator Replacement	\$ 96,000	\$ 96,000	Elevator Consultant Procurement
52	Contra Costa	George D. Carroll Courthouse	Elevator Replacement	\$ 231,000	\$ 231,000	Elevator Consultant Procurement
53	San Bernardino	Barstow Courthouse	Elevator Replacement	\$ 75,000	\$ 75,000	Elevator Consultant Procurement
54	Kern	Bakersfield Superior Court	Elevator	\$ 540,000	\$ -	Funded outside DMF
55	Kern	Bakersfield Justice Bldg.	Elevator Replacement	\$ 423,000	\$ 423,000	County owned and managed facility. Working with county to initiate the project.
56	Los Angeles	Santa Clarita Courthouse	Witness Stand Lift Replacement	\$ 10,000	\$ 10,000	County owned and managed facility. Working with county to initiate the project.
57	Los Angeles	Bellflower Courthouse	Wheelchair Lift Replacement	\$ 50,000	\$ 50,000	Elevator Consultant Procurement
58	Los Angeles	Downey Courthouse	Wheelchair Lift Replacement	\$ 140,000	\$ 140,000	Elevator Consultant Procurement
59	Los Angeles	Beverly Hills Courthouse	Elevator Replacement	\$ 777,000	\$ 794,753	Performance Criteria Development
60	Los Angeles	Hall of Records	Elevator Controls Replacement	\$ 16,000	\$ 16,000	County owned and managed facility. Working with county to initiate the project.
61	Los Angeles	Van Nuys Courthouse East	Elevator Replacement	\$ 2,143,000	\$ 2,164,938	Performance Criteria Development
62	Los Angeles	Van Nuys Courthouse West	Elevator Controls Replacement	\$ 205,000	\$ 205,000	Elevator Consultant Procurement
63	Los Angeles	Torrance Courthouse	Elevator Replacement	\$ 1,321,000	\$ 1,341,363	Performance Criteria Development
64	Los Angeles	Inglewood Juvenile Court	Elevator Replacement	\$ 72,000	\$ 84,998	Performance Criteria Development
65	Los Angeles	Inglewood Courthouse	Elevator Replacement	\$ 1,872,000	\$ 1,893,938	Performance Criteria Development
66	Los Angeles	Burbank Courthouse	Elevator Replacement	\$ 119,000	\$ 131,998	Performance Criteria Development



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Judicial Council Deferred Maintenance
Project Progress List

Trial Court Facility Modification

Meeting Date 12/04/2017

#	Facility Location		Project Title	Original Estimate	Updated Cost	Status
67	Los Angeles	Alhambra Courthouse	Elevator Replacement	\$ 919,000	\$ 939,363	Performance Criteria Development
68	Los Angeles	Stanley Mosk Courthouse	Escalator Renovation	\$ 10,300,000	\$ 10,300,000	In Bidding
69	Los Angeles	El Monte Courthouse	Elevator Replacement	\$ 536,000	\$ 536,000	Elevator Consultant Procurement
70	Los Angeles	Edmund D. Edelman Children's Court	Elevator Replacement/Renovation	\$ 3,330,000	\$ 3,330,000	Elevator Consultant Procurement
71	Los Angeles	Central Arraignment Courts	Elevator Replacement	\$ 533,000	\$ -	Cancelled
72	Los Angeles	West Covina Courthouse	Elevator Replacement	\$ 179,000	\$ 622,575	In Construction Work
73	Nevada	Nevada City Courthouse	Elevator Replacement	\$ 151,000	\$ 151,000	County owned and managed facility. Working with county to initiate the project.
74	Orange	North Justice Center	Elevator Replacement	\$ 553,000	\$ 571,203	Performance Criteria Development
75	Placer	Historic Courthouse	Elevator Replacement	\$ 72,000	\$ 72,000	County owned and managed facility. Working with county to initiate the project.
76	San Diego	Kearny Mesa Court	Dumbwaiter Replacement	\$ 60,000	\$ 60,000	Elevator Consultant Procurement
77	San Diego	Juvenile Court	Elevator Replacement	\$ 88,000	\$ 101,838	Performance Criteria Development
78	San Diego	North County Regional Center -	Elevator Controls	\$ 232,000	\$ -	Funded outside DMF
79	San Diego	North County Regional Center - North	Elevator Replacement	\$ 95,000	\$ 95,000	Elevator Consultant Procurement
80	San Diego	South County Regional Center	Elevator Replacement	\$ 401,000	\$ 431,473	County owned and managed facility. Working with county to initiate the project.
81	San Mateo	Hall of Justice	Wheelchair Lift Replacement	\$ 16,000	\$ 16,000	County owned and managed facility. Working with county to initiate the project.
82	San Mateo	Northern Branch Courthouse	Elevator Replacement	\$ 84,000	\$ 84,000	Elevator Consultant Procurement
83	Santa Clara	Historic Courthouse	Elevator Controls	\$ 43,000	\$ -	Funded outside DMF



JUDICIAL COUNCIL
OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Judicial Council Deferred Maintenance
Project Progress List

Trial Court Facility Modification

Meeting Date 12/04/2017

#	Facility Location		Project Title	Original Estimate	Updated Cost	Status
84	Santa Clara	Santa Clara Courthouse	Elevator Replacement and Vista Monitoring System Installation	\$ 225,000	\$ 225,000	Elevator Consultant Procurement
85	Tulare	Visalia Superior Court	Elevator Replacement	\$ 349,000	\$ 349,000	County owned and managed facility. Working with county to initiate the project.
86	Ventura	Hall of Justice	Elevator Replacement	\$ 2,049,000	\$ 2,049,000	County owned and managed facility. Working with county to initiate the project.
			Total	\$ 46,001,000	\$ 51,937,595	



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 12/04/2017

Information Only Item 2

Summary:

Informational report on FY 2017-18 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 04, 2017

Facility Modifications Completed and Canceled

This fiscal year 474 facility modifications funded over multiple fiscal years were completed. Collectively, the actual costs were under budget of the original estimated amounts by approximately 15.02%.

REPORTING PERIOD STATUS	Quantity	Estimated Cost of FM Program Budget Share	Actual Cost of FM Program Budget Share	% of Estimated Cost
Completed	474	\$14,221,988	\$12,987,091	84.98%
Funded FMs Canceled	30	\$609,102	N/A	N/A
Non-Funded FMs Canceled	31	N/A	N/A	N/A

CURRENT YEAR STATUS (FY17-18)	Quantity	Cost Adjustment to Current Year FM Program Budget
Completed	155	\$168,603
Canceled	24	\$232,785
TOTAL COST ADJUSTMENT		\$401,388

FY 2017-2018 FM Budget YTD Reconciliation

The first meeting of the year in July 2017 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.

FY 2017-2018 (\$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 \$100K Allocation	\$8,000	\$8,000	\$0
Planned FMs Allocation	\$8,694	\$8,694	\$0
Priority 2-6 FMs Allocation	\$29,218	\$14,241	\$14,977
Energy Efficiency Projects	\$6,488	\$6,488	\$0
TOTALS:	\$65,000	\$50,023	\$14,977



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: December 04, 2017

FY 2016-2017 FM Budget Spending Plan

FY 2016-2017 Spending Plan (\$1,000s)	
Month/Item	Spending
JUL 2017 (approved 7/21)	\$33,215
AUG 2017 (approved 8/28)	\$3,180
Energy Efficiency (approved 8/28)	\$4,780
OCT 2017 (approved 10/13)	\$2,769
DEC 2017	\$4,371
Energy Efficiency	\$1,708
JAN 2018	\$5,000
MAR 2018	\$4,000
APR 2018	\$3,000
MAY 2018	\$2,977
TOTAL	\$65,000