

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

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

October 11, 2019

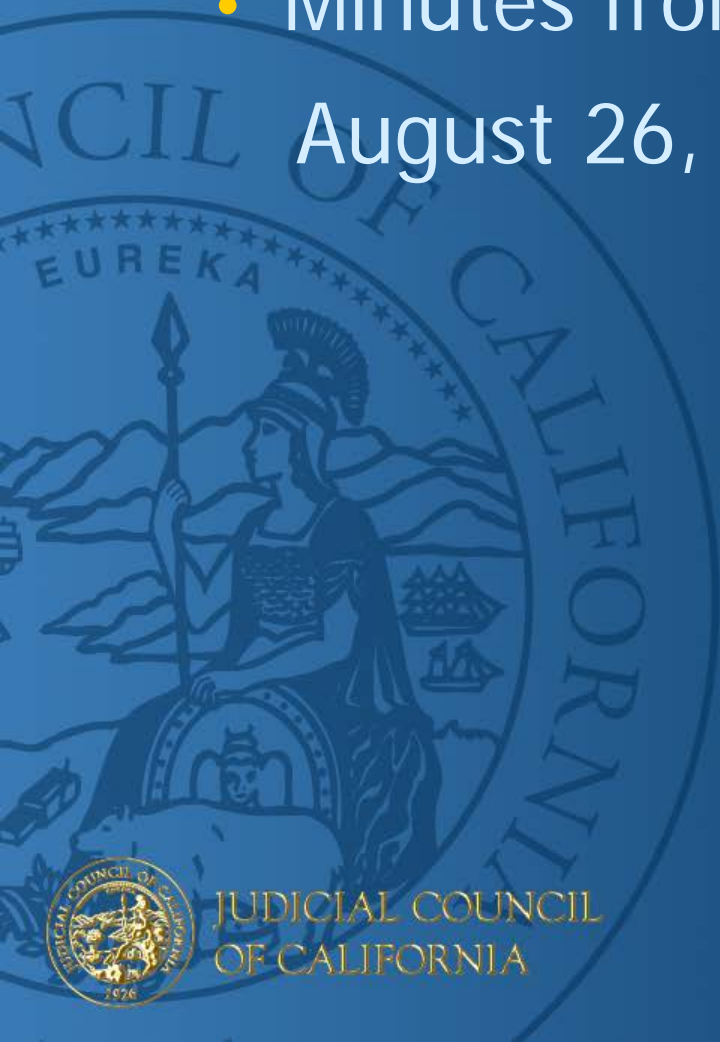
# Call to Order and Roll Call

- Chair Call to Order and Opening Comments
- Roll Call
  - Trial Court Facility Modification Advisory Committee Chair
  - Trial Court Facility Modification Advisory Committee Members
  - Facilities Services Staff
  - Guests



# Consent Calendar

- Minutes from open meeting on August 26, 2019



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# Action Item 1

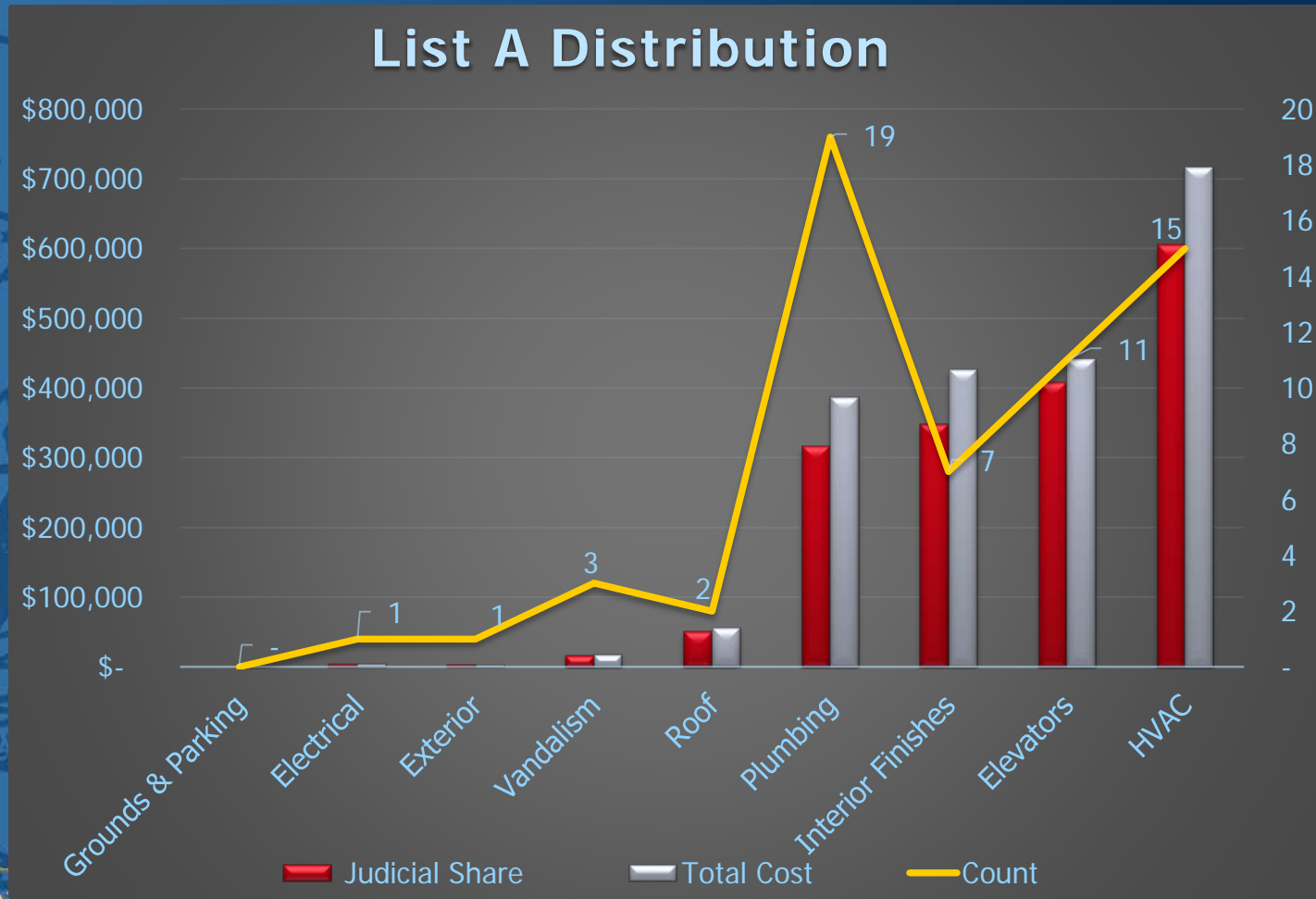
## List A – Emergency Facility Modification Funding (Priority 1)

- There were 59 new Priority 1 FMs this period
- Total estimated FM Program budget share is \$1,752,724



# Action Item 1

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



# Action Item 1

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

FM-0112533 Contra Costa Wakefield Taylor CH



# Action Item 1

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

FM-0141995 Merced- Main Merced Courthouse



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# Action Item 1

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

FM-0142032 San Diego Kearny Mesa Court



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# Action Item 2

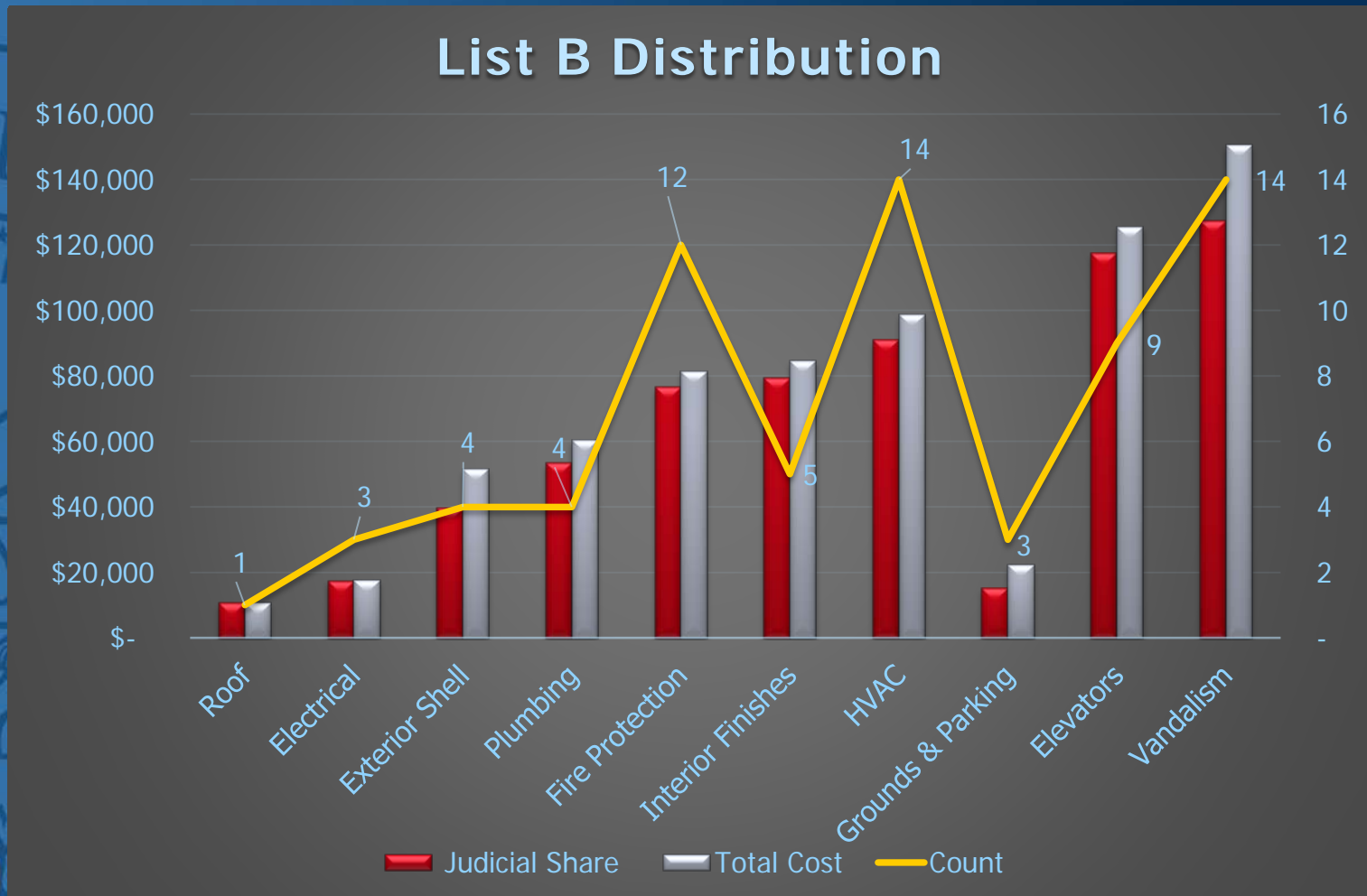
## List B – Facility Modifications Less than \$100K (Priority 2)

- There were 69 new FMs Less than \$100K this period
- Total estimated FM Program budget share is \$628,117



# Action Item 2

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



# Action Item 2

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

FM-0061020 Los Angeles San Fernando Courthouse



# Action Item 2

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

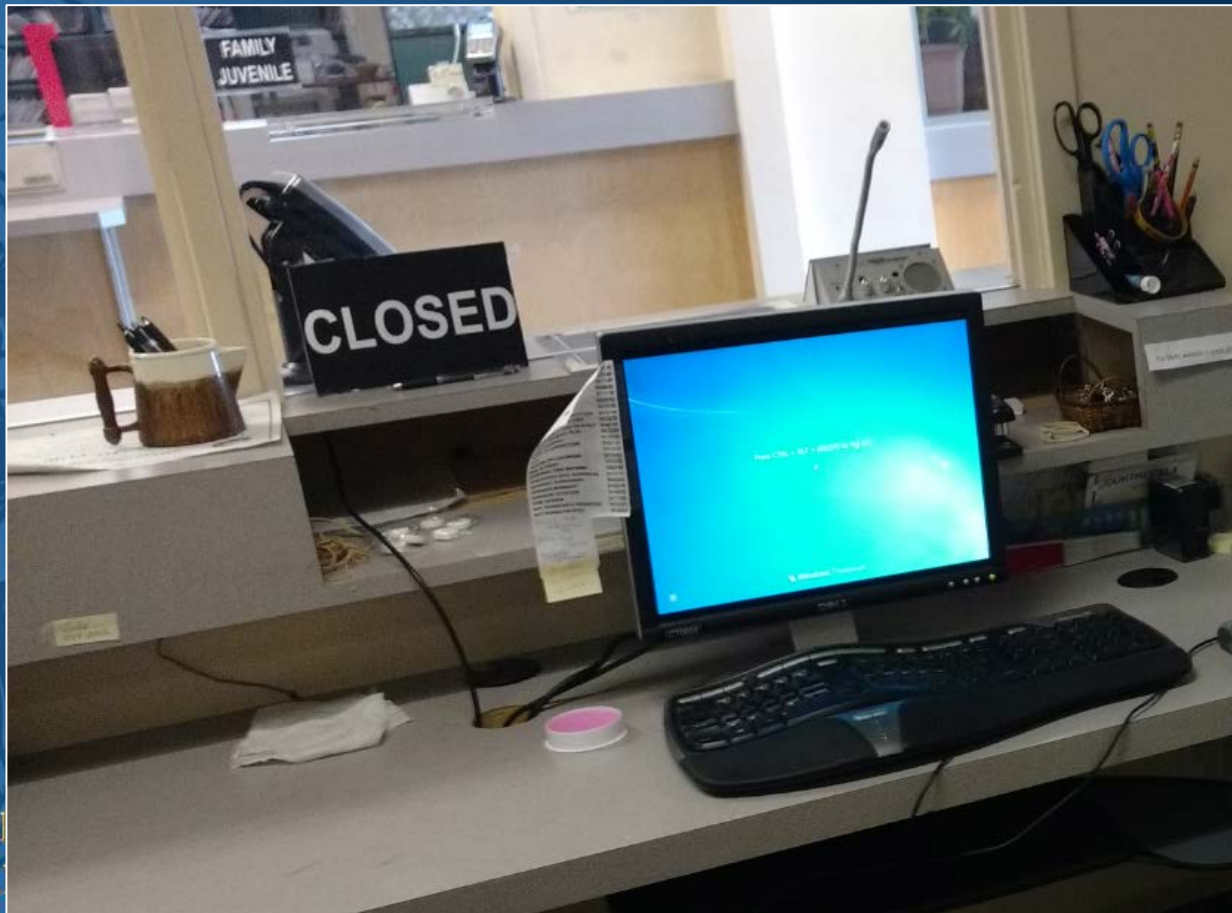
FM-011197 Mono – Mammoth Lakes Courthouse



# Action Item 2

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

FM-0112540 Humboldt County Courthouse



# Action Item 3

## List C – Cost Increases Over \$50K

- Impacts 6 FM projects
- Total FM Value - \$6,305,103
- Program Budget Impact - \$5,677,648



# Action Item 3

## List C – Cost Increases Over \$50K

### Santa Clara Courthouse – Roof

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Santa Clara	Santa Clara Courthouse	43-G1	FM-0020439	\$510,083	\$762,505	\$252,422

The original budget included bitumenous roofing. The new roofing includes 80 mil single ply roofing system. The cost increase is based on the current bid amount and escalation from the original approval date.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$252,422.



# Action Item 3

## List C – Cost Increases Over \$50K

### Orange North Justice Center – HVAC

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Orange	North Justice Center	30-C1	FM-0035096	\$3,000,000	\$5,209,000	\$2,209,000

The Air Handling Unit is losing more than 50% of it's designed airflow. This will cause air fluctuations. Existing ductwork will be removed and new ductwork installed. BMS system parts have to be updated to keep the system operational.

Notes: FM Program Budget Share is 90.31%, therefore cost increase to FM Budget is \$1,994,948.





# Action Item 3

## List C – Cost Increases Over \$50K

### Los Angeles Inglewood Courthouse – Energy Efficiency

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Inglewood Courthouse	19-F1	FM-059232	\$300,000	\$728,533	\$428,533

The cost of the HVAC modifications for the BMS system, software came higher in the bid. This includes escalation from the time the project was scoped in 2014. Additional funding is required to start the HVAC modification of the project.

Notes: FM Program Budget Share is 74.56%, therefore cost increase to FM Budget is \$319,514.



# Action Item 3

## List C – Cost Increases Over \$50K

### Orange North Justice Center – DMF Roof

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Orange	North Justice Center	30-C1	FM-0060518	\$4,056,720	\$7,197,930	\$3,141,210

Increase is for ACM abatement and includes architectural design, fire alarm compliance, removal and replacement of mechanical and electrical equipment and components, and abatement and monitoring services.

Notes: FM Program Budget Share is 90.31%, therefore cost increase to FM Budget is \$2,836,827.



# Action Item 3

## List C – Cost Increases Over \$50K

### Tulare Visalia Superior Court – Plumbing

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Tulare	Visalia Superior Court	54-A1	FM-0061080	\$38,600	\$171,000	\$132,400

The original 2017 cost estimate did not include design of 4 restrooms to meet ADA and BSCC code requirements, plan review, inspection, and permitting. ACM abatement was not included in the original estimate when the SWO was opened and had to be included with the current cost.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$132,400.



# Action Item 3

## List C – Cost Increases Over \$50K

### Tulare Dinuba Division of Tulare Superior Court – Roof

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Tulare	Dinuba Division of Tulare Superior Court	54-E1	FM-0062377	\$84,064	\$225,602	\$141,538

City of Dinuba changed the scope from repairing the existing built up roof to installing a new roof. The new roof is 60 mil PVC roofing membrane with poly iso insulation and raising all roof curbs.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$141,538.



# Action Item 4

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

Review and approve 11 projects over \$100K  
for total FM share of \$2,599,603



# Action Item 5

## Orange County Generators

- In April 2018, the committee directed staff to work with the Orange Court to apply for funds through the Cal OES Hazard Mitigation Grant Program, which would pay for 75% of the cost for 2 whole-building generators to replace existing deficient generators at Harbor Justice Center and West Justice Center
- Committee to review FM funding now that the grant is approved by Cal-OES



# Action Item 5

## Orange County Generators

- Court applied for and has received the grant monies for the 2 generators
  - Total Grant: \$1,552,425 (75% of project cost)
  - Local Match : \$517,475 (25% of project cost)
  - JCC Share of Match: \$452,759

Location	Facility Name	Bldg. ID	Total Project Cost	Grant	JCC & County Share	JCC Share	JCC % Share
Orange	West Justice Center	30-D1	\$ 1,032,950	\$ 774,713	\$ 258,238	\$ 234,170	90.68
Orange	Harbor Justice Center	30-E1	\$ 1,036,950	\$ 777,713	\$ 259,238	\$ 218,589	84.32
			<b>\$ 2,069,900</b>	<b>\$1,552,425</b>	<b>\$ 517,475</b>	<b>\$ 452,759</b>	



# Action Item 6

## Annual Report of the TCFMAC for FY 2018-19

- Review and approve FY 2018-19 Annual Report for submission to the Judicial Council
- Refer to report in materials





# Action Item 7

## Demolition of 2 Buildings in Mendocino – New Ukiah Courthouse Capital Outlay Project Site

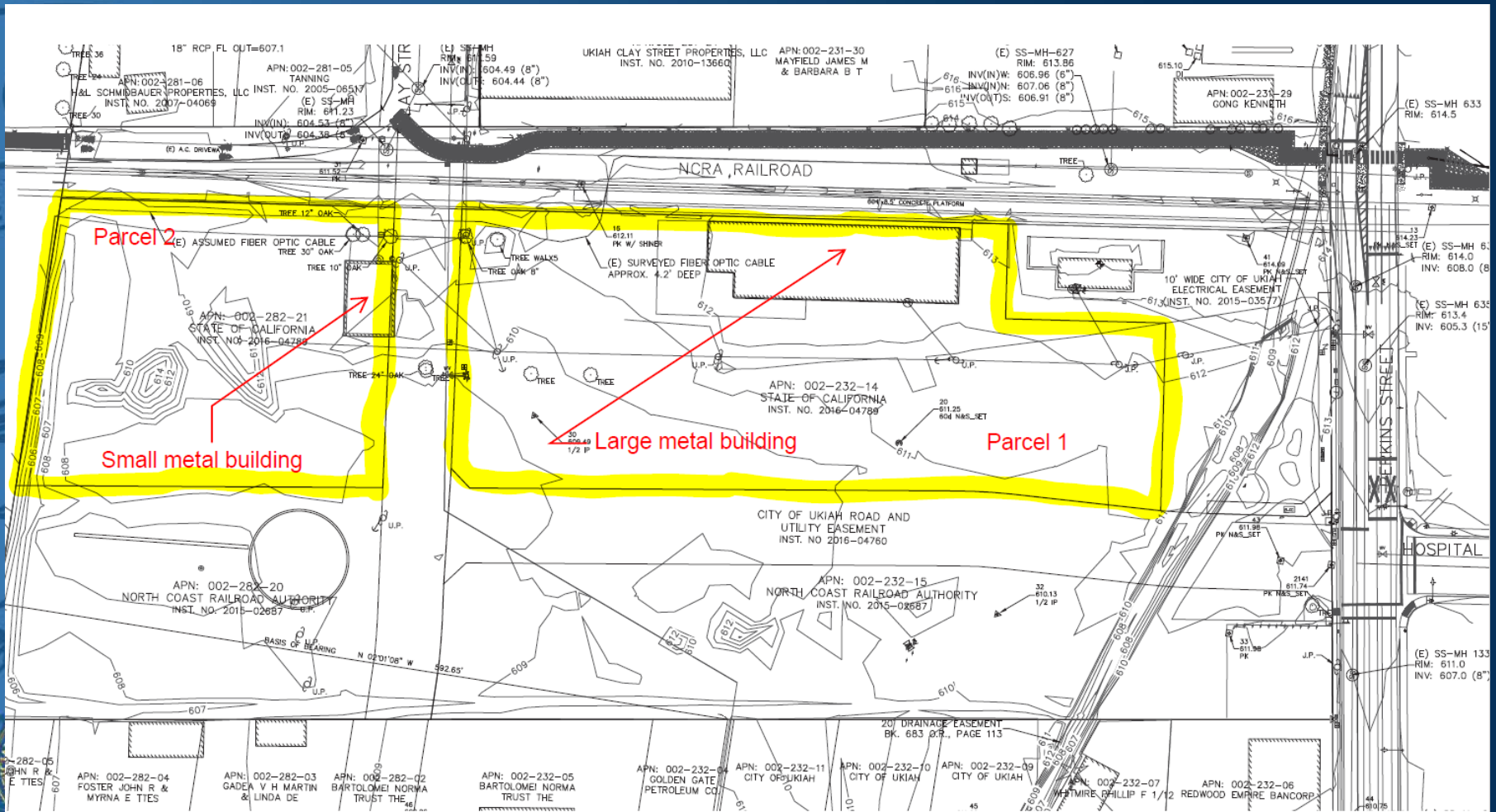
- City of Ukiah requesting demolition of 2 existing abandoned buildings on future site of New Ukiah Courthouse
- Estimated Cost - \$160,000
  - Allowance for abatement included in estimate



# Action Item 7

## Demolition of 2 Buildings in Mendocino – New Ukiah Courthouse Capital Outlay Project Site

### Site Plan



# Action Item 7

## Demolition of 2 Buildings in Mendocino – New Ukiah Courthouse Capital Outlay Project Site



# Action Item 8

## 2020 TCFMAC Meeting Calendar

Meeting Date	Day of Week	Type of Meeting*
January 27, 2020	Monday	In Person
March 9, 2020	Monday	Phone
April 13, 2020	Monday	In Person
May 15, 2020	Friday	In Person
July 20, 2020	Monday	In Person
August 31, 2020	Monday	Phone
October 15-16, 2020	Thu. – Fri.	In Person (Location TBD)
December 7, 2020	Monday	Phone

\*All In-Person meetings are held in Sacramento, unless otherwise noted.



# Action Item 9

## Energy Efficiency Projects - Revisit July Approved Cost Increases

- July 2018: Committee approved \$2M of FY 2017-18 funds for 12 energy efficiency projects that were redirected to other projects later in FY 2017.
- May 2019: Committee approved FY 2018-19 funds for 4 of the 12 projects due to a change in contractor.
- July 2019: Committee approved additional FY 2019-20 funds of \$2,921,887
- Staff requests committee either: 1) provide additional funding for these projects with revised payback periods, or 2) defer projects and re-appropriate funding allocation back to “FMs Priority P2 to P6 allocation”.



# Action Item 9

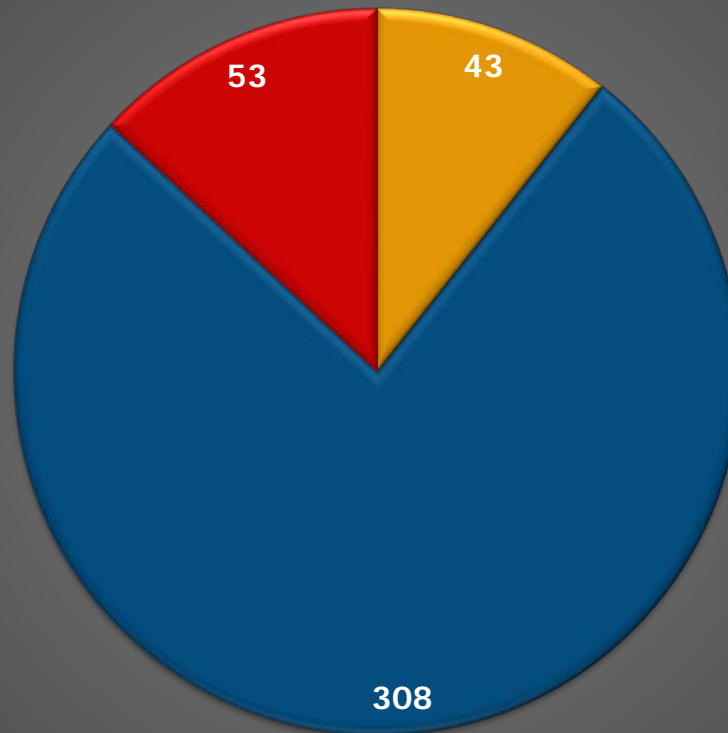
## Energy Efficiency Projects - Revisit July Approved Cost Increases

County	Facility Name	BLDG ID	FM Number	FY 17/18 Funds Approved	FY 19/20 amount approval in July 2019	Current Estimate	FY 19/20 amount approval in July 2019	Additional Amount Needed	JCC Share of Additional Amount	JCC Share %	Orig. Pay-back Period (years)	Updated Pay-back Period (years)
Los Angeles	Compton Courthouse	19-AG1	FM-0061100	\$442,800	\$379,923	\$1,073,749	\$575,509	\$693,826	\$458,827	66.13	2.16	5.24
Sacramento	Juvenile Courthouse	34-C2	FM-0061156	\$110,455	\$295,405	\$422,466	\$295,405	\$127,061	\$127,061	100	2.40	9.18
San Francisco	Civic Center Courthouse	38-A1	FM-0061176	\$201,738	\$1,083,075	\$1,372,643	\$1,083,075	\$289,567	\$289,567	100	2.36	16.06
Santa Clara	Hall of Justice (East)	43-A1	FM-0061159	\$145,234	\$286,653	\$447,916	\$286,653	\$161,263	\$161,263	100	2.32	7.16
Placer	Hon. Howard G. Gibson Courthouse	31-H1	FM-0061155	\$119,689	\$327,236	\$465,958	\$327,236	\$138,722	\$138,722	100	2.40	9.34
Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	FM-0061178	\$449,221	\$195,862	\$787,230	\$266,442	\$591,368	\$434,715	73.51	2.41	4.22
Los Angeles	Chatsworth Courthouse	19-AY1	FM-0061183	\$322,596	\$4,844	\$354,856	\$5,780	\$350,012	\$293,310	83.80	2.36	2.60
Los Angeles	Metropolitan Courthouse	19-T1	FM-0061108	\$270,000	\$77,322	\$353,610	\$81,787	\$276,288	\$261,203	94.54	2.16	2.83
				<b>\$2,061,733</b>	<b>\$2,650,319</b>	<b>\$5,278,427</b>	<b>\$2,921,887</b>	<b>\$2,628,108</b>	<b>\$2,164,668</b>			

# Action Item 10

## Jury Box Seating – Fixed & Loose Seating; Placer FM-0067087 Jury Seating Replacement

Jury Seating – Building Count



■ Loose Jury Seating ■ Bolted Jury Seating ■ No Jury Seating

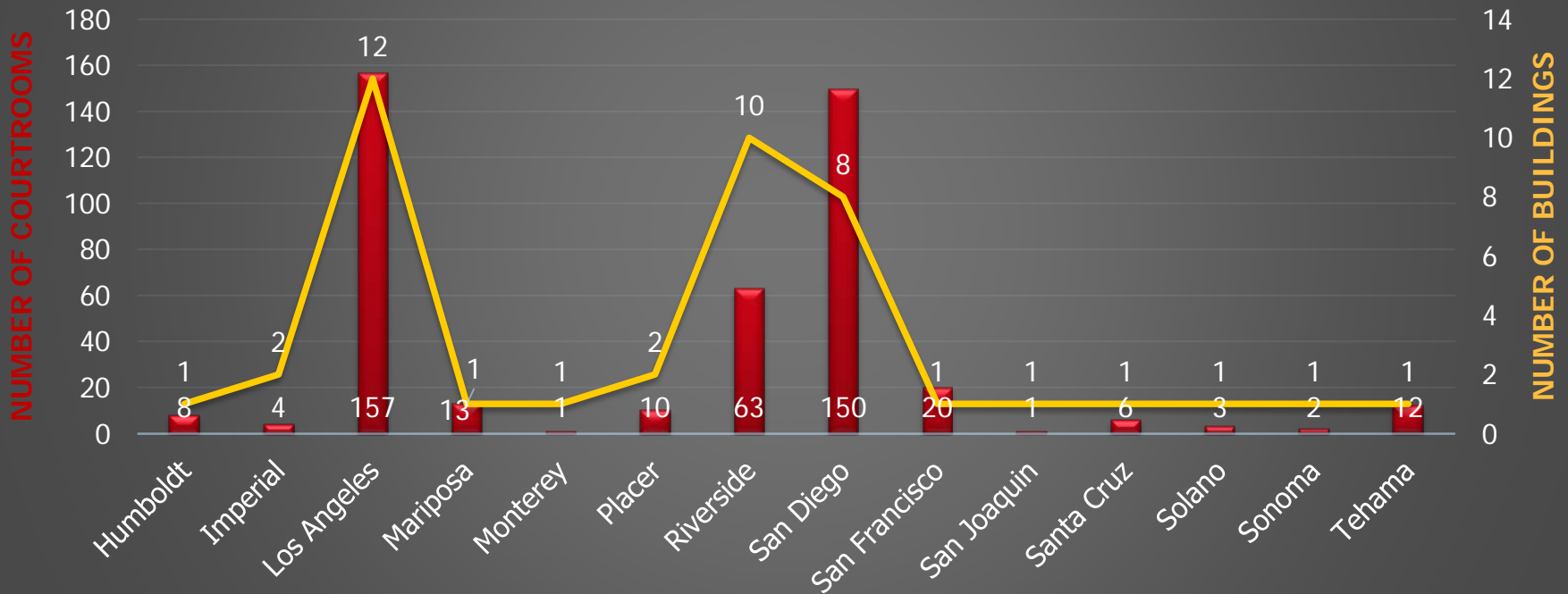


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# Action Item 10

## Jury Box Seating – Fixed & Loose Seating; Placer FM-0067087 Jury Seating Replacement

### Courtrooms With Loose Jury Seating Per County





# Action Item 10

## Jury Box Seating – Fixed & Loose Seating; Placer FM-0067087 Jury Seating Replacement

- Placer – Hon. Howard G. Gibson  
Courthouse Jury Seating Replacement
  - FM-0067087 - Replace 108 loose jury seating with fixed seating in all 9 courtrooms
  - JCC Budget Share - \$106,424



# Discussion Item 1

## Service Provider Contracts

- RFP Kick Off – 9/27/2019
- Courthouse Tours – 9/30 to 11/22
- Proposals Due – 1/7/2020
- Effective Date – 5/1/2020
- Full Performance Date – 7/1/2020



# Discussion Item 1

## Service Provider Contracts

### Shortlist of proposers by region

Bay Area / Northern Coastal Region	Northern / Central Region	Southern Region
CGL	CGL	ABM*
Enovity*	Enovity	CGL
JLL	JLL	Enovity
UG2	Pride*	JLL
	UG2	Kitchell
		Pride
		UG2

\*Incumbent Contractor



# Discussion Item 1

## Service Provider Contracts

- Paradigm Shift in Contract
  - Moving Away From Price Per Sq. Ft. Model
  - Move to Preventative Maintenance Asset Pricing Per Building



# Discussion Item 1

## Service Provider Contracts

Proposals will be evaluated on the following criteria:

- 80 Points - Technical
- 20 Points - Oral Presentation
- 50 Points - Price



# Discussion Item 2

## List E – Approved Court Funded Requests

1. Kern – Multiple Courthouses - \$523,818
2. Los Angeles – Clara Shortridge Foltz Criminal Justice Center – \$449,864
3. Sacramento – Juvenile Courthouse - \$9,938
4. Sacramento – Carol Miller Justice Center - \$4,768
5. Sacramento – Gordon Schaber Sacramento Superior Court - \$4,805



# Discussion Item 2

## List E – Approved Court Funded Requests

6. Solano – Solano Justice Building - \$1,738
7. Sonoma – Hall of Justice - \$1,348
8. Solano – Old Solano Courthouse - \$1,730
9. Sonoma – 3044 Cleveland Avenue - \$6,000



# Discussion Item 3

## List F – Funded FMs on Hold

- On Hold for Shared Cost Approval
  - 4 FMs
  - \$6,016,644 JCC Share





# Information-Only Item 1

## DMF-I Project List Update

Project Status	Number of Projects	Original Estimate	Current Amount
<b>Roof Projects</b>			
Design Phase	1	\$ 139,000	\$ 50,317
Construction Phase	2	\$ 302,000	\$ 939,234
Completed	23	\$ 8,198,000	\$ 22,740,504
<b>Subtotal</b>	<b>26</b>	<b>\$ 8,639,000</b>	<b>\$ 23,730,055</b>
<b>Elevator Projects</b>			
Construction Phase	8	\$ 19,355,000	\$ 23,446,726
Completed	-	\$ -	\$ -
<b>Subtotal</b>	<b>8</b>	<b>19,355,000</b>	<b>23,446,726</b>
<b>Grand Total</b>	<b>34</b>	<b>\$ 27,994,000</b>	<b>\$ 47,176,780</b>



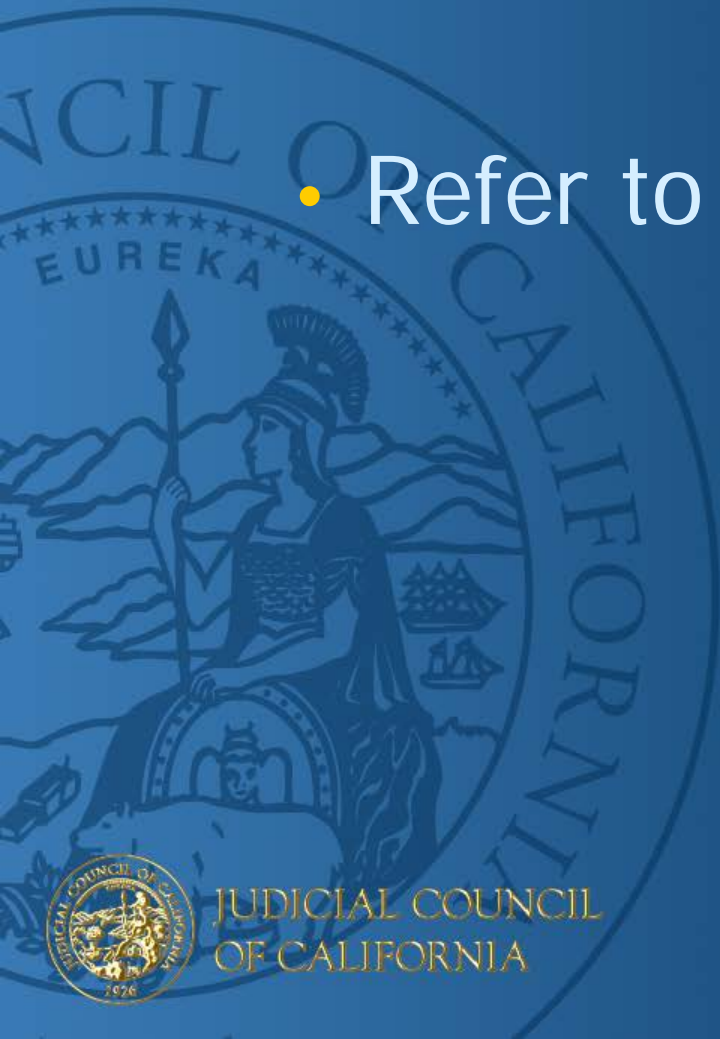
# Information-Only Item 2

## DMF-II Project List Update

Project Status	Number of Projects	Original Estimate	Current Amount
<b>Roof Projects</b>			
Design Phase	2	\$ 196,000	\$ 196,000
Bidding Phase	1	\$ 234,000	\$ 234,000
Awaiting for Shared Cost Letter	3	\$ 7,801,975	\$ 7,801,975
Construction Phase	1	\$ 556,857	\$ 556,857
On Hold	-	\$ -	\$ -
Contractor Procurement Phase	-	\$ -	\$ -
Future Funding	-	\$ -	\$ -
Completed	-	\$ -	\$ -
Cancelled	-	\$ -	\$ -
<b>Subtotal</b>	<b>7</b>	<b>8,788,832</b>	<b>8,788,832</b>
<b>Elevator Projects</b>			
Design Phase	3	\$ 2,520,200	\$ 2,520,200
Bidding Phase	5	\$ 2,093,098	\$ 2,093,098
Awaiting for Shared Cost Letter	1	\$ 276,651	\$ 276,651
Construction Phase	8	\$ 14,861,299	\$ 14,968,851
On Hold	2	\$ 863,981	\$ 863,981
Contractor Procurement Phase	-	\$ -	\$ -
Bidding Phase	-	\$ -	\$ -
Awaiting for Shared Cost Letter	-	\$ -	\$ -
Construction Phase	-	\$ -	\$ -
On Hold	-	\$ -	\$ -
Contractor Procurement Phase	-	\$ -	\$ -
<b>Subtotal</b>	<b>19</b>	<b>20,615,227</b>	<b>20,722,780</b>
Not Started	29	31,692,636	31,692,636
<b>Grand Total</b>	<b>55</b>	<b>\$ 61,096,695</b>	<b>\$ 61,204,247</b>

# Information-Only Item 3 Architectural Revolving Fund Projects Update

- Refer to report in materials



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# Information-Only Item 4

## FM Budget Reconciliation Report

- Refer to report in materials



# Meeting Calendar

Date	Day of Week	Type of Meeting
January 28, 2019	Monday	In Person
March 8, 2019	Friday	Phone
April 8, 2019	Monday	In Person
May 17, 2019	Friday	In Person
July 19, 2019	Friday	In Person
August 26, 2019	Monday	Phone
October 10-11, 2019	Thursday-Friday	In Person (Riverside)
December 2, 2019	Monday	Phone

Next Meeting



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# Adjourn to Closed Session

- Closing Discussions
- Chair Closing Comments



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