

Trial Court Facility Modification Advisory Committee Meeting

July 20, 2020



JUDICIAL COUNCIL
OF CALIFORNIA

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



JUDICIAL COUNCIL
OF CALIFORNIA

Consent Calendar

- Minutes from open meetings on:
 - May 15, 2020
 - June 1, 2020



JUDICIAL COUNCIL
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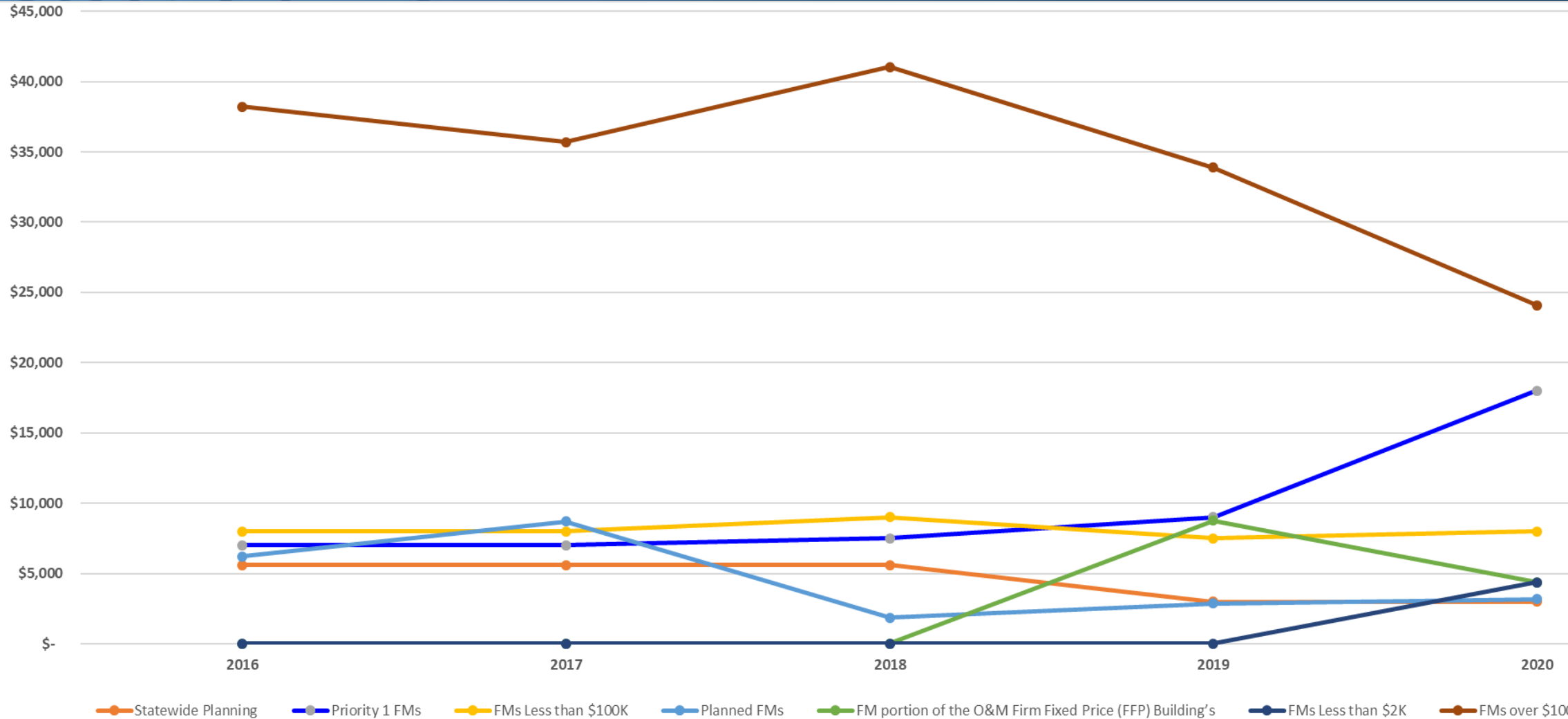
Action Item 1

FY 20-21 Budget Allocation

FY 20-21 Projected FM Budget (\$1,000s)		
Budget Categories	Allocation	Percentage
Statewide Planning	\$3,000	4.6%
Priority 1 FMs	\$18,000	27.7%
FMs Less than \$100K	\$8,000	12.3%
Planned FMs	\$3,172	4.9%
FM portion of the O&M Firm Fixed Price (FFP) Building's (July 2020 to Dec 2020)	\$4,375	6.7%
FMs Less than \$2K (starting Jan 2020)	\$4,375	6.7%
FMs over \$100K	\$24,078	37.0%
Total	\$65,000	100%

Action Item 1

Budget Allocations 2016 to 2020



Action Item 1

FY 20-21 FM Spending Plan

Spending Plan FY 2020-2021

July 2020	\$48,143
August 2020	\$3,000
October 2020	\$3,000
December 2020	\$3,000
January 2021	\$3,000
March 2021	\$2,000
April 2021	\$2,000
May 2021	\$857
Total	\$65,000

Statewide Planning	\$3,000
Priority 1 FMs	\$18,000
FMs Less than \$100K	\$8,000
Planned FMs	\$3,172
FM portion of the O&M Firm Fixed Price (FFP) Building's	\$4,375
FMs Less than \$2K	\$4,375
FMs over \$100K & Cost Increases over \$50K	\$7,221
Total for July 2020	\$48,143



Action Item 1

FM Spending Plans 2018-2020

	FY 2018-2019	FY 2019-2020	FY 2020-2021
July 2020	\$37,624	\$37,648	\$48,143
August 2020	\$3,022	\$243	\$3,000
October 2020	\$5,810	\$4,471	\$3,000
December 2020	\$6,317	\$1,950	\$3,000
January 2021	\$1,748	\$7,296	\$3,000
March 2021	\$938	\$3,193	\$2,000
April 2021	\$3,582	\$6,768	\$2,000
May 2021	\$5,959	\$3,431	\$857
Total	\$65,000	\$65,000	\$65,000



Action Item 1

FM Budget Allocation 2016-2020

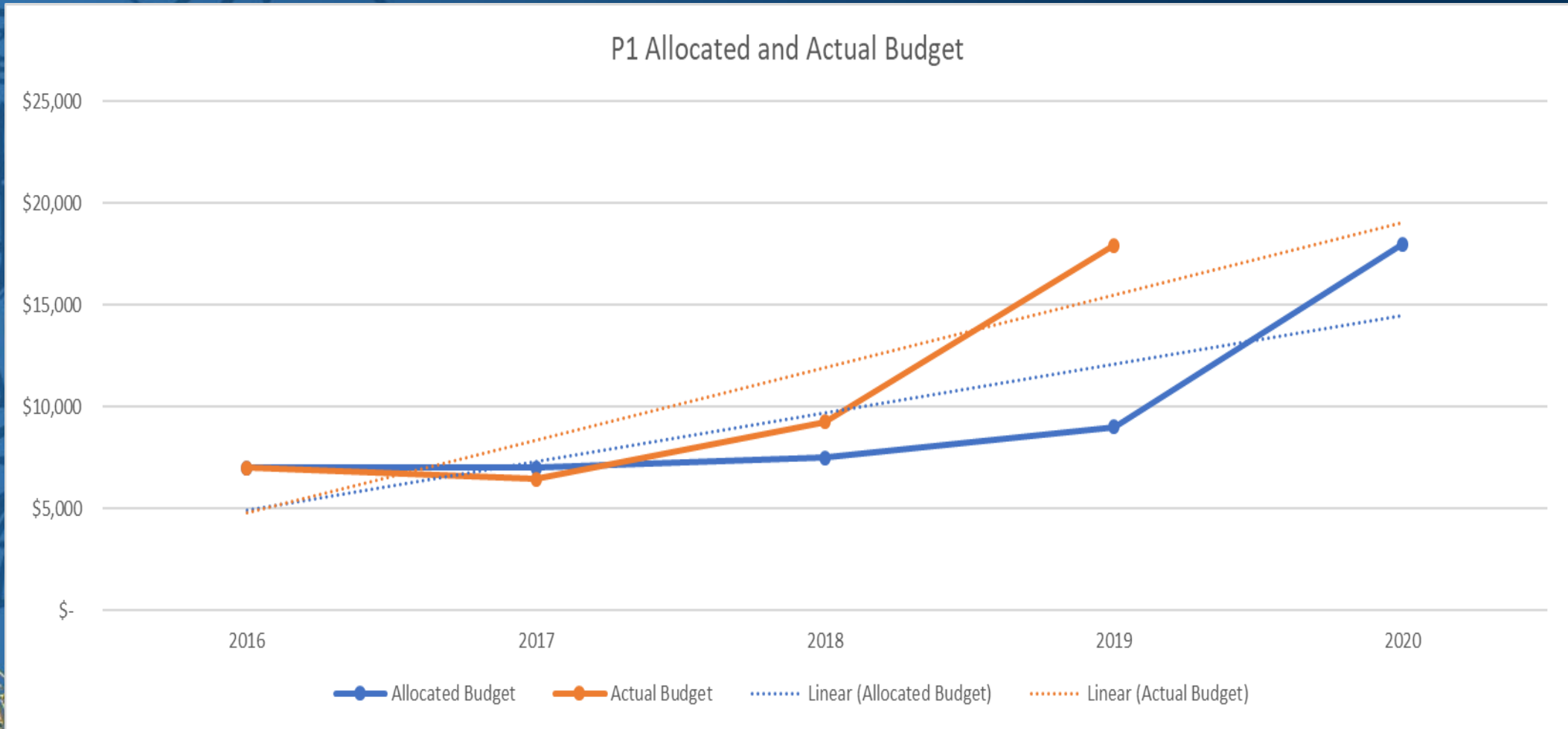
Budget	2016	2017	2018	2019	2020
Statewide Planning	\$ 5,600	\$ 5,600	\$ 5,600	\$ 2,422	\$3,000
Priority 1 FMs	\$ 7,000	\$ 6,441	\$ 9,250	\$ 17,927	\$18,000
FMs Less than \$100K	\$ 8,000	\$ 8,900	\$ 8,000	\$ 8,000	\$8,000
Planned FMs	\$ 6,202	\$ 8,353	\$ 1,864	\$ 2,770	\$3,172
FM portion of the O&M Firm Fixed Price (FFP) Building's	\$ -	\$ -	\$ -	\$ 8,750	\$4,375
FMs Less than \$2K	\$ -	\$ -	\$ -	\$ -	\$4,375
FMs over \$100K*	\$ 38,198	\$ 35,706	\$ 40,286	\$ 25,131	\$24,078
Total	\$ 65,000	\$ 65,000	\$65,000	\$65,000	\$65,000

*FMs over \$100K (Revised without FFP markup)	\$ 33,154	\$ 30,609	\$ 35,633	\$ 25,131	\$24,078
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Action Item 1

FY 20-21 FM Spending Plan



Action Item 2

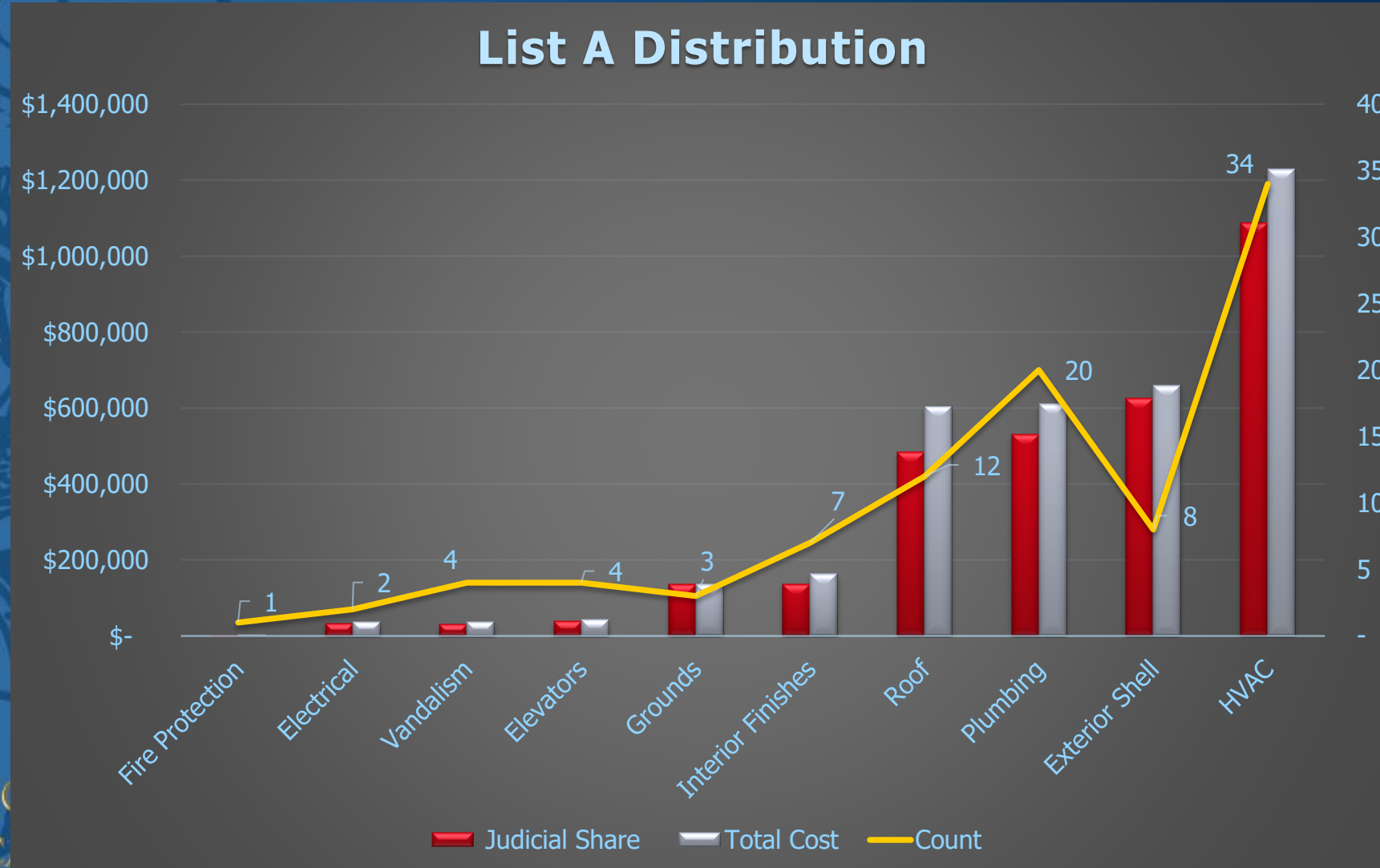
List A – Emergency Facility Modifications (Priority 1)

- There were 95 new Priority 1 FMs this period
- Total estimated FM Program budget share is \$3,102,966



Action Item 2

List A – Emergency Facility Modifications (Priority 1)



Action Item 2

List A – Emergency Facility Modifications (Priority 1)

FM-0143374 San Bernardino Justice Center

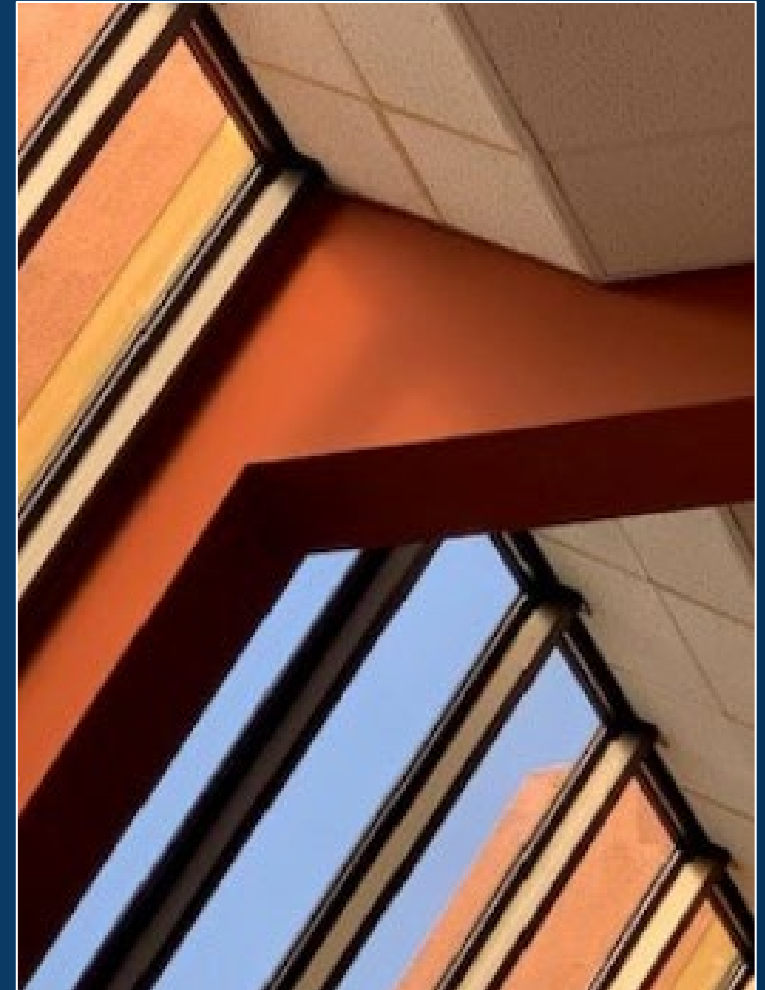
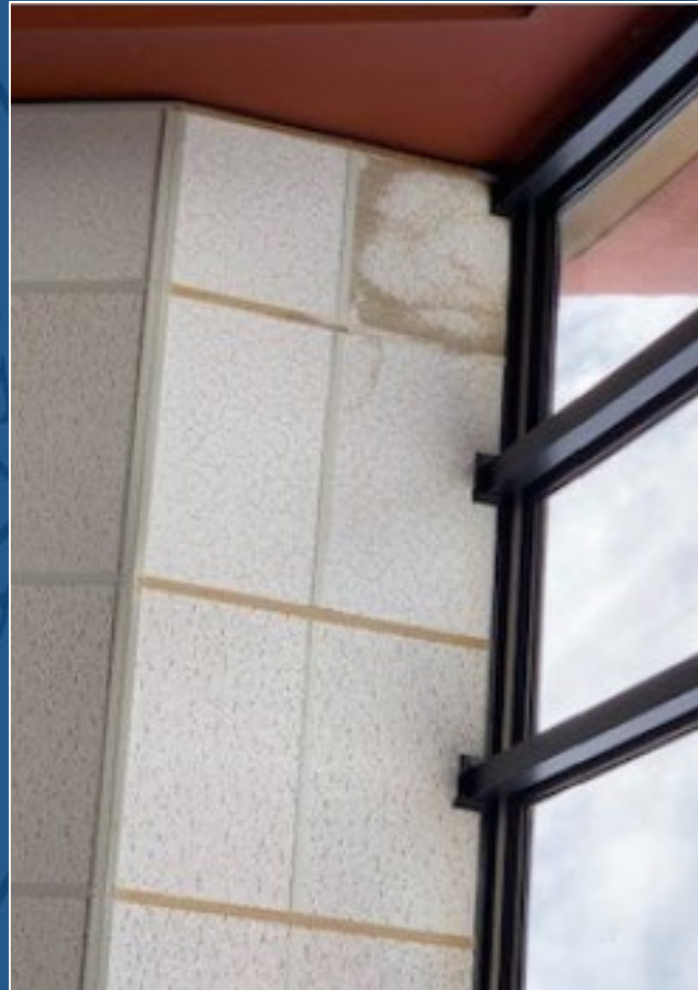


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Action Item 2

List A – Emergency Facility Modifications (Priority 1)

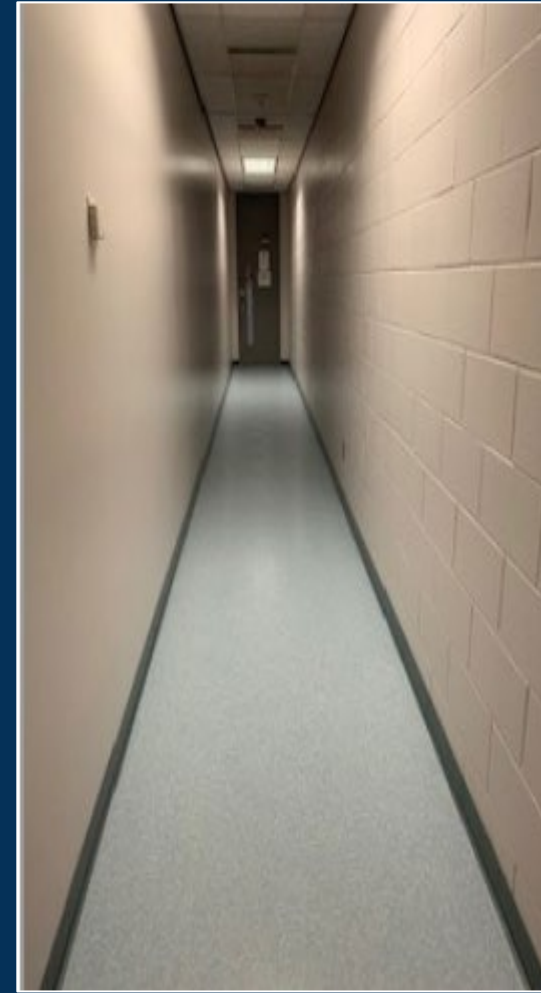
FM-0143394 San Diego Juvenile Court



Action Item 2

List A – Emergency Facility Modifications (Priority 1)

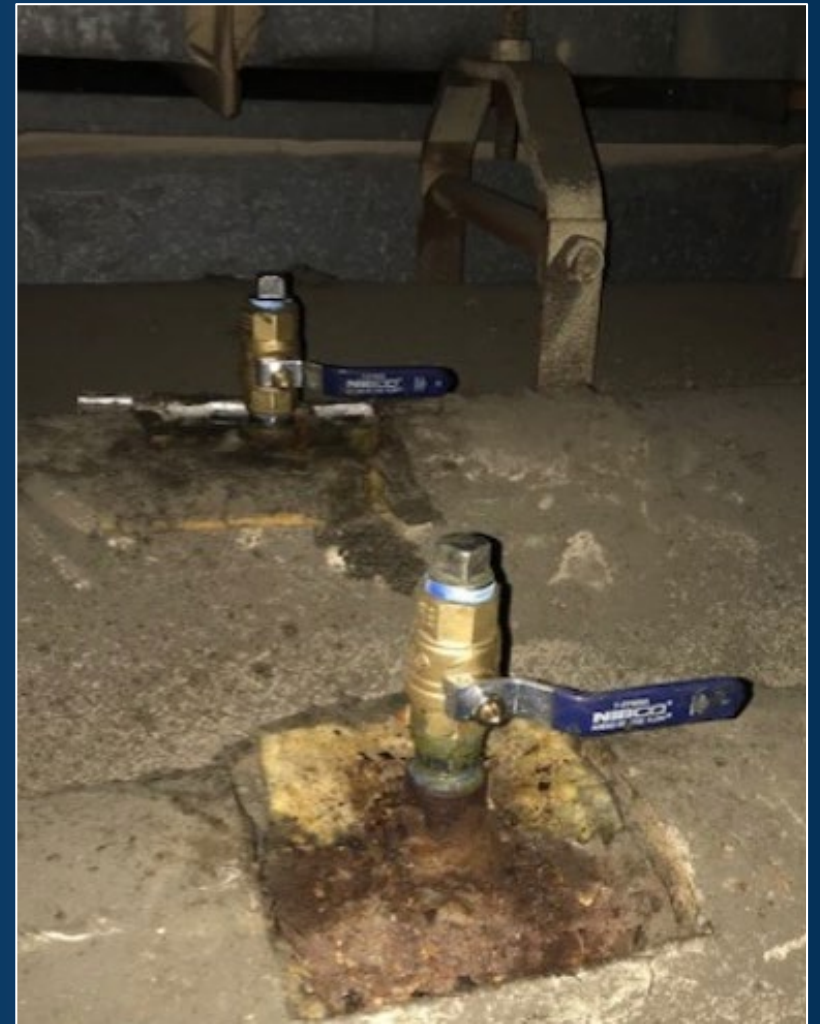
FM-0143396 San Diego Juvenile Court



Action Item 2

List A – Emergency Facility Modifications (Priority 1)

FM-0143519 Los Angeles Metropolitan Courthouse



Action Item 3

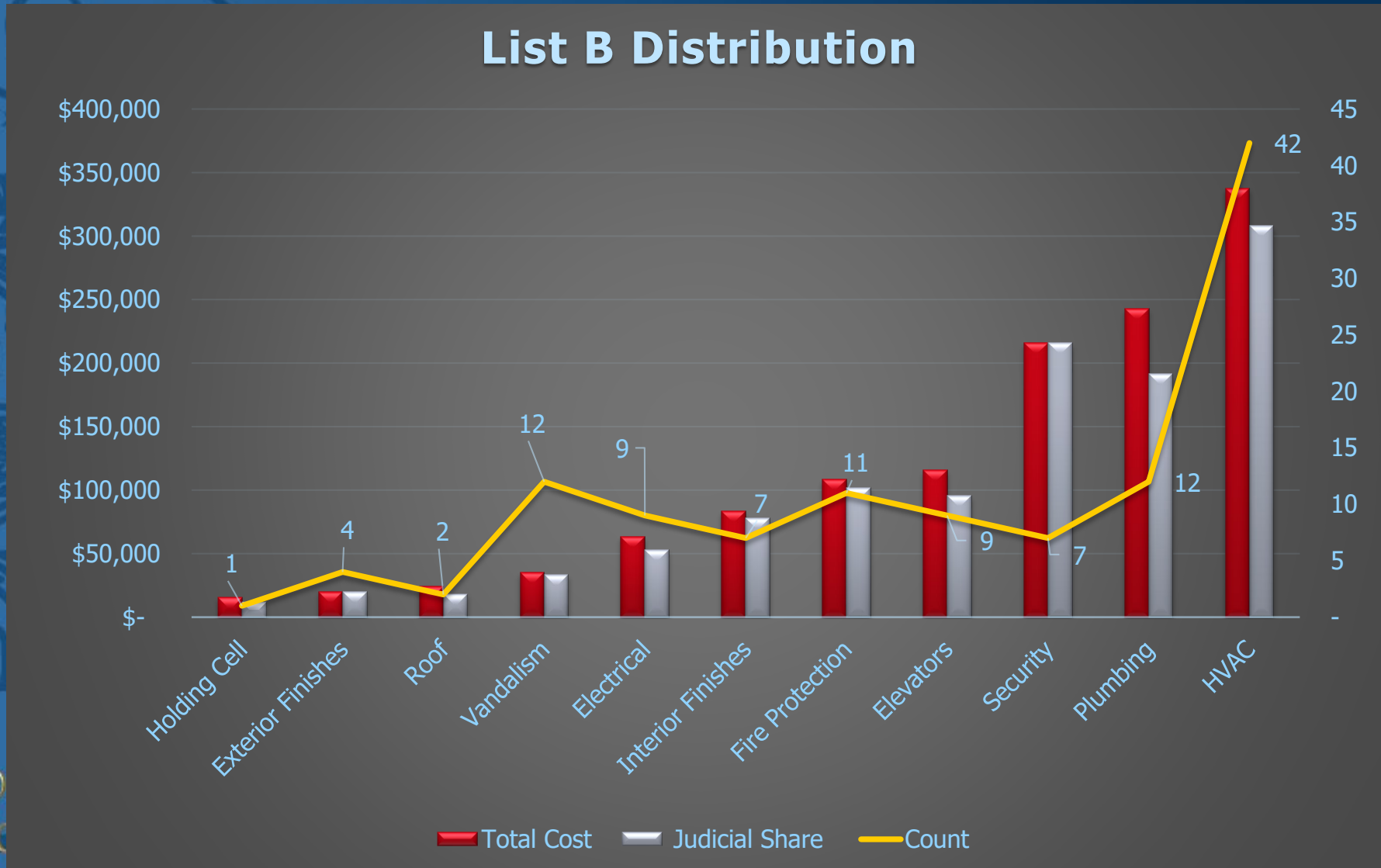
List B – Facility Modifications Under \$100K (Priority 2)

- There were 116 new FMs Less than \$100K this period
- Total estimated FM Program budget share is \$1,127,637



Action Item 3

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



Action Item 3

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

FM-0143289 Downey Courthouse – Plumbing: domestic water heaters



Action Item 3

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

FM-0143315 Napa Criminal Court Building

Plumbing: Replace gaskets on domestic water backflow



Action Item 3

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

FM-0143464 Airport Courthouse – HVAC: Condenser pipe to cooling towers



Action Item 4

List C – Cost Increases Over \$50K

- Impacts 8 FM projects
- Total FM Value - \$1,615,128
- Program Budget Impact - \$1,561,770



Action Item 4

List C – Cost Increases Over \$50K

San Diego NCRC – South – Elevators, Escalators, & Hoists

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Diego	North County Regional Center - South	37-F1	FM-0060172	\$773,020	\$907,273	\$134,253

Reason for Increase: A portion of the approved funds reverted because the County failed to complete and invoice the project on time.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$134,253.



Action Item 4

List C – Cost Increases Over \$50K

Santa Clara Morgan Hill Courthouse – Flood Response

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Santa Clara	Morgan Hill Courthouse	43-N1	FM-0060204	\$750,000	\$819,175	\$69,175

Reason for Increase: The cost increase is for extensive flooring replacement and previously unforeseen repairs to drywall, and baseboards.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$69,175.



Action Item 4

List C – Cost Increases Over \$50K

San Bernardino Rancho Cucamonga Courthouse - HVAC

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Bernardino	Rancho Cucamonga Courthouse	36-F1	FM-0067205	\$300,886	\$384,433	\$83,547

Reason for Increase: The cost increase was due to additional rental time for the temporary unit for the P1 situation, and for the cost increase of additional replacement parts and labor needed that were deemed necessary during the repairs.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$83,547.



Action Item 4

List C – Cost Increases Over \$50K

Orange Central Justice Center – Exterior Shell

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Orange	Central Justice Center	30-A1	FM-0142262	\$516,984	\$1,121,264	\$604,280

Reason for Increase: After contractor was engaged, it was determined the caulking needed to be surveyed for hazardous materials due to the age of the building and quantity being removed. The survey confirmed caulking contained BCP. The additional cost is for equipment needed to maneuver across the exterior façade spanning 11 stories, removing caulking, and disposing of PCB containing materials.

Notes: FM Program Budget Share is 91.17%, therefore cost increase to FM Budget is \$550,922.



Action Item 4

List C – Cost Increases Over \$50K

San Diego NCRC-North – Exterior Shell

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Diego	North County Regional Center – North	37-F2	FM-0142279	\$12,598	\$227,086	\$214,488

Reason for Increase: Original scope was for a seal replacement; however, metal trim was corroded and the glass broke. Broken glass escalated job to a P1. Additional cost is to remove non-tempered glass from 12 windows and replace with tempered safety glass, construct temporary insulating/safety wall, temporary removal of seating in Dept. 15, and re-glazing of 8 metal window frames.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$214,488.



Action Item 4

List C – Cost Increases Over \$50K

Riverside Indio Juvenile Court – Exterior Shell Roof Patch

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Riverside	Indio Juvenile Court	33-C3	FM-0142492	\$12,000	\$70,852	\$58,852

Reason for Increase: The cost increase was due to the work scope expanding from roof patching to adding environmental testing and clearance and the Court's (service provider) emergency work/measures taken to try to mitigate the situation. The FM originated as a P2 and was escalated due to active water intrusion from the roof into the building.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$58,852.



Action Item 4

List C – Cost Increases Over \$50K

San Diego Kearny Mesa Court – Interior Finishes

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Diego	Kearny Mesa Court	37-C1	FM-0142891	\$2,185,258	\$2,543,221	\$357,963

Reason for Increase: At the time of the P1 approval, the scope was still evolving. The additional cost is for the replacement of the ceiling tile and abatement of debris above the ceiling which was estimated at the time of the P1 and now the cost is based on the contractor's bid.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$357,963.



Action Item 4

List C – Cost Increases Over \$50K

East Kern Court-Lake Isabella Branch – Roof

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Kern	East Kern Court – Lake Isabella Branch	15-G1	FM-0143412	\$573,038	\$665,607	\$92,569

Reason for Increase: The County's original cost estimate did not include the cost of design, inspection, building permit fees and hazardous material testing.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$92,569.



Action Item 5

List D – Facility Modifications over \$100K (Priority 2) and Priority 3 Projects

- Review Priority 2 FMs over \$100K
- Approve 7 of the projects for a total cost to the Facility Modification Program budget of \$5,481,562



Action Item 5

List D Facility Modifications over \$100K (Priority 2) and Priority 3 Projects

FM-0143637 Monterey Kings City Courthouse Interior Finishes

- Re-open court space which has been dark for 5+ years, including replacement of aged/damaged flooring, drywall repair, and remediation
- Excludes \$88,943 for grounds repairs which is a county responsibility
- Program Budget Impact - \$167,525



Action Item 5

List D Facility Modifications over \$100K (Priority 2) and Priority 3 Projects

FM-0143637 Monterey Kings City Courthouse Interior Finishes



Action Item 6

Leak Assessment and Mitigation

- Review categories of plumbing leaks and buildings in which leaks predominantly occur, and approve one of the follow actions to mitigate their impact:
 - Hire a plumbing contractor to assess the top five buildings with the highest domestic water and fixture leaks and provide a project estimate to mitigate; or
 - Hire a plumbing contractor to assess the top five buildings with the highest domestic water and fixture leaks and provide corrective action within an allocated budget of \$1,000,000. Receive periodic progress reports by staff.

Action Item 6

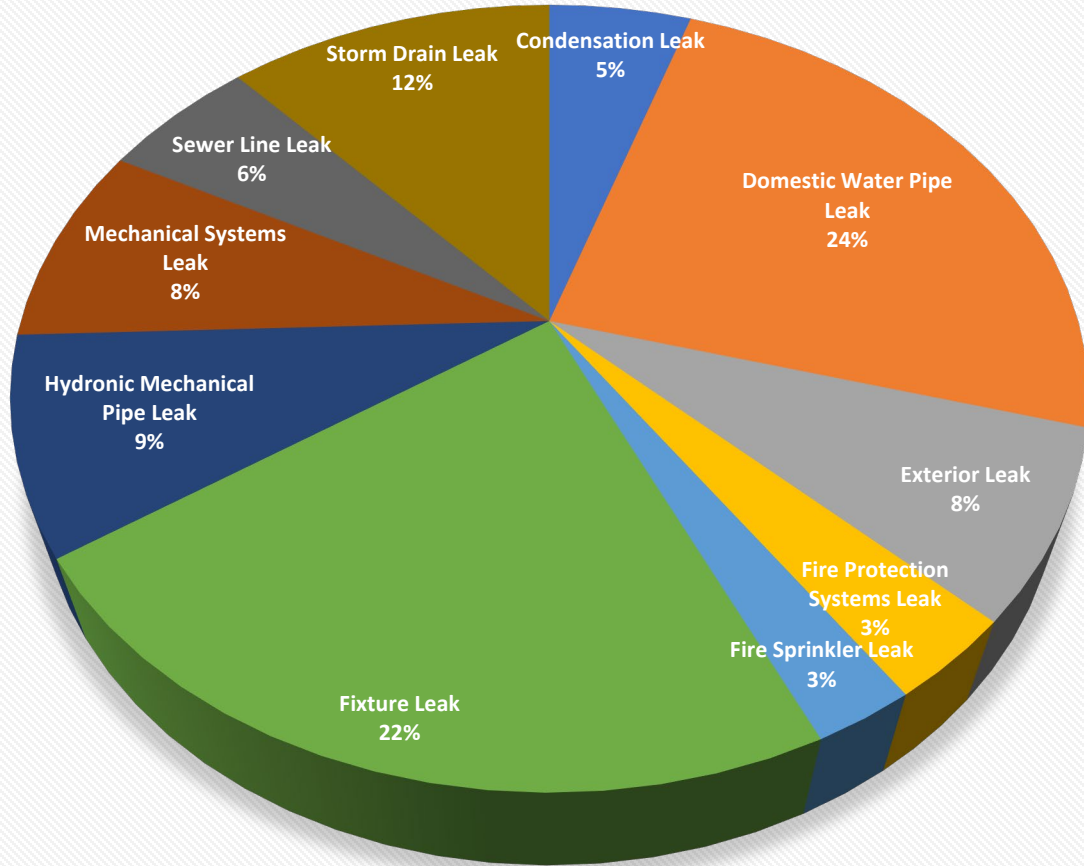
Leak Assessment and Mitigation

Water Leak Type	FY 2015-2016		FY 2016-2017		FY 2017-2018		FY 2018-2019		FY 2019-2020		Total Per Category	
	Count	TCFMAC Funded	Count	TCFMAC Funded	Count	TCFMAC Funded	Count	TCFMAC Funded	Count	TCFMAC Funded	Count	TCFMAC Funded
Condensation Leak	10	\$597,798	25	\$603,711	11	\$307,894	9	\$163,489	10	\$255,622	65	\$1,928,514
Domestic Water Pipe Leak	49	\$855,705	70	\$1,975,633	50	\$3,715,571	61	\$3,672,849	75	\$2,624,796	305	\$12,844,553
Exterior Leak	14	\$542,664	36	\$855,549	10	\$269,077	12	\$388,870	26	\$1,121,268	98	\$3,177,428
Fire Protection Systems Leak	9	\$115,198	9	\$128,039	8	\$137,797	6	\$49,977	11	\$240,961	43	\$671,972
Fire Sprinkler Leak	2	\$48,171	6	\$120,338	7	\$38,393	12	\$146,451	6	\$360,295	33	\$713,648
Fixture Leak	24	\$893,002	28	\$957,821	89	\$1,611,155	65	\$1,619,539	78	\$2,603,753	284	\$7,685,270
Hydronic Mechanical Pipe Leak	24	\$416,915	26	\$316,688	26	\$587,193	22	\$509,060	14	\$334,922	112	\$2,164,777
Mechanical Systems Leak	17	\$491,870	10	\$142,542	4	\$36,279	27	\$688,805	46	\$684,027	104	\$2,043,523
Sewer Line Leak	9	\$344,565	13	\$565,104	10	\$126,824	26	\$974,010	12	\$582,543	70	\$2,593,045
Storm Drain Leak	31	\$603,767	31	\$769,845	20	\$330,485	26	\$610,015	41	\$1,409,139	149	\$3,723,251
Grand Total	189	\$4,909,655	254	\$6,435,270	235	\$7,160,667	266	\$8,823,065	319	\$10,217,325	1,263	\$37,545,982

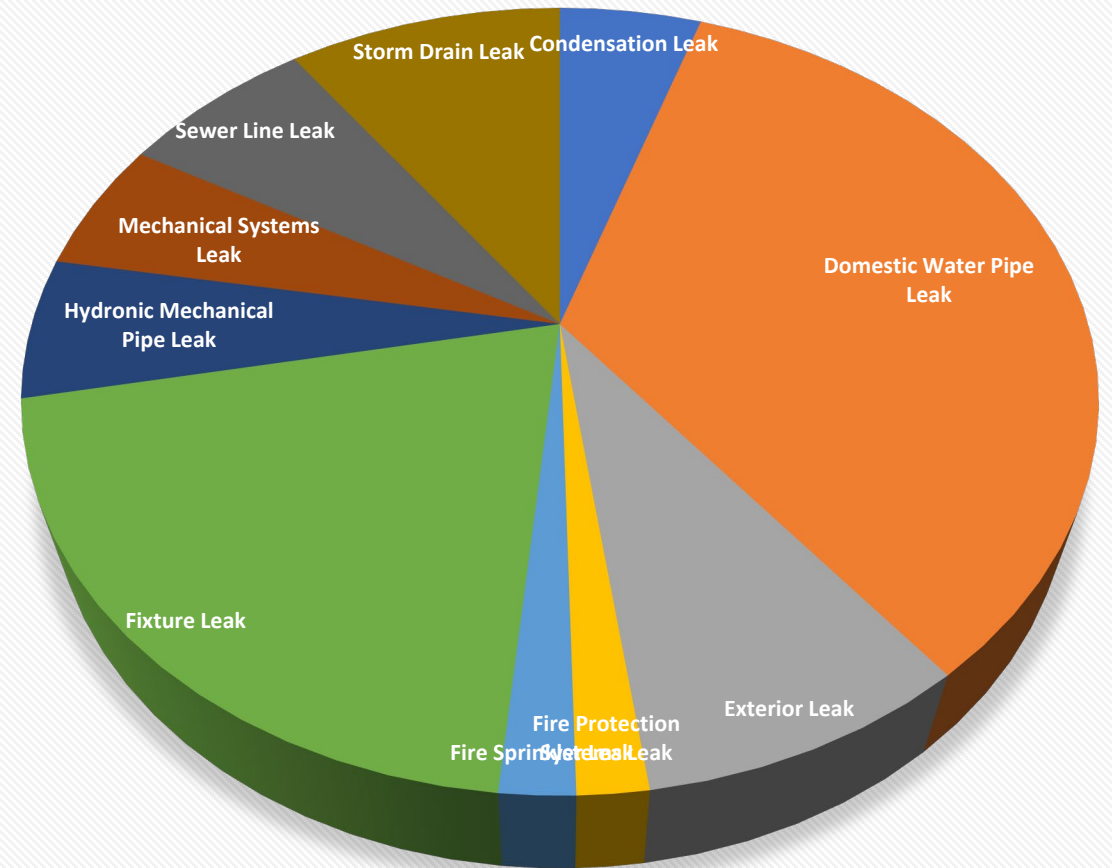
Action Item 6

Leak Assessment and Mitigation

Distribution by Number of Projects



Distribution by Project Cost



Action Item 6

Leak Assessment and Mitigation

Top 5 highest costing Buildings

Building ID	Count	TCFMAC Funded	Year Built	Age of building
19-L1 - Clara Shortridge Foltz Criminal Justice Center	73	\$ 5,651,937	1972	48
19-AX1 - Van Nuys Courthouse East	23	\$ 3,369,841	1967	53
19-AG1 - Compton Courthouse	95	\$ 2,705,575	1977	43
19-J1 - Pasadena Courthouse	73	\$ 2,604,164	1950	70
19-K1 - Stanley Mosk Courthouse	77	\$ 2,434,510	1957	63
Total / Average	341	\$ 16,766,027		55

Action Item 7

Orange County Central Justice Center – Latest Communication from California State Fire Marshal

- Review latest letter of May 20, 2020 from SFM regarding fire/life/safety deficiencies (see materials)
- Approve one of following options:
 - 1) Submit BCP for project funding; or
 - 2) Fund project over multiple years



Action Item 7

Orange County Central Justice Center – Latest Communication from California State Fire Marshal

Sprinkler Upgrades for Existing Building

Fire sprinkler upgrades are required

- 1) a change of use, or
- 2) an alteration



Action Item 7

Orange County Central Justice Center – Latest Communication from California State Fire Marshal

Fire Marshal Letter (5.20.20)

- County's renovation project on Floors 4-11 triggered the upgraded sprinkler requirements.
- Judicial Council is required to complete the fire sprinkler system on Floors 1-3 to comply with the previously approved plans.



Action Item 7

Orange County Central Justice Center – Latest Communication from California State Fire Marshal

California Fire Code Sprinkler Upgrades For Alterations

Cal Fire Code § 1116.1 Repairs general

Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this code section, provided the addition, alteration or repair conforms to the requirements of this section.



Action Item 7

Orange County Central Justice Center – Latest Communication from California State Fire Marshal

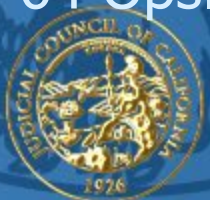
California Attorney General Opinion No. 80-906

Fire Marshal/ Existing High-Rise /State-Owned Buildings

“Since we are dealing here with state-owned buildings, compliance with the Marshal's regulations may well necessitate legislative appropriations... The power to appropriate state monies from the state treasury resides only in the Legislature... It is thus not the province of an administrative agency or the judicial branch of government to compel payment of funds by the Legislature.

If appropriations are necessary for compliance with the regulations, the Marshal should notify the appropriate officials responsible therefor, perhaps in the report the Marshal is required to submit to the Governor under section 13110.”

64 Ops. Cal. Atty. Gen. 386 (1981)



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Discussion Item 1

List E – Court Funded Requests

Approved CFRs:

1. Amador – Amador Sup. Ct - \$2,250
2. Butte – Butte County CH - \$25,000
3. Contra Costa – File Unit - \$675
4. Kern – Delano Police Dept. - \$349,686
5. Los Angeles – Central Civil West Court - \$177,984
6. Mariposa – Mariposa County CH - \$11,250
7. Orange – Harbor Justice Center - \$33,000
8. San Joaquin – Stockton Courthouse - \$180,000
9. Santa Barbara – 1019 Garden Street - \$36,000



Discussion Item 1

List E – Court Funded Requests

Approved CFRs:

10. Santa Cruz – Watsonville Courthouse - \$271,658
11. Stanislaus – Modesto Main Courthouse - \$19,500
12. Ventura – Mother Lode Fairgrounds - \$12,040

There was 1 cancelled CFR this reporting period:

1. Fresno – Fresno County CH - \$62,500



Discussion Item 2

List F – Funded FMs on Hold

- On Hold for Shared Cost Approval
 - 3 Projects
 - \$2,379,496 JCC Share



Discussion Item 3

Guidelines for Responsibility of Facilities Costs

- Original Document *Guidelines for Prioritizing and Ranking Facility Modifications* was adopted by Trial Court Facility Modification Advisory Committee on April 13, 2015
- Facilities Funding Responsibilities between Judicial Council and Superior Courts was approved by TCFMAC for public comment on March 8, 2019
- 12 Courts and CEAC provided comments
- Revised document *Guidelines for the Responsibility of Facilities Costs between the Judicial Council and Trial Courts*, dated July 20, 2020 is attached
- CEAC requested document showing change of responsibility or new item is added



Discussion Item 3

Table A – Changed Responsibilities

#	Description	Change	Reason
2	Building Envelope: Exterior Doors, Entryway, and Sidewalk -- Exterior entrance power washing. Power washing for stains, debris and dirt	Changed from Judicial Council to Trial Court Operations	Correction of the Janitorial responsibility
5	Building Envelope: Exterior Windows – Window cleaning exterior	Changed from Judicial Council to Trial Court Operations	Correction of the Janitorial responsibility
15	Electrical: Communications & Security – Server room electrical requirements (e.g., new electrical requirements for new servers)	Changed from Judicial Council to Trial Court Operations	Clarification that Court requested addition of new outlets is not Judicial Council responsibility
38	Electrical: Site Electrical – Electrical car charging stations (Public parking)	Changed from Trial Court Operations to Judicial Council and Trial Court Operations	Added Judicial Council to the responsibility for public parking, based on approval from TCFMAC
52	Flooring: Floor Finishes – Raised floor panels maintenance and repair	Changed from Trial Court Operations to Judicial Council	Clarification of new line and not a shift of responsibility

Discussion Item 3

Table A – Added Clarifying Line Items

#	Description	Current Responsibility
10	Building Envelope: Other Site System – Flag lowering and raising	Trial Court Operations
16	Electrical: Communications & Security – UPS uninterruptable power supply	Trial Court Operations
17	Electrical: Communications & Security – Integrated network	Trial Court Operations
17A	Electrical: IT – Infrastructure – fiberoptic	Judicial Council
17B	Electrical: IT – Routers	Judicial Council
17C	Electrical: IT – Switches	Judicial Council
17D	Electrical: IT – Servers	Judicial Council
17E	Electrical: IT – Maintenance	Trial Court Operations
17F	Electrical: IT – Software	Trial Court Operations
32	Electrical: Building Envelope – Exterior Lights	Judicial Council



Discussion Item 3

Table A – Added Clarifying Line Items

#	Description	Current Responsibility
40A	Fire Life Safety: Fire Protection – Public distributed antenna system	Judicial Council
63	Furniture: Fixed – Audience seating (bench-style)	Judicial Council
64	Furniture: Fixed – Jury seating	Judicial Council
65	Furniture: Fixed – Gang seating	Judicial Council
66	Furniture: Unfixed – Chairs, seats around tables	Trial Court Operations
67	Furniture: Unfixed - Couches	Trial Court Operations
80	HVAC: Air Distribution – Holding cell diffusers, cleaning room, side of vents	Trial Court Operations
87	HVAC: Cooling System – Additional data room air conditioning systems over the provided existing system	Trial Court Operations
97	Interior Finishes: Moveable Furniture – Manual Blinds/Drapes/Shades (maintain, repair and replace)	Trial Court Operations



Discussion Item 3

Table A – Added Clarifying Line Items

#	Description	Current Responsibility
104	Interior Finishes: Wall Finishes – Minor touch-up painting (for graffiti/vandalism only)	Judicial Council
105	Interior Finishes: Wall Finishes – Minor touch-up painting (for aesthetics)	Trial Court Operations
127	Office Equipment: Communications & Security – Clerk window/active communication	Judicial Council
128	Office Equipment: Communications & Security – Exterior transaction window/active communication	Judicial Council
144	Restroom: Interior Specialties – Counter cleaning (janitorial)	Trial Court Operations
163	Restroom: Fixtures – Adding new baby changing stations not required by law (Court funded, Judicial Council Installed)	Facilities Services and Trial Court Operations
163a	Restroom: Fixtures – Existing baby changing stations' replacement	Judicial Council
188	Hazardous Waste: Court Generated Waste – Toner cartridges, batteries, court owned equipment such as computer equipment containing heavy metals or equipment with refrigerant containing devices, and items stored in an evidence room	Trial Court Operations
189	Hazardous Waste: Janitorial Generated Waste – Cleaning material such as detergents and solvents, greasy rags or waste water containing hazardous material	Trial Court Operations

Discussion Item 3

Table A – Added Clarifying Line Items

#	Description	Current Responsibility
190	Hazardous Waste: Construction or building generated waste [6]	Judicial Council
191	Hazardous Waste: Court Funded Request Construction Generated Waste – Construction or building generated waste that is part of the project that is funded by Court	Trial Court Operations
192	Hazardous Waste: Bio-Hazard Waste – Human feces and blood	Judicial Council
193	Hazardous Waste: Bio-Hazard Waste – Sewer leak and spill from plumbing waste water leakage as part of larger Facility Modification and waste water removal is not the primary purpose of the Facility Modification	Judicial Council
194	Equipment Installation: Installation and Removal of All Equipment Not Part of the Building System – White boards, clocks, file storage systems, portable/movable electronic equipment, court owned appliances, electronic calendars, and display boards	Trial Court Operations
195	Equipment: Communication and AV Equipment – All audio visual equipment	Trial Court Operations
196	Electrical: Electrical Outlet for Communications and AV Equipment – Power outlets for the communication and AV equipment	Judicial Council
197	Electrical: Emergency Power – Generators for IT Infrastructure and non-emergency services	Trial Court Operations



Discussion Item 3

Table B – changed responsibility

#	Description	Change	Reason
2	Equipment: Alarms – Wireless Duress Alarms	Changed from Trial Court Operations to Judicial Council Security – Special Fund	N/A
6	Equipment: Gun Locker – Gun locker installation, repairs, and keys	Changed from Trial Court Operations to Trial Court Operations and Others	N/A
8	Equipment: Holding Cell – Holding cell keys	Changed from Trial Court Operations to Others	N/A
20	Equipment: Surveillance – Digital video recording (DVR) as components of complete security system and plan	Changed from Facilities Services to Judicial Council Security – Special Fund	N/A



Discussion Item 3

Table B – Added Clarifying Line Items

#	Description	Current Responsibility
9	Equipment: Communications & Security – Detention control - active communication	Facilities Services
10	Equipment: Interview Rooms – Passive communication	Facilities Services
11	Equipment: Interview Rooms – Active communication	Facilities Services
15	Equipment: Security-Related – Stand-alone plugged equipment (e.g. enhancements or additions to existing screening equipment)	Trial Court Operations
17	Equipment: Safes – Gun safes	Others
32	General Building: Janitorial – Recurring janitorial services and supplies in secure and inmate areas	Trial Court Operations
36	Hardware: Keys & Locks – Removable locks	Trial Court Operations
43	System: Notification – Panic, duress, or similar emergency notification systems not following under items 1,2,3 of this Table B	Trial Court Operations



Discussion Item 3

Guidelines for Responsibility of Facilities Costs

- Review the attached documents
 - Attachment 1: Updated draft of the *Guidelines for the Responsibility of Facilities Costs between the Judicial Council and Trial Courts*, revised in response to the received comments
 - Attachment 2: Summary of comments with Judicial Council staff responses
 - Attachment 3: Updated Table A at CEAC's request
 - Attachment 4: Updated Tables B at CEAC's request
 - Attachment 5: Former *Guidelines for Prioritizing and Ranking Facility Modifications*, adopted by the TCFMAC in April 2015
- Will bring this as Action item in next meeting with comments from the committee incorporated into the document



Discussion Item 4

Sustainability Plan Update

Goal #1: Ensure our new construction is compliant with state sustainability initiatives

Strategy: Update our construction standards

Goal #2: Reduce energy usage, carbon footprint, and utility costs

- Strategies:
- 1) Pursue energy efficiency measures;
 - 2) Educate staff, key stakeholders and service providers on specific energy saving practices and broader sustainability issues;
 - 3) Conserve other natural resources; and
 - 4) Improve the power resiliency of our portfolio through on site renewable energy systems/storage



Discussion Item 4

Sustainability Plan Update

Progress on two of our strategies for our second goal: Increasing Energy Efficiency and Creating Power Resiliency through On-Site Generation and Storage

We authorized two studies of 70 JCC-owned buildings which determined the financial viability of on-site solar power generation and battery storage for 44 buildings in 28 counties.

Financing of these projects can be done through agreements called Power Purchase Agreements (PPAs) wherein a developer arranges for the design, permitting, financing and installation of a **solar** energy system on a customer's property at little to no cost. PPAs are an increasingly common mechanism used to finance renewable energy systems.

Total annual savings anticipated from the 44 projects would be \$1.4 million, with 20 year cumulative program savings of \$26M.



Discussion Item 4

Sustainability Plan Update

An additional onsite generation and storage project is underway at an Appellate Court – the 4th District Court of Appeal in Santa Ana – that will be a good demonstration pilot project for the trial courts. This project was selected for support by the federal General Services Administration (GSA). It was developed with a third party energy consultant (AESC) and is also supported by Southern California Edison and the U.S. Department of Energy.

The project includes a Solar Photovoltaic (PV) system with an Energy Storage System (ESS) that will be financed through a PPA. The project will provide six (6) hours of power resiliency, annual electricity savings of just over \$10K, greenhouse gas reductions, and energy management strategies enabled through a Building Automation System gateway – a “smart” system.



Discussion Item 4

Sustainability Plan Update

Progress on Strategy of Pursuing Energy Efficiency measures through Third-Party Financing

On-Bill Financing (OBF) is a Third-Party Financing program that provides funding for energy efficiency projects through coordination with one of the four, statewide Investor Owned Utilities (IOUs) operating in California. The OBF program is regulated by the California Public Utilities Commission (CPUC) which allows project costs to be added to the utility bill.

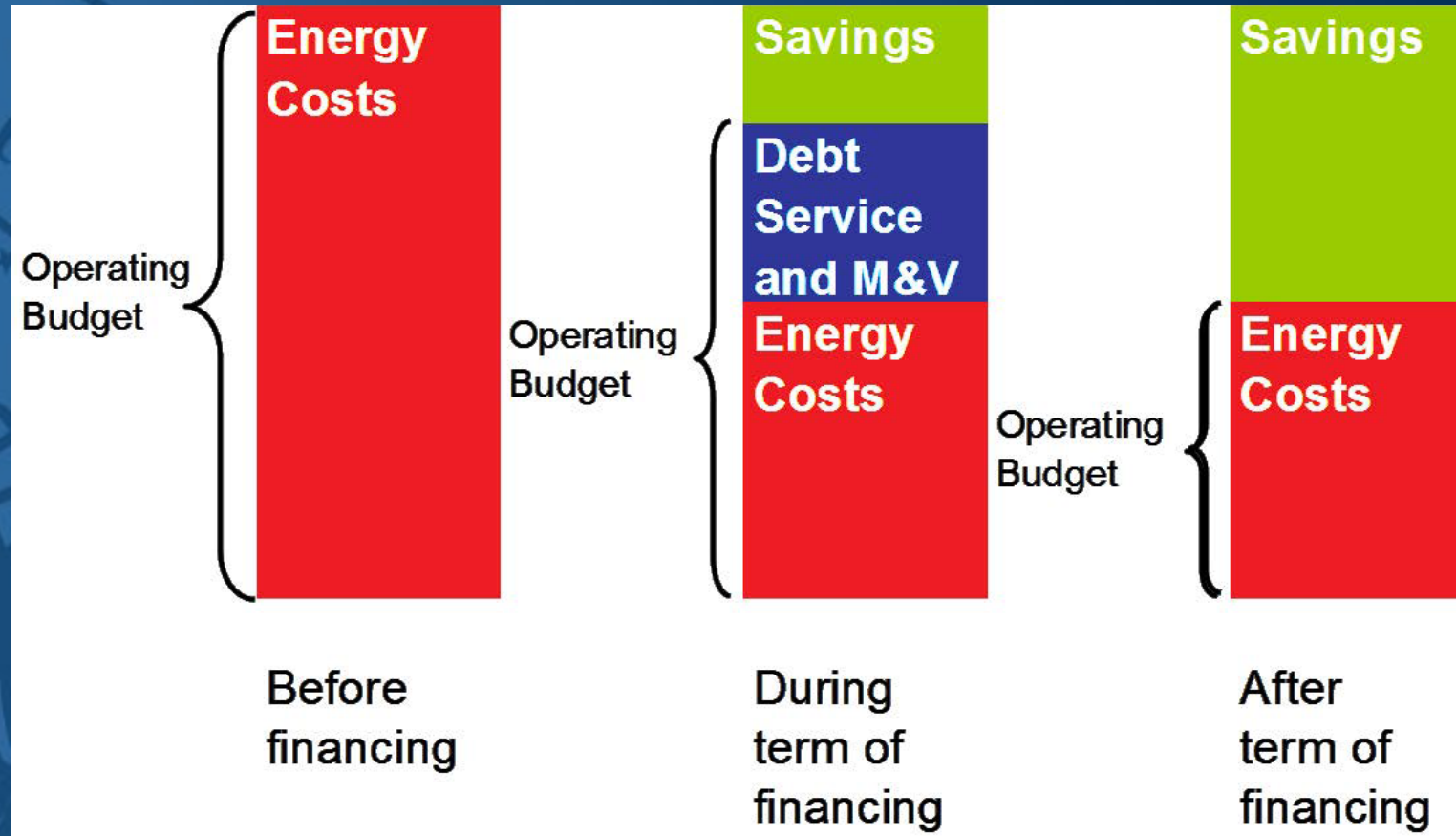
OBF projects are funded through a simple payback methodology that cannot exceed ten years. The most cost effective projects will have the shortest payback period. Decreased energy usage resulting from the energy efficiency project cause the overall utility bill to remain static despite the addition of project costs. Beyond the payback period, continued savings will vary based on a variety of factors (technologies, ongoing O & M, operating hours of the facility), but should approximate the savings depicted in the graphic on the next slide.

Staff identified two pilot sites for energy efficiency projects that are eligible for OBF. Success of the pilot projects lays the ground work to consider **165** additional sites.



Discussion Item 4

Sustainability Plan Update



Staff identified two pilot sites for energy efficiency projects that are eligible for OBF. Success of the pilot projects lays the ground work to consider **165** additional sites.



Discussion Item 4

Sustainability Plan Update

Update on Electric Vehicle Infrastructure (EVI) Grant Opportunity

Previously, we reported on a CA Energy Commission (CEC) grant opportunity which reserved funding for EVI at 12 courthouses throughout the central valley. Funding for this grant covers approximately 25% of project costs. Outreach has begun to courts who are interested in supplementing the project costs to obtain Electric Vehicle Charging Stations.

Another EVI Grant Opportunity has been identified through Southern California Edison (SCE) for sites in southern California. This grant provides for approximately 75% of the project costs. Higher grant amounts are available in disadvantaged communities.

The SCE grant project was delayed due to COVID-19 but is restarting in July 2020. SCE is pre-assessing 47 sites for the JCC within Southern California.



Discussion Item 5 Leasing Expense & Revenue Forecast

FY 2020-21 - Overall Summary Forecast

Overview of Lease Expenses	# of Agreements	Total Square Feet	Annual Cost
Court Facilities Trust Fund (CFTF)	24	553,155	\$11,297,486
Trial Court Trust Fund (TCTF)	51	285,167	\$8,092,969
Courthouse Construction Fund (CCF)/Other	4	80,584	\$2,682,710
Totals	79	918,906	\$22,073,164
Overview of Revenues	# of Agreements	Total Square Feet	Annual Receipts
Court Facilities Trust Fund (CFTF)	111	125,290	\$3,564,051
Immediate & Critical Needs Account (ICNA)	5	38,639	\$1,364,204
State Court Facilities Construction Fund (SCFCF)	4	532	\$72,831
Totals	120	164,461	\$5,001,086

Note: Summary does not include \$55M ICNA Payment for Long Beach CH Service Fee



JUDICIAL COUNCIL
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Discussion Item 5

Leasing Expense & Revenue Forecast

FY 2020-21 - Number of Leases by Court

Courts	# of Lease Agreements	Annual Cost	# of Revenue Agreements	Annual Receipts
Alameda	1	\$397	7	\$101,051
Colusa	1	\$450	0	\$0
Contra Costa	2	\$484,186	3	\$42,280
Fresno	4	\$3,040,769	3	\$112,832
Glenn	2	\$151,470	0	\$0
Imperial	0	\$0	2	\$5,879
Inyo	3	\$103,245	0	\$0
Kern	3	\$715,473	1	\$37,668
Kings	0	\$0	1	\$4,005
Lake	1	\$32,169	0	\$0
Los Angeles	9	\$60,187,086	70	\$3,785,598
Madera	1	\$4,800	0	\$0
Mariposa	6	\$88,003	0	\$0
Merced	2	\$106,077	0	\$0
Monterey	1	\$88,020	2	\$23,394
Nevada	1	\$32,710	0	\$0
Orange	4	\$296,240	3	\$14,776
Placer	1	\$106,380	0	\$0
Plumas	0	\$0	1	\$9,600



Discussion Item 5

Leasing Expense & Revenue Forecast FY 2020-21 - Number of Leases by Court

Courts	# of Lease Agreements	Annual Cost	# of Revenue Agreements	Annual Receipts
Riverside	5	\$762,226	0	\$0
Sacramento	4	\$5,335,080	3	\$411,434
San Bernardino	8	\$1,359,207	3	\$8,892
San Diego	2	\$175,857	11	\$290,495
San Francisco	1	\$357,411	1	\$35,000
San Joaquin	1	\$209,104	2	\$19,731
San Luis Obispo	1	\$46,670	0	\$0
Santa Barbara	1	\$36,000	1	\$45,166
Santa Clara	1	\$190,270	1	\$12,000
Santa Cruz	2	\$55,159	0	\$0
Shasta	1	\$10,684	0	\$0
Solano	2	\$390,953	0	\$0
Sonoma	2	\$1,393,706	0	\$0
Stanislaus	5	\$1,332,478	0	\$0
Tulare	1	\$45,621	3	\$24,646
Tuolumne	1	\$8,600	0	\$0
Ventura	0	\$0	1	\$8,772
Yolo	0	\$0	1	\$7,868



JUDICIAL COUNCIL OF CALIFORNIA

Discussion Item 6

Guideline for Elevator Priority 1 Facility Modifications

- Re-evaluate guideline for Elevator Priority 1 Facility Modifications
 - Current P1 process for Elevators
 - 50% of the elevators or more must be out of service to trigger Priority 1
 - Pandemic related issues with Elevators
 - Reduction in number of people in elevators
 - Trigger Priority 1 event for elevators even when the 50% threshold for elevators is not reached to avoid impact to Court
 - Additional costs for Priority 1 Facility Modifications as response time is reduced



Discussion Item 7

Director's Report

- Director's Report
- Update on Service Provider Procurement



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Information-Only Item 1

DMF-2 Projects Update

Project Status	Number of Projects	Original Estimate	Current Amount
Roof Projects			
Project Approval	-	\$ -	\$ -
Project Initiation	-	\$ -	\$ -
Design	-	\$ -	\$ -
Agency Review	-	\$ -	\$ -
Procurement/Bid/Award	1	\$ 442,000	\$ 106,040
Construction	1	\$ 234,000	\$ 152,714
Close-Out	-	\$ -	\$ -
Completed	2	\$ 752,857	\$ 542,605
Cancelled	-	\$ -	\$ -
Deferred	3	\$ 7,801,975	\$ 2,276,248
Subtotal	7	\$ 9,230,832	\$ 3,077,607
Elevator Projects			
Project Approval	-	\$ -	\$ -
Project Initiation	-	\$ -	\$ -
Design	-	\$ -	\$ -
Agency Review	1	\$ 524,983	\$ 94,396
Procurement/Bid/Award	-	\$ -	\$ -
Construction	16	\$ 19,370,041	\$ 33,597,112
Close-Out	-	\$ -	\$ -
Completed	-	\$ -	\$ -
Cancelled	-	\$ -	\$ -
Deferred	2	\$ 720,203	\$ 129,977
Subtotal	19	\$ 20,615,227	\$ 33,821,485
BAS Projects			
Assessment Completed	22	\$ 18,528,000	\$ 18,528,000
Construction	2	\$ 3,492,000	\$ 3,492,000
Procurement/Bid/Award	2	\$ 3,569,000	\$ 3,569,000
Cancelled	1	\$ 124,000	\$ 124,000
Subtotal	27	\$ 25,713,000	\$ 25,713,000
HVAC Cooling System			
Assessment Completed	1	\$ 537,636	\$ 537,636
Subtotal	1	\$ 537,636	\$ 537,636
Building Assessment			
Completed	1	\$ 5,000,000	\$ 5,000,000
Subtotal	1	\$ 5,000,000	\$ 5,000,000
Grand Total	55	\$ 61,096,695	\$ 68,149,728



JUDICIAL COUNCIL
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Information-Only Item 2

DMF-3 Projects Update

Project Status	Number of Projects	Original Estimate	Current Amount
Fire Alarm System Projects			
On-Going Assessment	8	\$ 10,381,763	\$ 10,381,763
Plan Review	1	\$ 4,618,237	\$ 4,618,237
Subtotal	9	\$ 15,000,000	\$ 15,000,000
Grand Total	9	\$ 15,000,000	\$ 15,000,000



Information-Only Item 3

Architectural Revolving Fund Projects Update

- Refer to materials for report



JUDICIAL COUNCIL
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Information-Only Item 4

Cancellation of October Travel Plans

- Plans for the committee to visit Fresno, Madera, and Merced courthouses in October have been cancelled due to covid-19 concerns



Meeting Calendar

Date	Day of Week	Type of Meeting
January 27, 2020	Monday	In Person
March 9, 2020	Monday	Phone
April 13, 2020	Monday	Phone
May 15, 2020	Friday	Phone
July 20, 2020	Monday	Phone
August 31, 2020	Monday	Phone
October 30, 2020	Friday	In person (subject to change)
December 7, 2020	Monday	Phone

Next Meeting



JUDICIAL COUNCIL
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Adjourn to Closed Session

- Closing Discussions
- Chair Closing Comments



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