

The background features a large, faint, blue-tinted seal of the Judicial Council of California. The seal depicts a woman in classical attire holding a spear and a shield, with a landscape and a ship in the background. The text "JUDICIAL COUNCIL OF CALIFORNIA" and "EUREKA" is visible around the perimeter of the seal.

Trial Court Facility Modification Advisory Committee Meeting

October 28, 2022



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 meeting on August 29, 2022



JUDICIAL COUNCIL
OF CALIFORNIA

Director's Report

- Joint CFAC/TCFMAC Meeting
- San Diego Hall of Justice Shared Cost
- Napa County Criminal Courthouse - Legionella
- New CAFM 2.0 System Go-Live
- CFR Project Management Costs



JUDICIAL COUNCIL
OF CALIFORNIA

Action Item 1

List A – Emergency Facility Modifications (Priority 1)

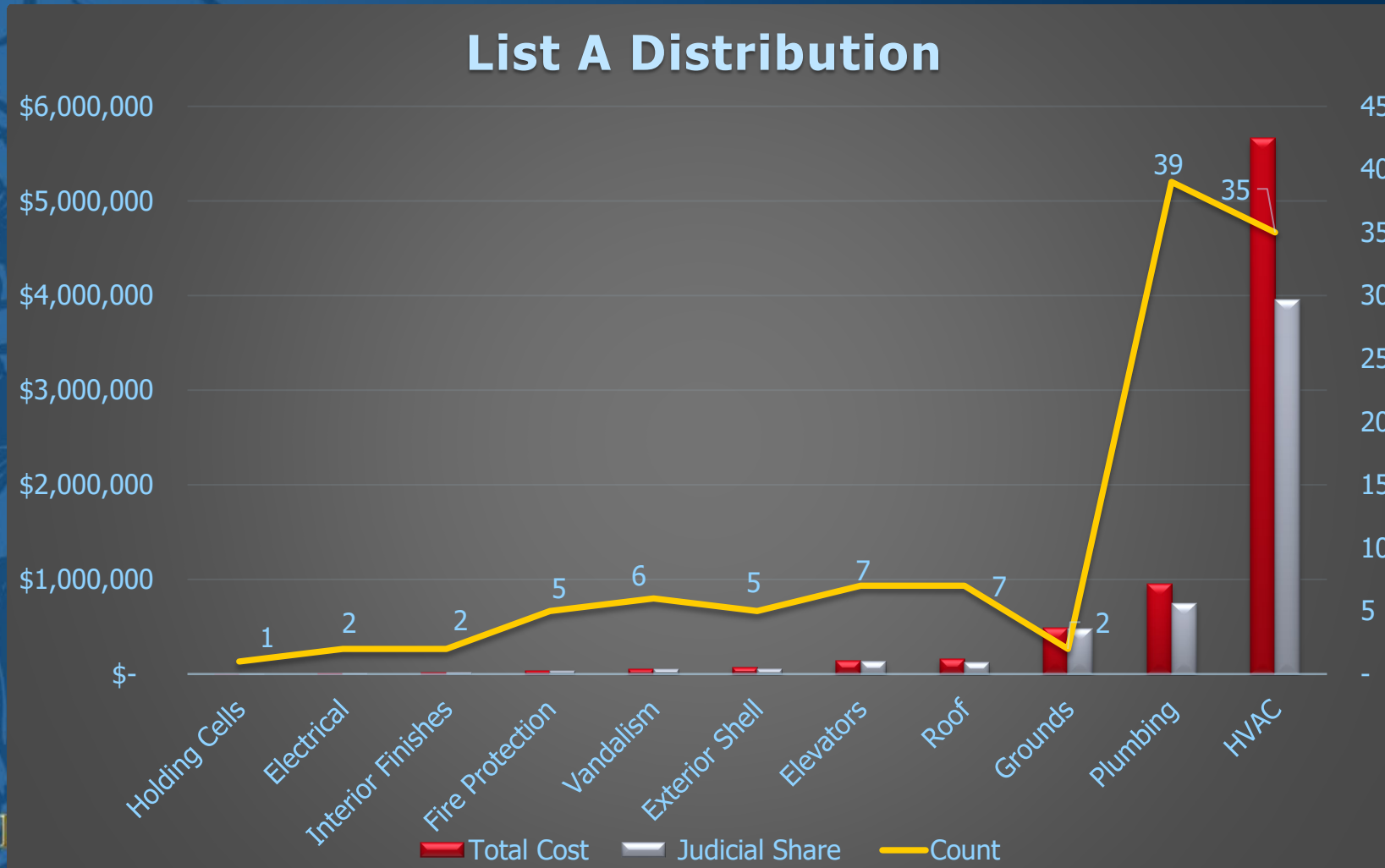
- There were 111 new Priority 1 FMs this period
- Total estimated FM Program budget share is \$5,620,974

FY 22-23 P1 Revised Budget Allocation	Prior Approvals for FY 22-23	Proposed Approvals	Remaining Balance
\$20,000,000	\$4,228,076	\$5,620,974	\$10,150,950



Action Item 1

List A – Emergency Facility Modifications (Priority 1)



JUDICIAL COUNCIL OF CALIFORNIA
OF CALIFORNIA

Action Item 1

List A – Emergency Facility Modifications (Priority 1)

FM-2002722 Los Angeles Foltz Courthouse – Interior Finishes

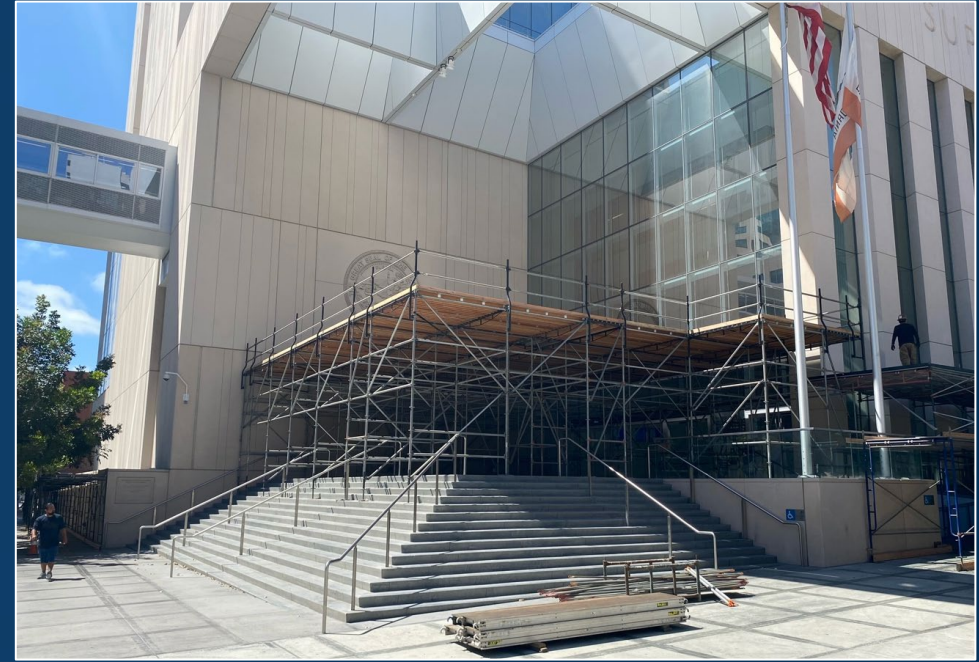


JUDICIAL COUNCIL OF CALIFORNIA

Action Item 1

List A – Emergency Facility Modifications (Priority 1)

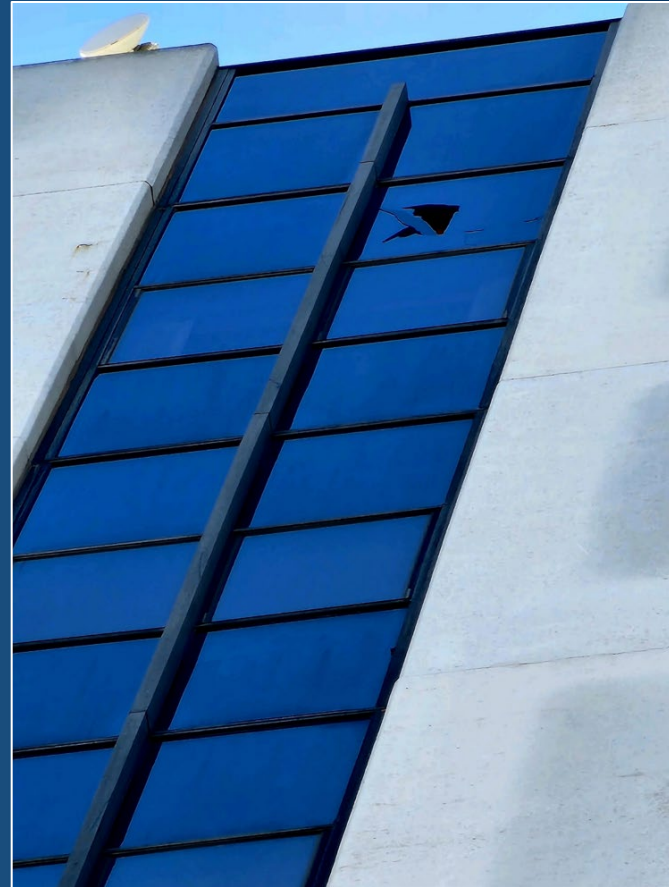
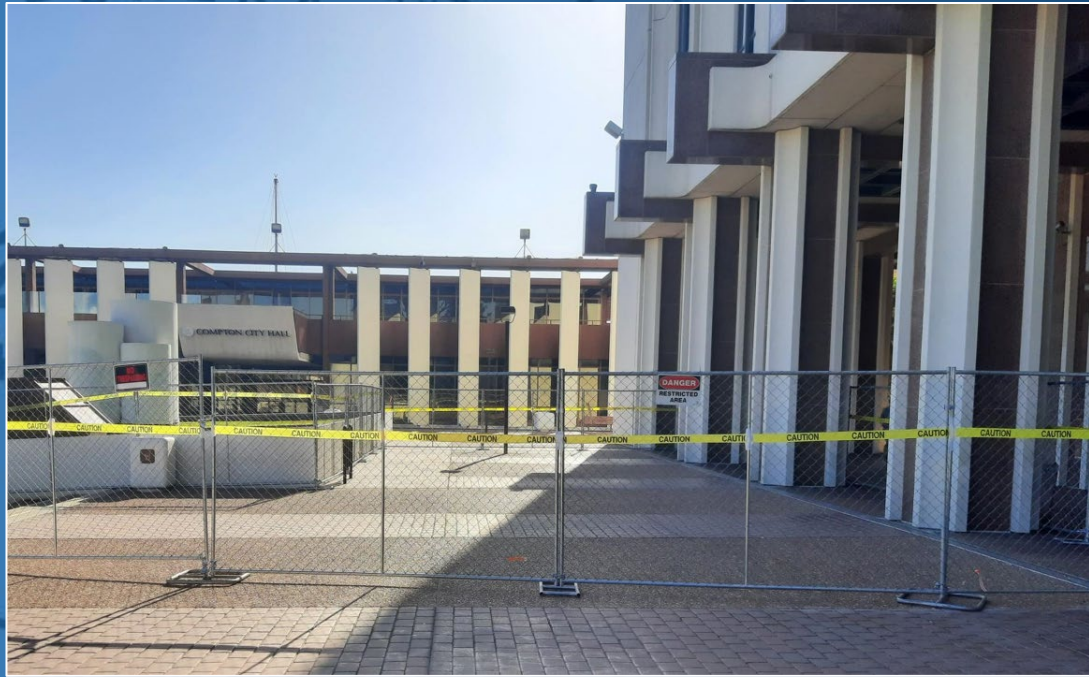
FM-2002831 San Diego Central Courthouse – Grounds/Exterior



Action Item 1

List A – Emergency Facility Modifications (Priority 1)

FM-2002858 Los Angeles Compton Courthouse – Exterior Shell



JUDICIAL COUNCIL
OF CALIFORNIA

Action Item 2

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

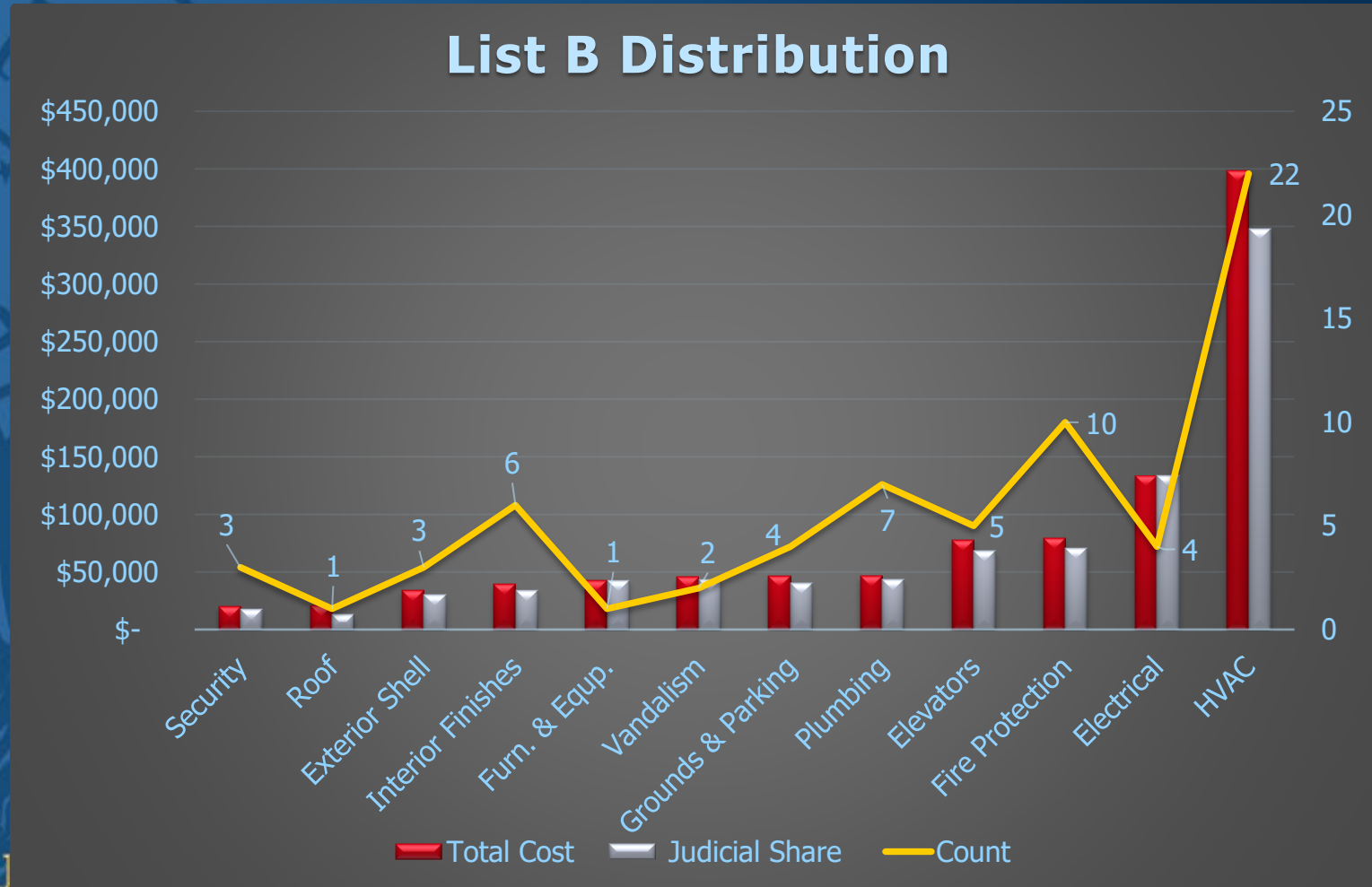
- There were 68 new P2 FMs under \$100K this period
- Total estimated FM Program budget share is \$885,936

FY 22-23 P2 Under \$100K Budget Allocation	Prior P2 Under \$100K Approvals for FY 22-23	Proposed Approvals	Remaining Balance
\$7,000,000	\$1,355,844	\$885,936	\$4,758,219



Action Item 2

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

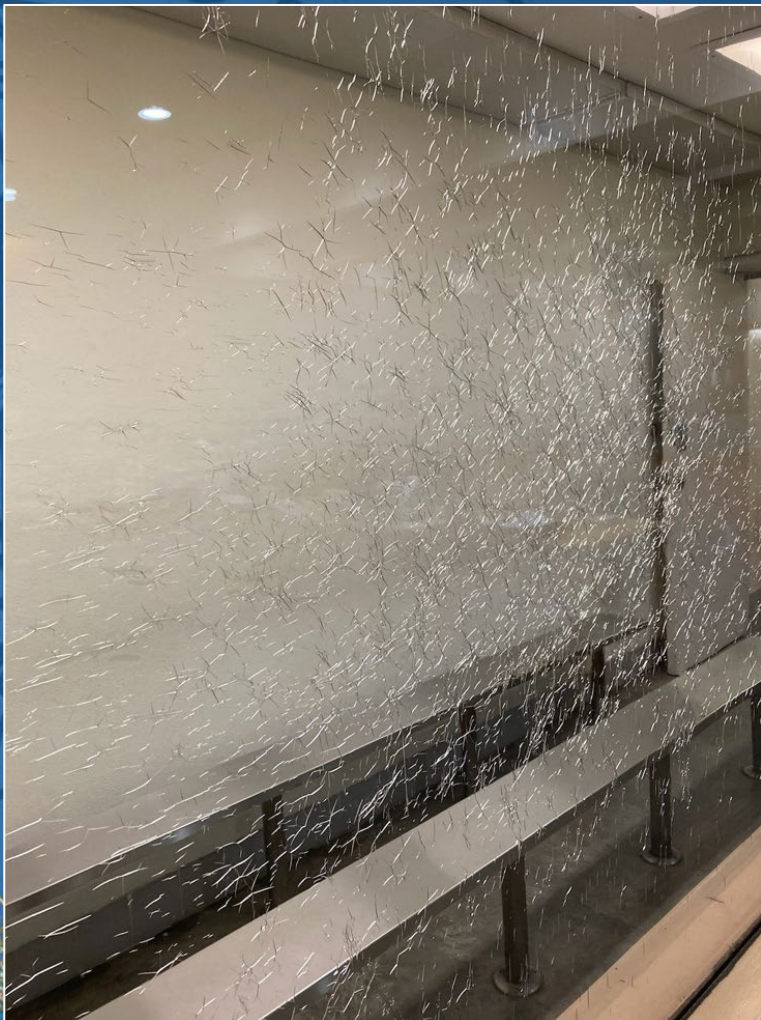


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Action Item 2

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

FM-2002838 Los Angeles Van Nuys Courthouse West - Interior Finishes



Action Item 2

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

FM-2002863 Los Angeles Glendale Courthouse – Exterior Shell



Action Item 2

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

FM-2002950 Los Angeles Chatsworth Courthouse – Fire Protection

This board needs to be replaced



Action Item 3

List C – Cost Increases Over \$50K

- Impacts 5 FM projects
- Total FM Value - \$2,691,986
- Program Budget Impact - \$2,194,189



Action Item 3

List C – Cost Increases Over \$50K

Los Angeles Compton Courthouse– FM-0017040 – Fire Protection

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Compton Courthouse	19-AG1	FM-0017040	\$4,924,475	\$5,602,201	\$677,726

Reason for Increase: The cost increase is required because of the additional asbestos abatement and monitoring scope that was added once the hidden conditions were identified. Additionally, \$813,858 in the reimbursable amount (County portion) has expired and needs to be re-encumbered.

Notes: FM Program Budget Share is 66.13%, therefore cost increase to FM Budget is \$448,180.



Action Item 3

List C – Cost Increases Over \$50K

Los Angeles Van Nuys Courthouse West – FM-0142704 – HVAC

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Van Nuys Courthouse West	19-AX2	FM-0142704	\$3,605,727	\$4,709,757	\$1,104,030

Reason for Increase: Because the existing fire alarm is not communicating with the new duct detectors, a new standalone fire alarm panel is needed to manage duct detectors. Work includes installation of a new fire alarm panel, wiring, conduits, and fire caulking of new penetrations. The new fire alarm control panel will communicate with the existing panel.

Notes: FM Program Budget Share is 80.48%, therefore cost increase to FM Budget is \$888,523.



Action Item 3

List C – Cost Increases Over \$50K

Los Angeles Pasadena Courthouse – FM-0145184 – Exterior Shell

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Pasadena Courthouse	19-J1	FM-0145184	\$156,836	\$328,922	\$172,086

Reason for Increase: The cost increase is due to the additional work required in accordance with the LA Building Department plan review approval.

Notes: FM Program Budget Share is 69.35%, therefore cost increase to FM Budget is \$119,342.



Action Item 3

List C – Cost Increases Over \$50K

Contra Costa George D. Carroll Courthouse – FM-2001525 – Utilities

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Contra Costa	George D. Carroll Courthouse	07-F1	FM-2001525	\$19,714	\$98,830	\$79,116

Reason for Increase: PG & E required a new switch gear. The updated cost includes the design of the new switchboard.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$79,116.



Action Item 3

List C – Cost Increases Over \$50K

Los Angeles Central Arraignment Courts – FM-2001736 – Elevators

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Central Arraignment Courts	19-U1	FM-2001736	\$807,559	\$1,466,587	\$659,028

Reason for Increase: Project bid came in higher due to an escalation in material and labor costs.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$659,028.



Action Item 4

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

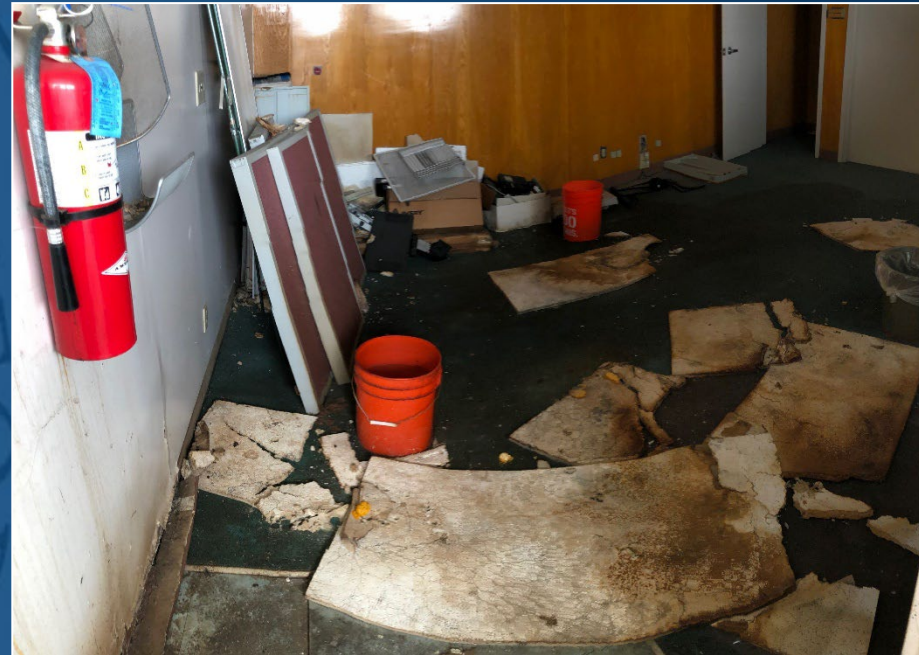
- Review Priority 2 over \$100K and Priority 3 FMs
- Approve 14 projects for a total cost to the Facility Modification Program budget of \$9,596,837



Action Item 4

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

FM-2002892 Monrovia Training Center Modulars



Action Item 4

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

Monrovia Training Center Modulars

Option 1 - Refurbish

Estimated Cost - \$3,057,960

- Pros
 - Less impact to the site (noise/dust)
- Cons
 - Unknown factors (e.g., possible structural damage, hidden conditions, etc.)

Option 2 - Construct New

Estimated Cost - \$3,629,960

- Pros
 - Limited exposure to cost increases
- Cons
 - More impact to the site (removal of trailers and concrete)



Action Item 5

2023 TCFMAC Meeting Schedule

- Approve proposed 2023 TCFMAC meeting schedule

Meeting Date	Type of Meeting	Time
Friday, February 3, 2023	In Person Meeting*	10:00 - 3:00
Friday, March 10, 2023	Virtual Meeting	12:00 - 1:30
Monday, April 10, 2023	In Person Meeting*	10:00 - 3:00
Friday, May 19, 2023	In Person Meeting*	10:00 - 3:00
Monday, July 17, 2023	In Person Meeting*	10:00 - 3:00
Monday, August 28, 2023	Virtual Meeting	12:00 - 1:30
Friday, October 27, 2023	2-day meeting 10/26 & 10/27/23*	10:00 - 3:00
Monday, December 4, 2023	Virtual Meeting	12:00 - 1:30

*In-Person meetings are held in Judicial Council offices in Sacramento unless otherwise noted and are subject to change due to the Covid pandemic.



Action Item 6

Trial Court Facility Modifications Report for Quarter 1 of Fiscal Year 2022-23

- Refer to meeting materials for FY 2022-23 Q1 report



Discussion Item 1

List E – Court Funded Requests

Approved CFRs:

1. Colusa – (FM) Courthouse Annex - \$278,100
2. Kings – (FM) Kings Superior Court - \$174,600
3. Lake – (Lease) Gateway Business Park - \$32,941
4. Orange – (FM) North Juvenile Center - \$33,444
5. Orange – (FM) Multiple - \$445,746
6. San Bernardino – (FM) Victorville Courthouse - \$10,000
7. San Bernardino – (FM) Multiple - \$95,000
8. San Bernardino – (FM) Rancho Cucamonga CH - \$120,000



Discussion Item 1

List E – Court Funded Requests

Approved CFRs:

9. San Bernardino – (FM) Central Courthouse - \$800,000
10. San Joaquin – (FM) Stockton Courthouse - \$4,463,211

There were no CFRs canceled this reporting period.



Discussion Item 2

List F – Funded FMs on Hold

- FMs on Hold for Shared Cost Approval
 - 10 Projects
 - \$22,580,656 JCC Share



Discussion Item 3 - Sustainability Update

2020 Sustainability Plan for Trial Court Facilities

GOAL #1: In Existing Buildings,

Reduce greenhouse gas (GHG) emissions, energy usage, utility costs, and conserve natural resources

GOAL #2: For New Construction,

Ensure compliance with state sustainability initiatives in all new construction and major renovation projects



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Discussion Item 3 - Sustainability Update

GOAL 1 (EXISTING BUILDINGS) Strategies

1. Improve Energy Efficiency
2. Conserve Water
3. Minimize Waste
4. Create Renewable Energy
5. Install EV Charging Infrastructure
6. Education and Communication



Discussion Item 3 - Sustainability Update

- Many types of energy:
electricity, natural gas, propane, etc.

- Uniform Comparison using **EUI** –
Energy Use Index

"Normalized" or "Apples to Apples" data calculated by dividing annual kBTU usage by square footage

- **JCC EUI Tracking**

- 2018 Actual Portfolio Average **EUI: 77**
- 2030 Targeted Portfolio Average **EUI: 46**

ENERGY EFFICIENCY



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OF CALIFORNIA

Discussion Item 3 - Sustainability Update

Why 46 EUI?

ENERGY EFFICIENCY

**Department
of Energy's
Building
Performance
Database**

**ASHRAE
Standard 100-
2018, Energy
Efficiency in
Existing
Buildings**

**Data from
other State of
California
Agencies**

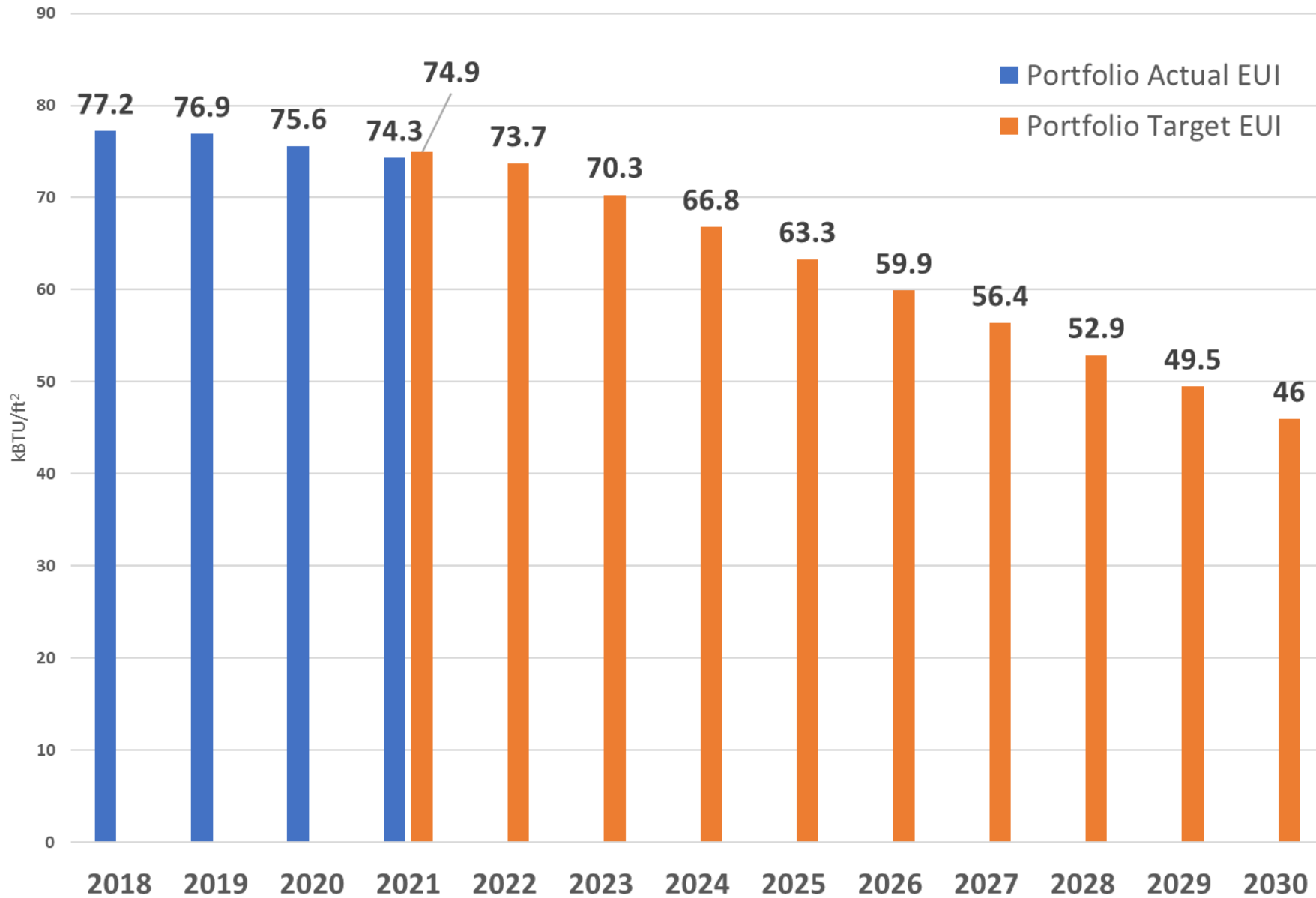


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ENERGY EFFICIENCY



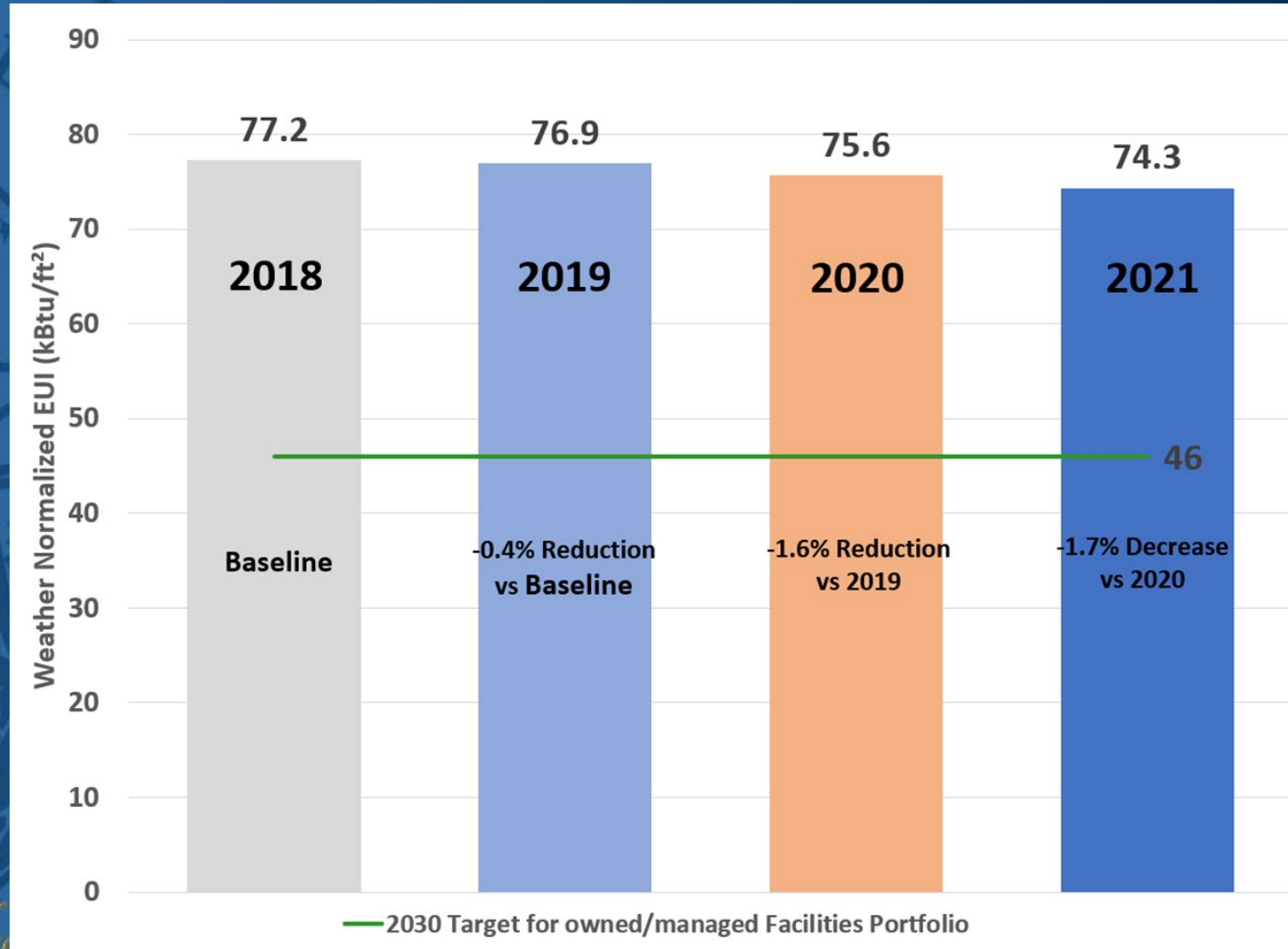
Judicial Council Portfolio Energy Performance: Actual and Target



Discussion Item 3 - Sustainability Update

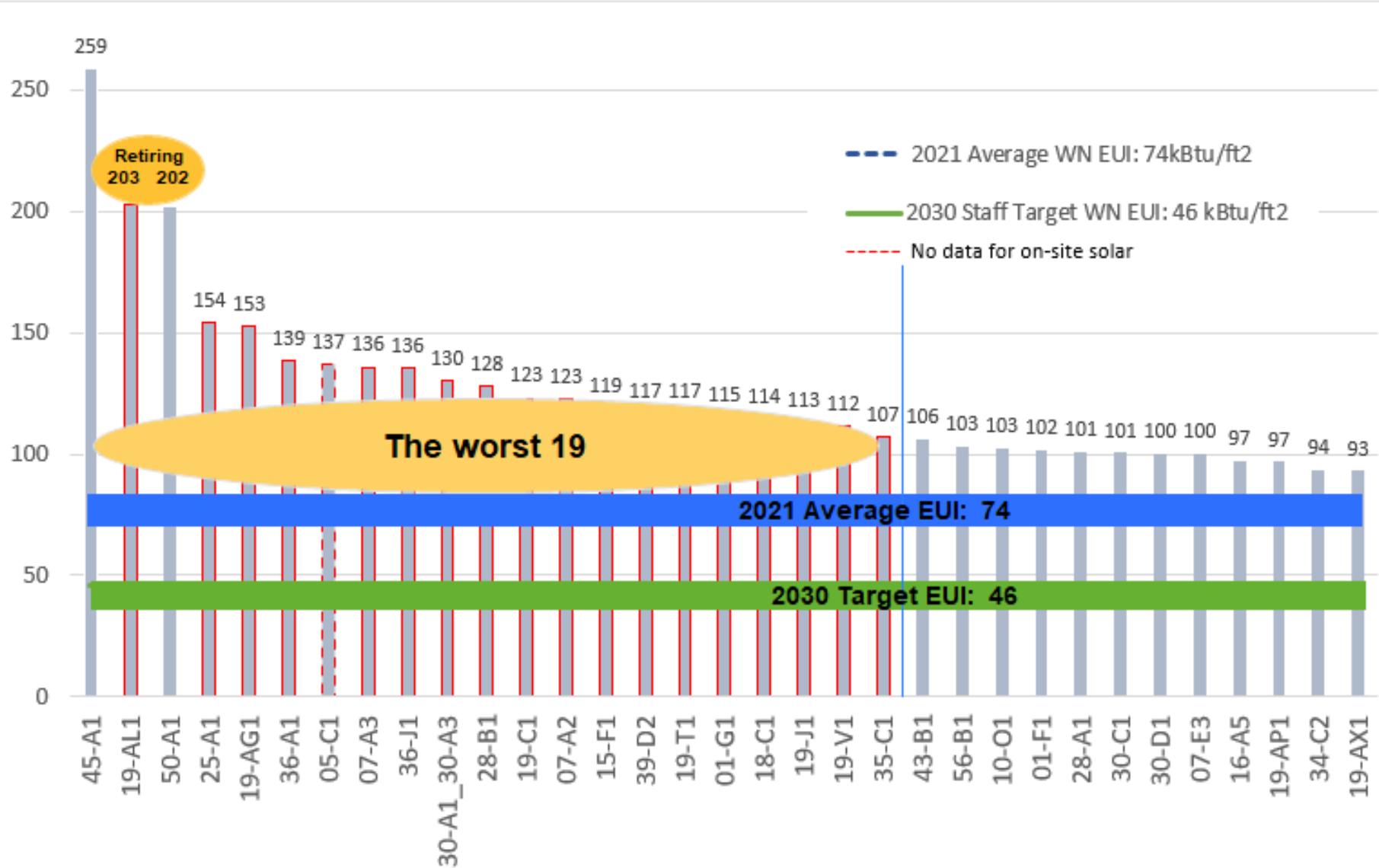
2021 Portfolio EUI

ENERGY EFFICIENCY





33 Least Energy Efficient JCC Buildings Sorted by Site EUI



Discussion Item 3 - Sustainability Update

ENERGY EFFICIENCY

HOW TO REDUCE AVERAGE EUI from 77 to 46?

1. Decommission Worst Performers:

- 50-A1 Modesto
- 45-A1 Redding

2. Modernize Building Automation Systems in 30+ courts

3. Retrofit 19 Worst Performers (EUIs from 223 to 102)

- Cost: \$250 M
- Ongoing Annual Energy Cost Savings: \$5.1 M



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Discussion Item 3 - Sustainability Update

BENEFITS OF RETROFIT: IMPROVE ENERGY EFFICIENCY BY 40%

- Initiating Analyses of Top Offenders with operating funds
- Phase One (Worst Five) 24-25 Budget Request:

Los Angeles: \$48.8 M

Bellflower (19-AL1)

Torrance (19-C1)

Compton (19-AG1)

Orange: \$23.3 M

Betty Lou Lamoreaux

Justice Center (30-B1)

San Bernadino: \$2.7 M

Barstow (36-J1)

Total: \$74.8 M

ENERGY EFFICIENCY

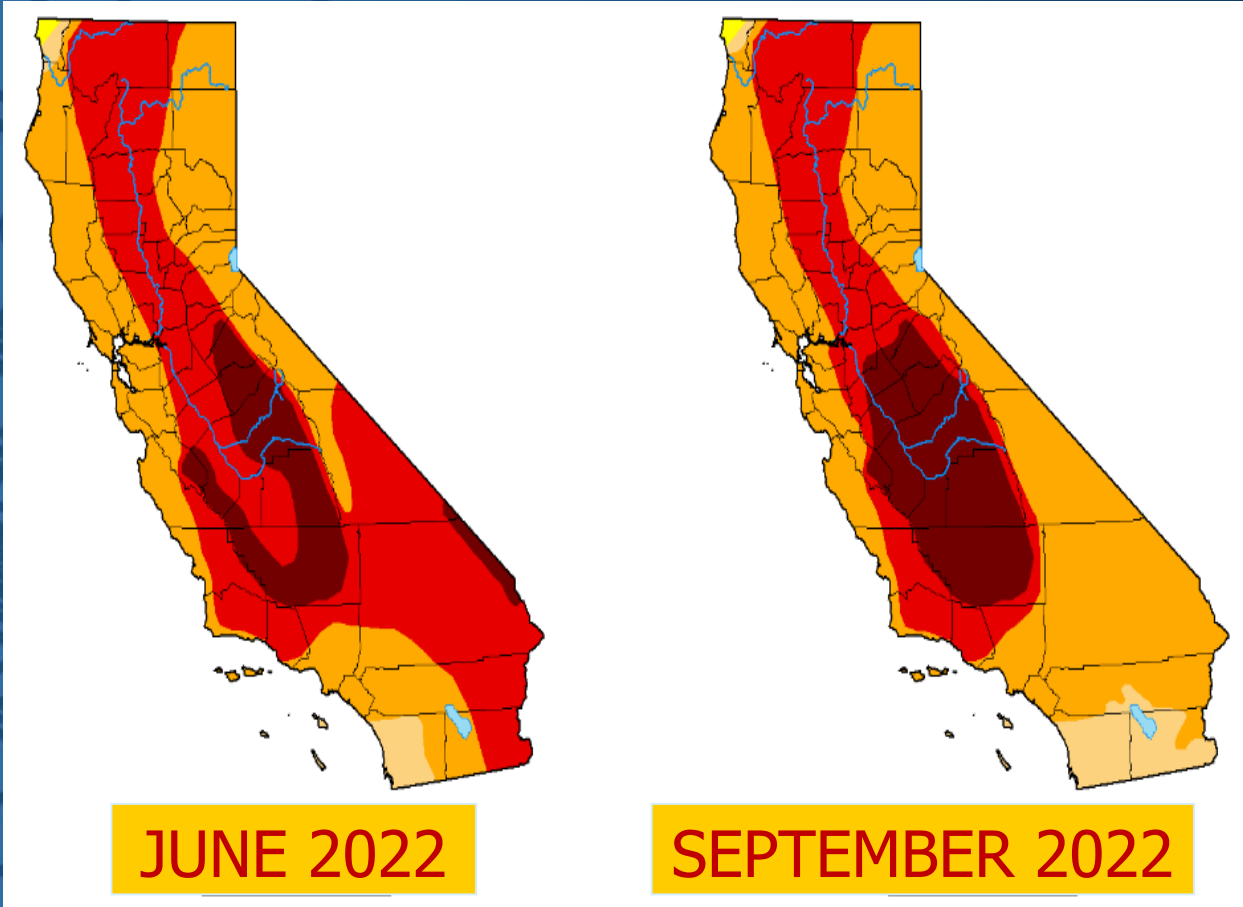


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Discussion Item 3 - Sustainability Update

California's Drought

CONSERVE WATER



Color Key	Drought Intensity
	D4 (Exceptional)
	D3 (Extreme)
	D2 (Severe)
	D1 (Moderate)
	D0 (V. Dry)



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Discussion Item 3 - Sustainability Update

Emergency Statewide Regulations

Adopted on June 10th, 2022;

Shared with Court Leadership on July 19, 2022

- Prohibit irrigation of nonfunctional turf, unless incidental in areas with trees and non-turf perennials
- Applicable to judicial branch entities
- JCC Service Providers Ensure Compliance at Judicial Council-managed facilities

CONSERVE WATER



JUDICIAL COUNCIL
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Discussion Item 3 - Sustainability Update

JCC Water Action Plan

- A reboot of the JCC's 2015 Water Conservation Policy
- 17 Specific Actions Being Undertaken in the areas of Policy, Existing Buildings, and New Construction
- Some actions funded through CY operational funding;
- Some actions require future funding requests;

CONSERVE WATER



JUDICIAL COUNCIL
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Discussion Item 3 - Sustainability Update

JCC Water Action Plan

CONSERVE WATER

- | | |
|---|-----------------|
| <ul style="list-style-type: none">• POLICY ACTIONS: | FUNDING: |
| <ul style="list-style-type: none">• Include 2015 Water Conservation Policy in Trial Court Facility Standards and | \$0 |
| <ul style="list-style-type: none">• Review the Standards for compliance annually; | \$0 |
| <ul style="list-style-type: none">• NEW CONSTRUCTION: | FUNDING: |
| <ul style="list-style-type: none">• Install WaterSense Fixtures; | COBCP |
| <ul style="list-style-type: none">• Plant low water usage plants; | COBCP |
| <ul style="list-style-type: none">• Catalog Irrigation Systems and Optimize; | COBCP |
| <ul style="list-style-type: none">• Develop Plan to Commission Smart Irrigation Controllers; & | COBCP |
| <ul style="list-style-type: none">• Evaluate Gray/Rainwater Water Systems via LCCA; secure funding for a dedicated AHJ position to oversee plumbing | COBCP |



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Discussion Item 3 - Sustainability Update

JCC Water Action Plan

CONSERVE WATER

- **EXISTING BUILDINGS:**

- **FUNDING:**

- Remove Turf BCP
- Post Signage Encouraging Water Conservation; CY \$\$
- Use Real Time Monitoring Systems to Detect Leaks ASAP; BCP
- Audit Water Fixtures not yet audited & replace worst ones; BCP
- Replace Fixtures identified in 2017 water fixture audit; BCP
- Retrofit and Replace Smart Irrigation Controllers BCP



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Discussion Item 3 - Sustainability Update

STATEWIDE SOLAR AND BATTERY STORAGE PROGRAM

Procurement Solicitation is underway for program development under a solar power purchase agreement for 33 JCC-owned and managed locations in 21 courts.

- Strong vendor response
- Bids due January 2023
- Contract expected by May 2023
- Commercial Operation Date by December 2024

Court	# Facilities Included
Alameda	1
Amador	1
Butte	1
Contra Costa	3
Fresno	1
Imperial	1
Kern	1
Kings	1
Los Angeles	9
Merced	1
Mono	1
Riverside	1
San Benito	1
San Bernardino	1
San Diego	2
San Mateo	1
Santa Clara	1
Sutter	1
Tehama	1
Tulare	1
Yolo	1

RENEWABLE ENERGY



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Discussion Item 3 - Sustainability Update

Recycling Compliance Work with Courts

MINIMIZE WASTE

- Mandatory Commercial Recycling Legislation
 - AB 341 – Waste/Recycling
 - AB 1826 –Organics Recycling
- Court Leadership informed of their obligations in September
- Pilot efforts with Sacramento & Los Angeles Courts
- Statewide rollout being planned
- For County managed facilities, a County Liaison will be established



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Discussion Item 3 - Sustainability Update

SCE Charge Ready Ports for the General Public

EV INFRASTRUCTURE

SCE Charge Ready Projects	TCFMAC Approval	Status	#Charger Ports	Estimated Live date
Compton	01/31/222	Engineering Design	24	Q2 2023
El Monte	01/31/222	Engineering Design	38	Q2 2023
Pomona	01/31/222	Engineering Design	40	Q3 2023
San Bernadino Justice Center	Requesting December 2022	Conceptual Design	TBD	TBD



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Discussion Item 3 - Sustainability Update

CA Dept. Of General Services (DGS) Funding: Staff Parking EVI

EV INFRASTRUCTURE

- \$50M appropriated in 2021 for state employee charging stations
- Fully funded design, permitting, & installation work
- Three years of fully funded O&M work (including network costs)
- 12 court pilot sites submitted to DGS
- More sites planned for submission to DGS
- Overall construction timeline is 18 months from design start



Discussion Item 3 - Sustainability Update

Judicial Branch Sustainability Partnership

- Court Leadership invited to designate reps in May
- Monthly meetings launched in June
- 16 Trial Courts participating
- 2 Appellate Districts
- Service Providers



Discussion Item 4

Facilities Maintenance Performance Report

- Two “Models” for Maintenance and Operations
 - Service Providers
 - BANCRO - Enovity
 - NCRO - Pride
 - SRO - Pride
 - Delegation Program
 - Imperial
 - Orange
 - Riverside
 - San Luis Obispo



Statewide Map



Service Provider Performance Report

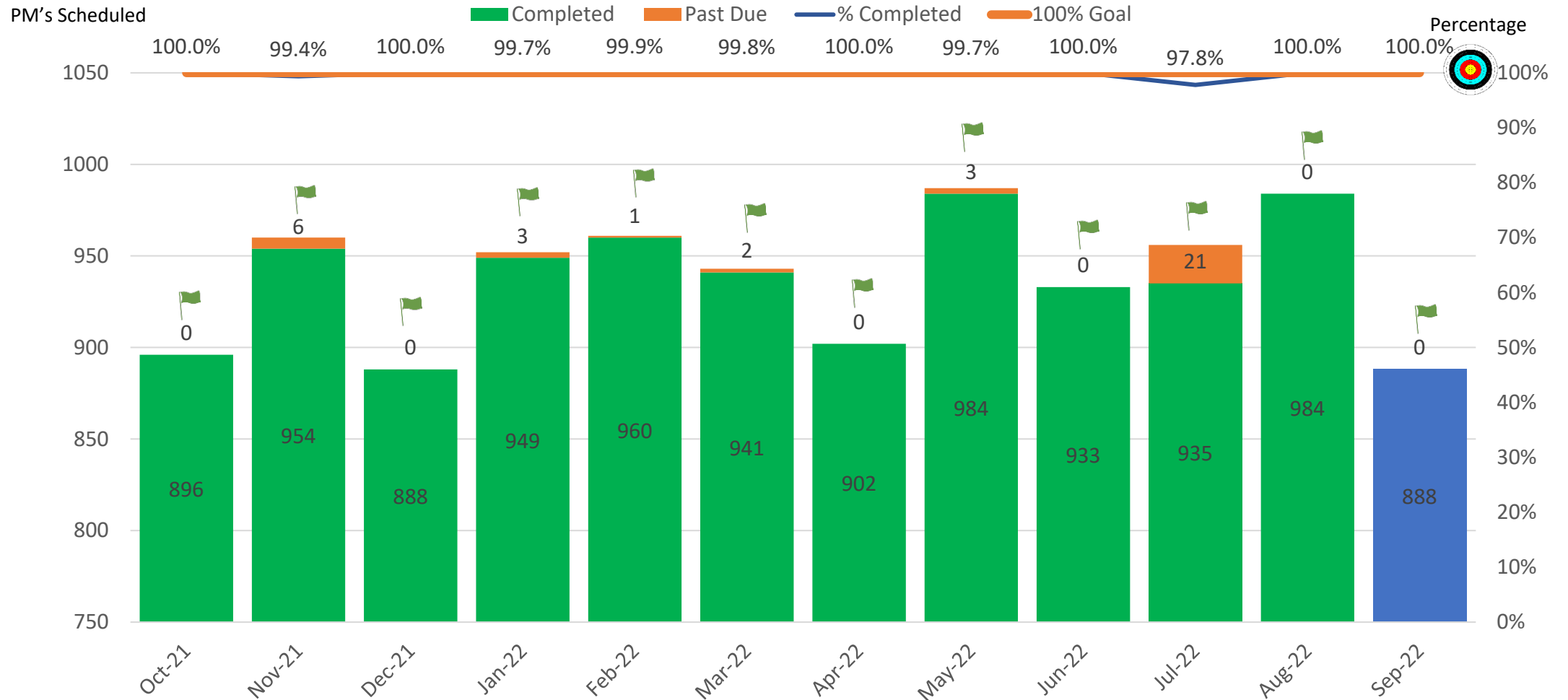


JUDICIAL COUNCIL OF CALIFORNIA



Enovity BANCRO - Preventive Maintenance

FACILITIES SERVICES



- 7%> Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

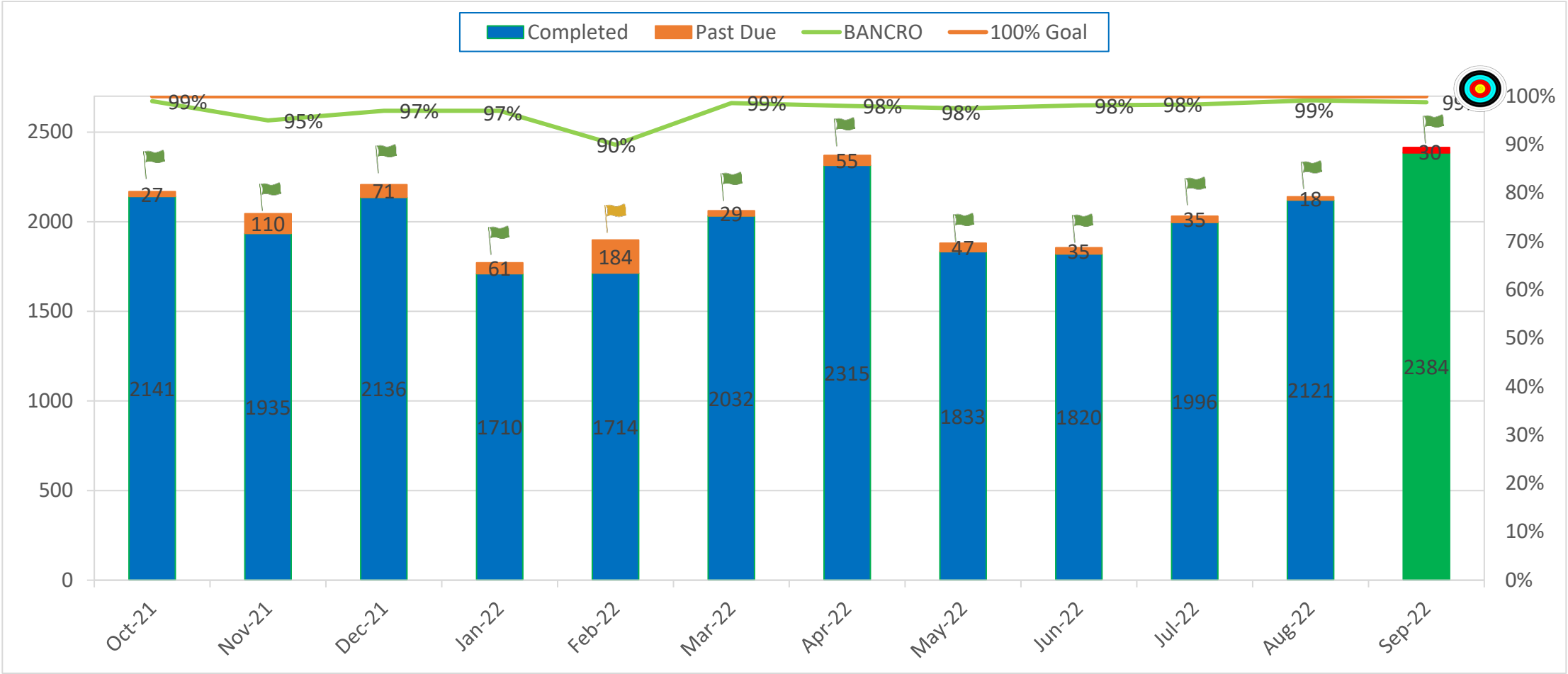
888 PM's Scheduled for September 2022

Report Run Date: 10/03/2022





Enovity BANCRO – Past Due SWOs



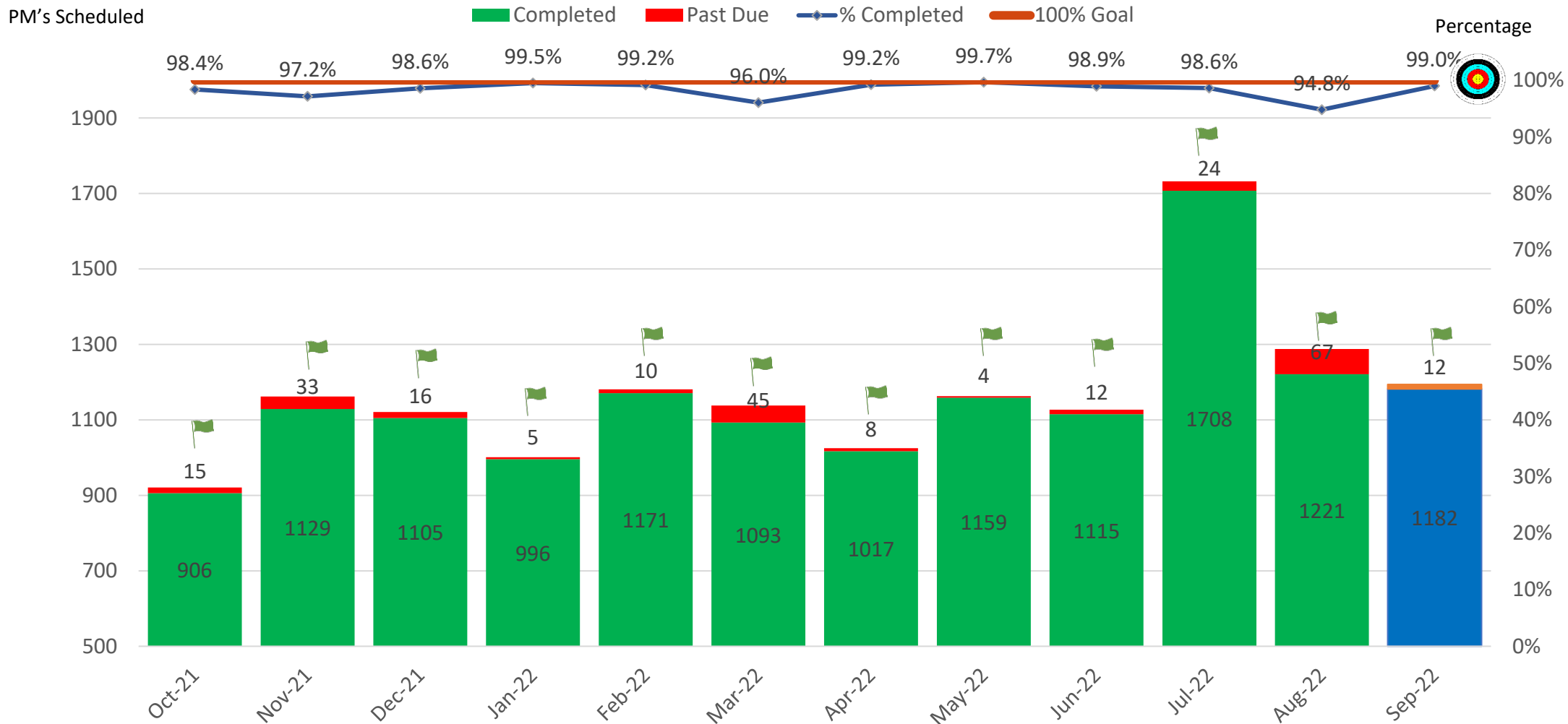
- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

Enovity BANCRO	
Monday, October 3, 2022, Snapshot	
Open SWOs	2414
Past Due SWOs	30





Pride NCRO - Preventive Maintenance



- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

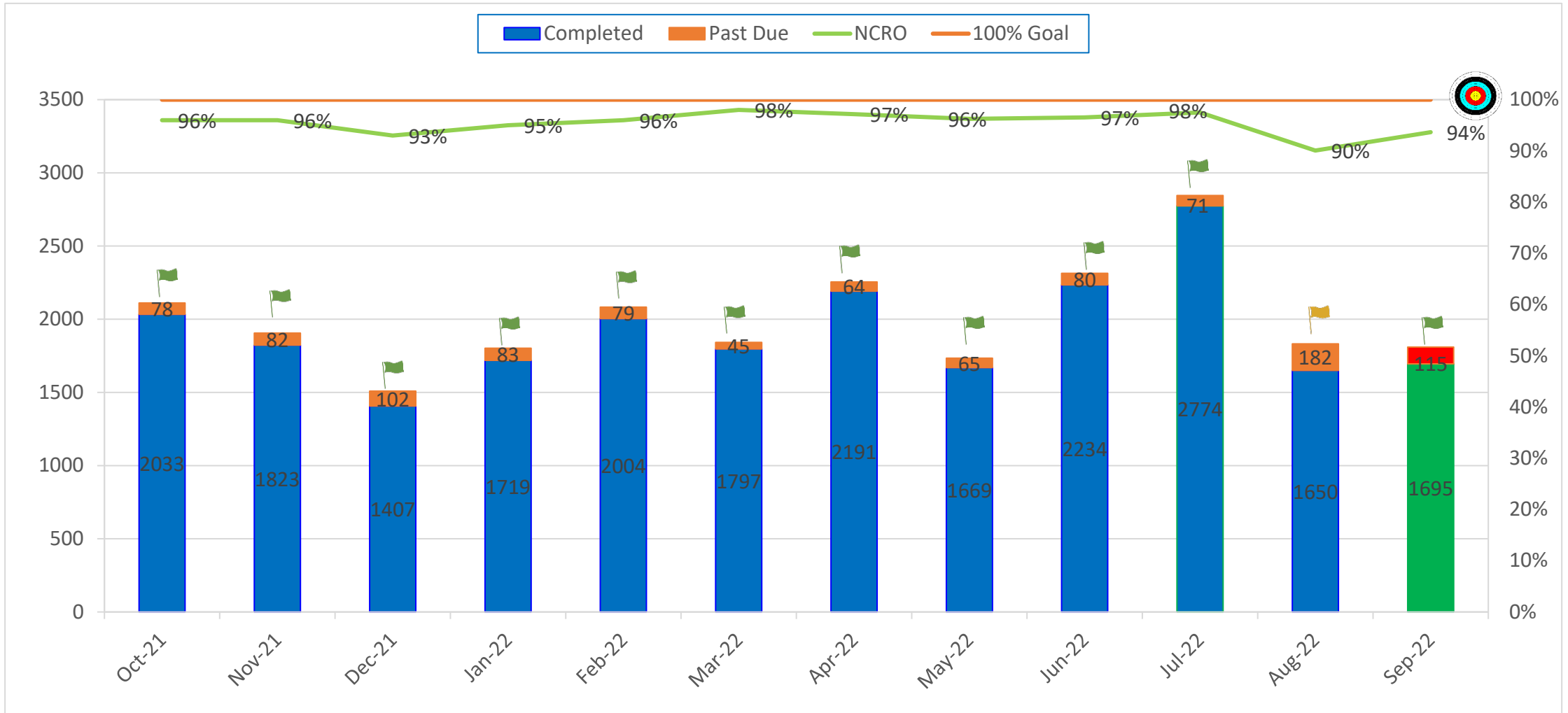
1194 PM's Scheduled for September 2022

Report Run Date: 10/03/2022





Pride NCRO – Past Due SWOs



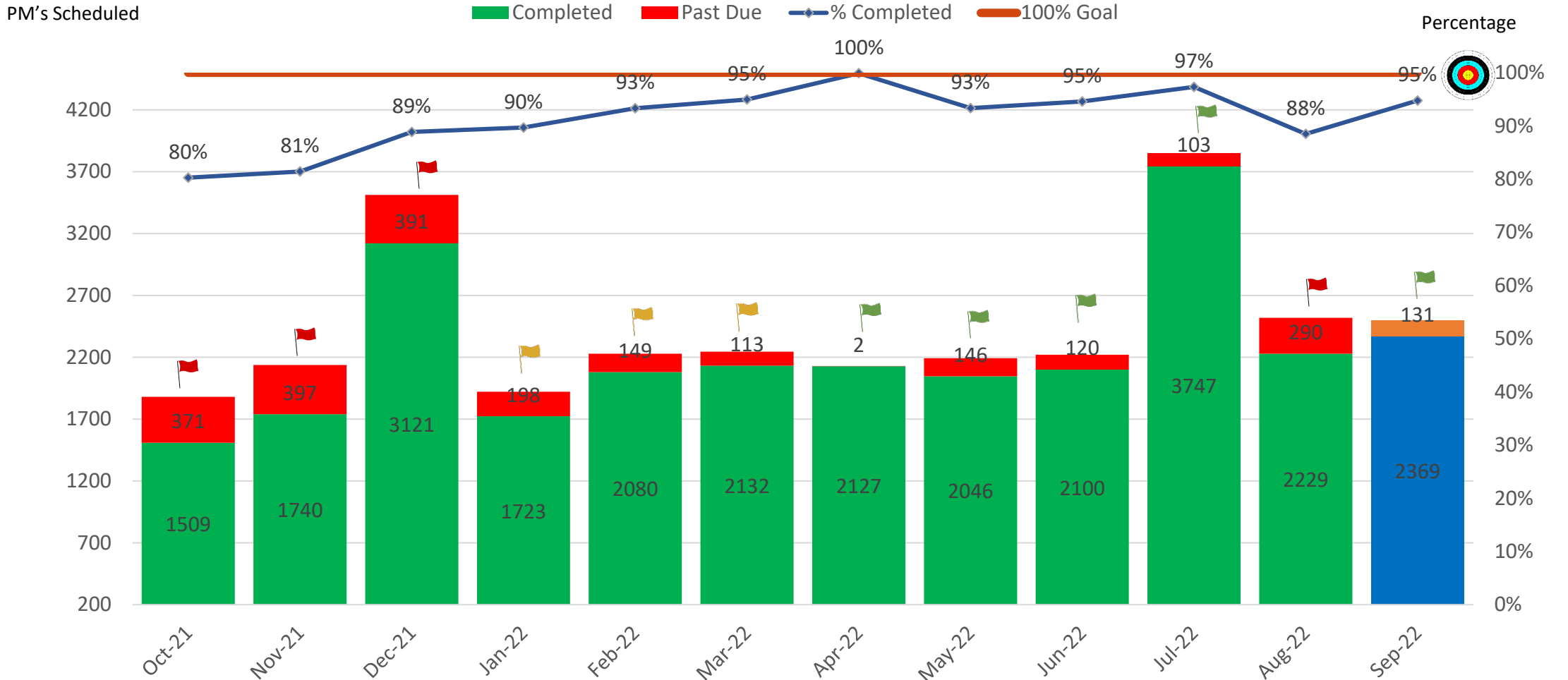
- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE NCRO	
Monday, October 3, 2022, Snapshot	
Open SWOs	1810
Past Due SWOs	115





Pride SRO - Preventive Maintenance



- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

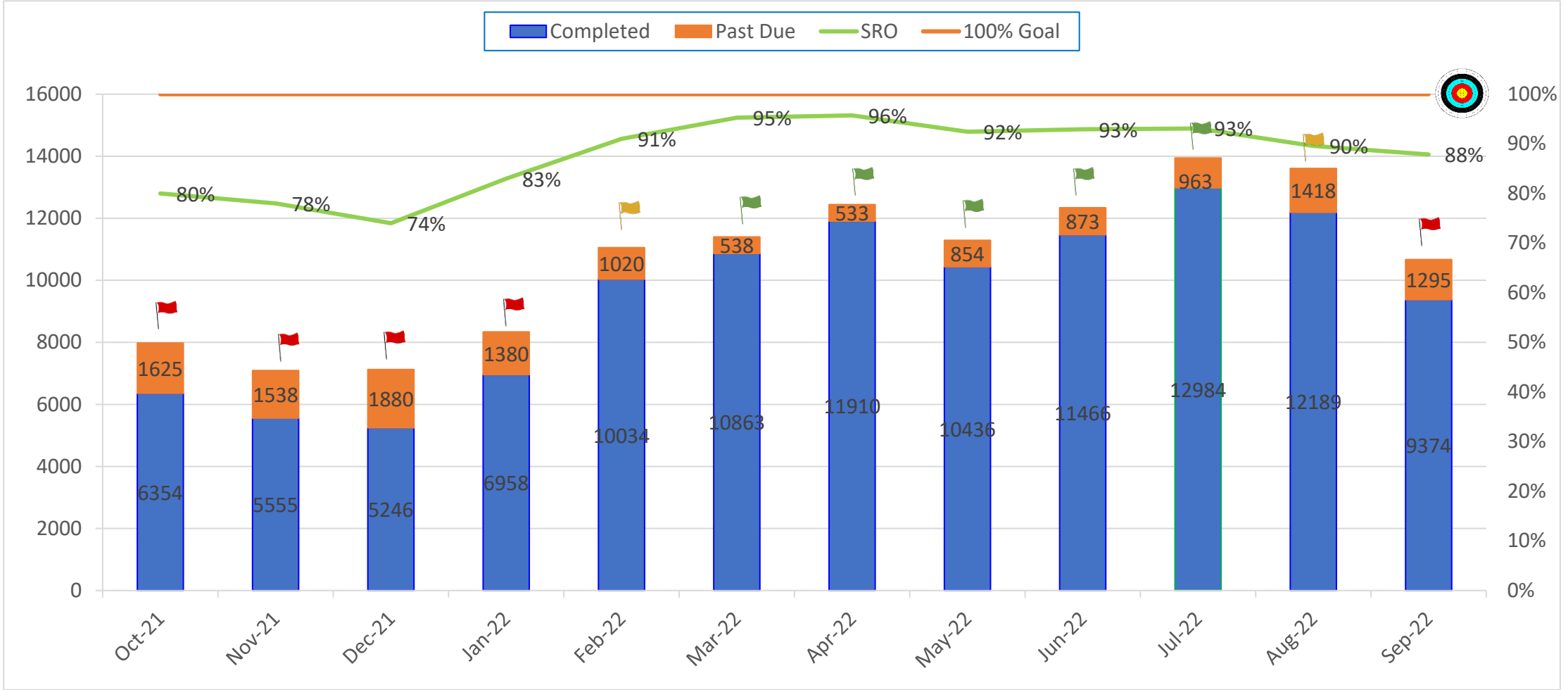
2500 PM's Scheduled for September 2022

Report Run Date: 10/03/2022



Pride SRO – Past Due SWOs

FACILITIES SERVICES



- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE SRO	
Monday, October 3, 2022, Snapshot	
Open SWOs	10669
Past Due SWOs	1295



Discussion Item 4

Facilities Maintenance Performance Report

Delegated Court Performance Report

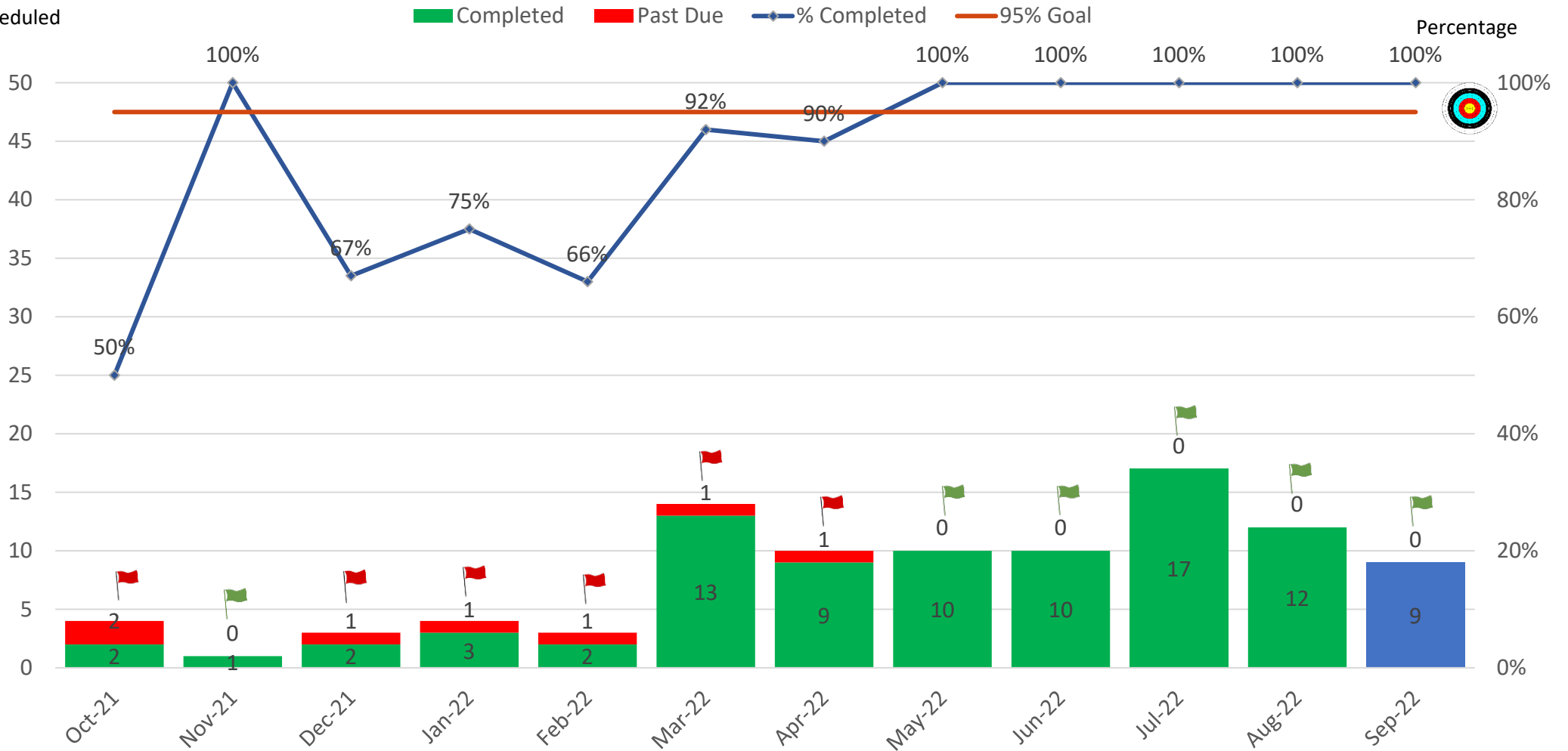


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Imperial Court Preventive Maintenance

PM's Scheduled



- 5% or less Meets expectations
- 6% + Does not meet expectations

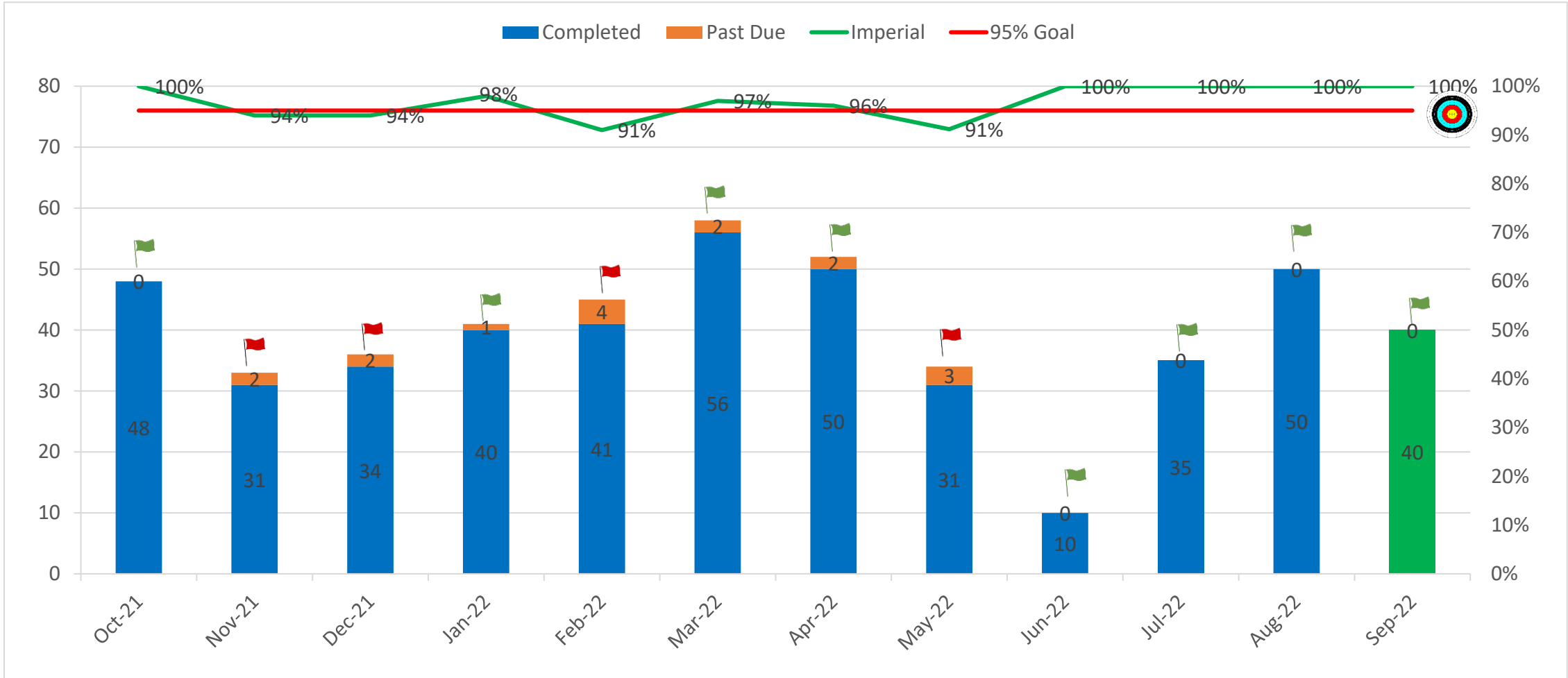
9 PM's Scheduled for September 2022

Report Run Date: 10/03/2022





Imperial Court Past Due SWOs



- 5% or less Meets expectations
- 6% + Does not meet expectations

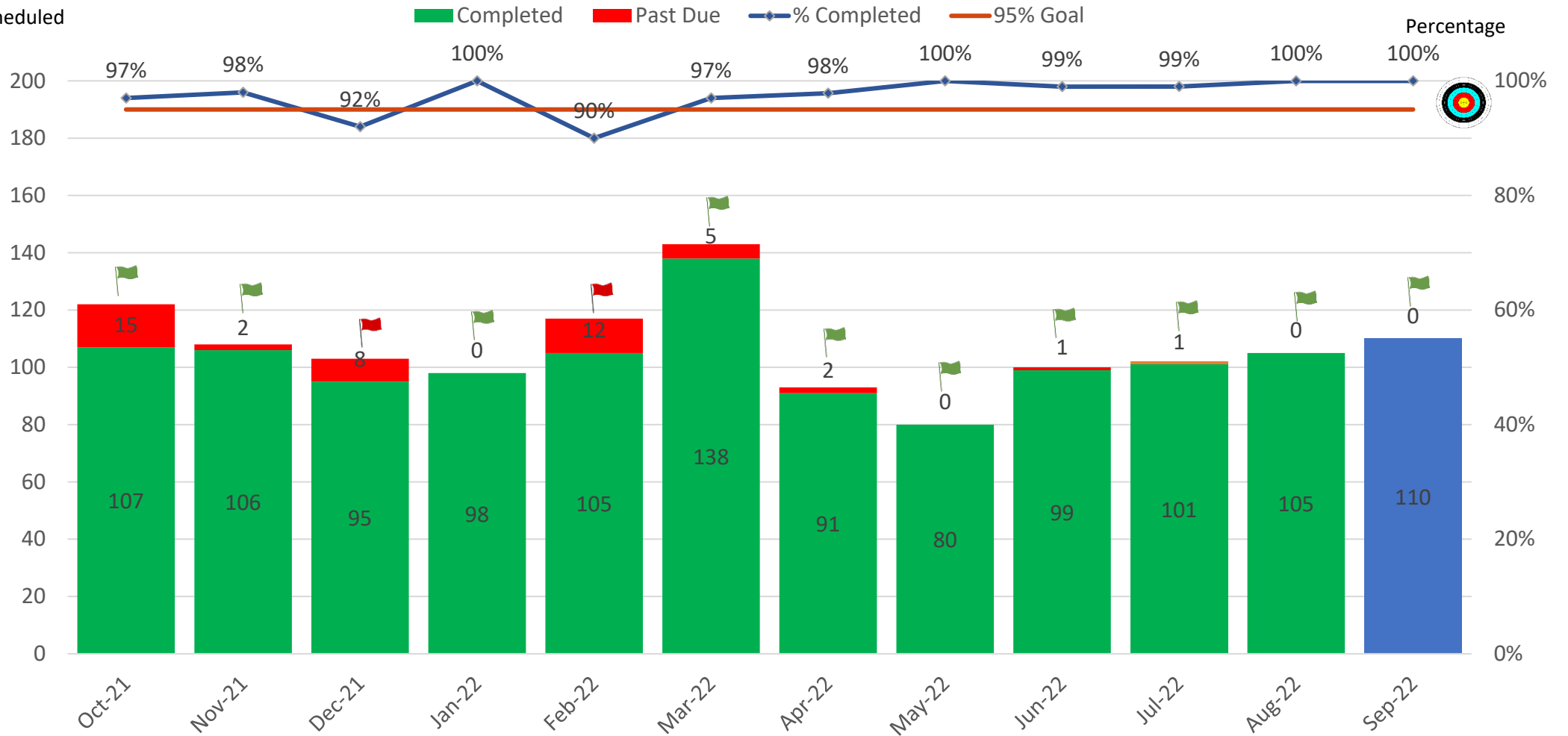
Imperial County	
Monday, October 3, 2022, Snapshot	
Open SWOs	40
Past Due SWOs	0





Orange Court Preventive Maintenance

PM's Scheduled



- 5% or less Meets expectations
- 6% + Does not meet expectations

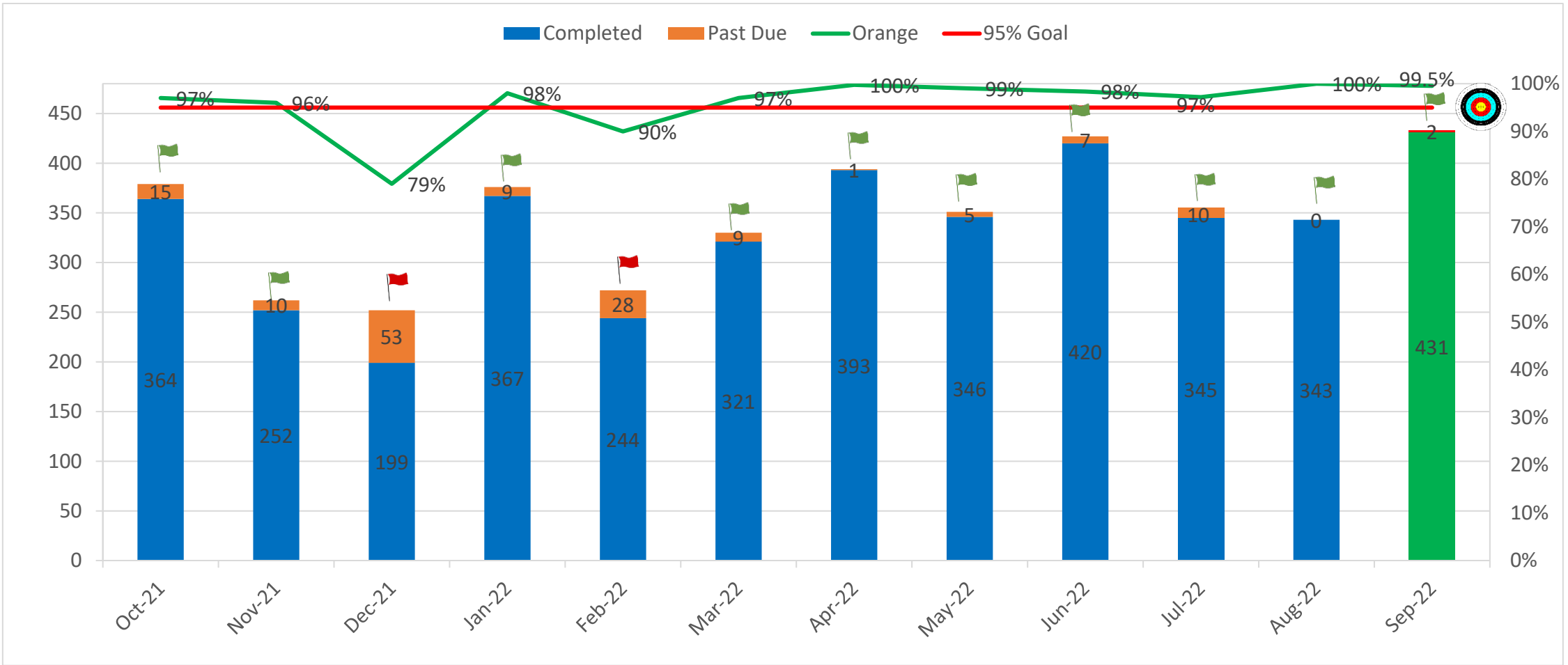
110 PM's Scheduled for September 2022

Report Run Date: 10/03/2022





Orange Court Past Due SWOs



5% or less Meets expectations
 6% + Does not meet expectations

Orange County	
Monday, October 3, 2022, Snapshot	
Open SWOs	433
Past Due SWOs	2



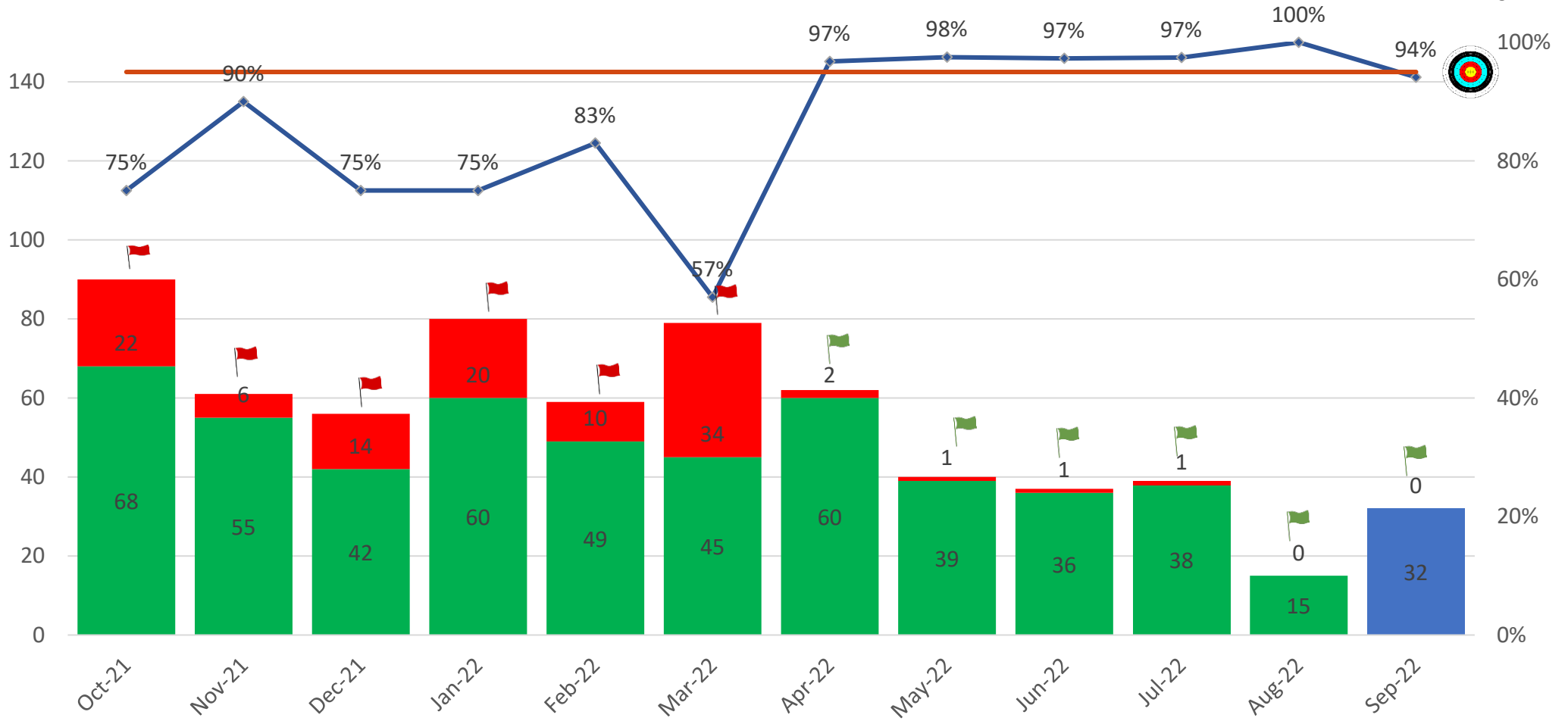


Riverside Court Preventive Maintenance

PM's Scheduled

Completed Past Due % Completed 95% Goal

Percentage



- 5% or less Meets expectations
- 6% + Does not meet expectations

34 PM's Scheduled for September 2022

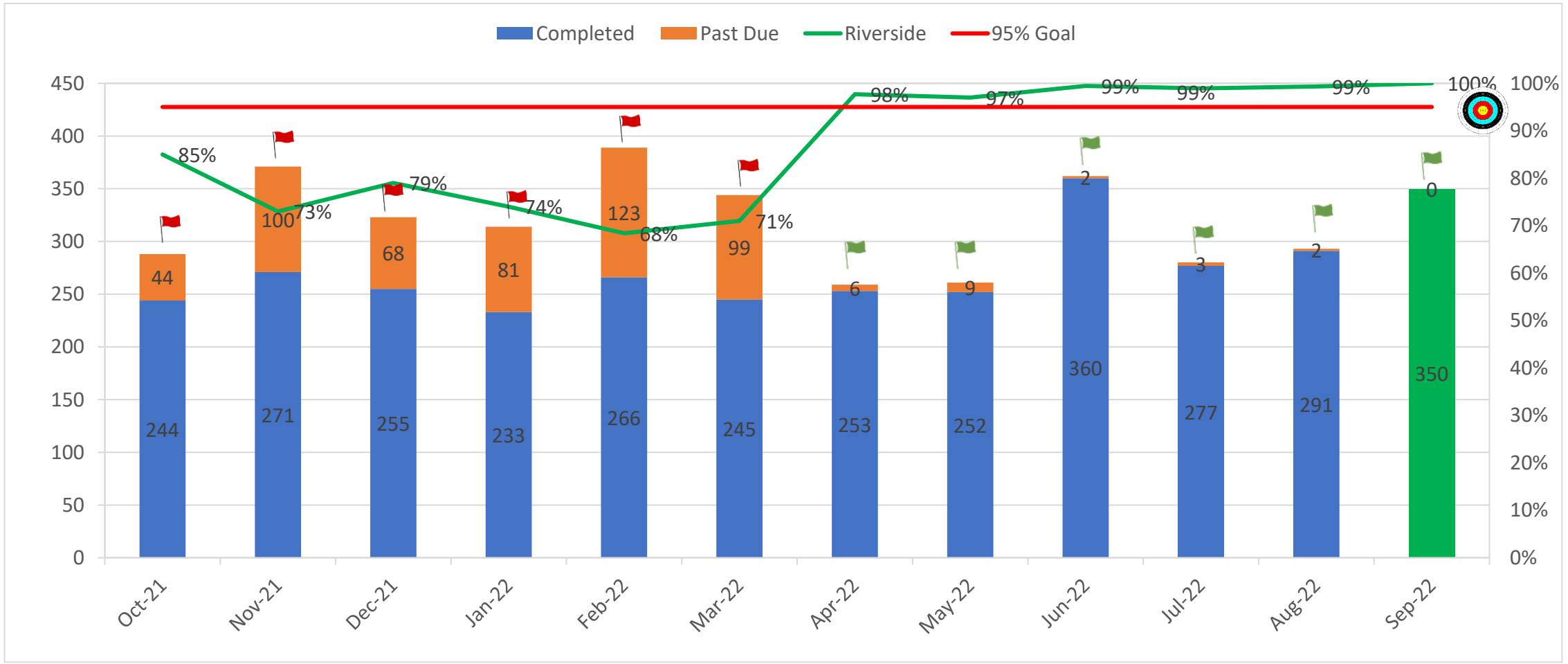
Report Run Date: 10/03/2022





Riverside Court Past Due SWOs

FACILITIES SERVICES



- 5% or less Meets expectations
- 6% + Does not meet expectations

Riverside County	
Monday, October 3, 2022, Snapshot	
Open SWOs	350
Past Due SWOs	0

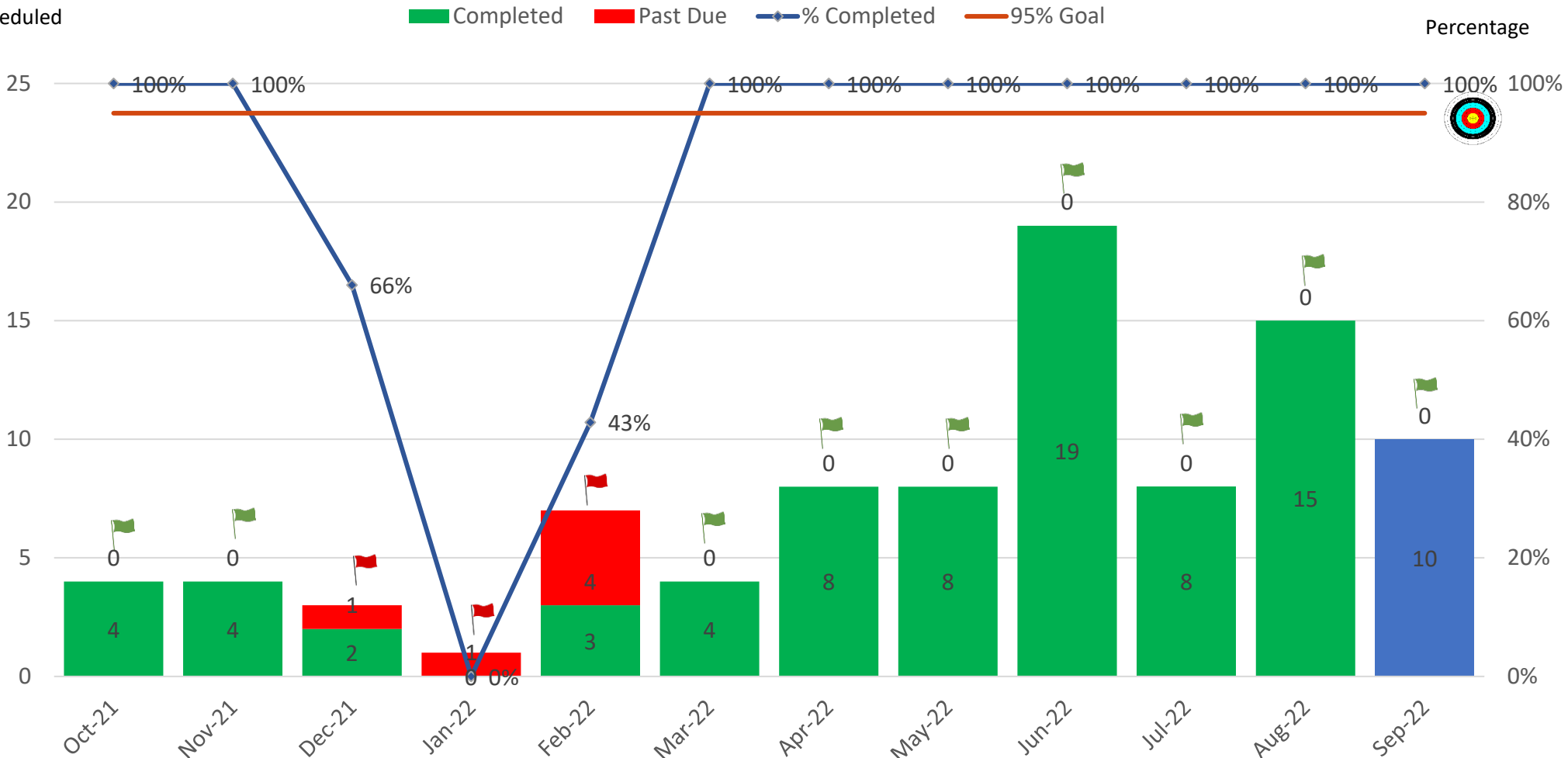




San Luis Obispo Court Preventive Maintenance

FACILITIES SERVICES

PM's Scheduled



10 PM's Scheduled for September 2022

Report Run Date: 10/03/2022

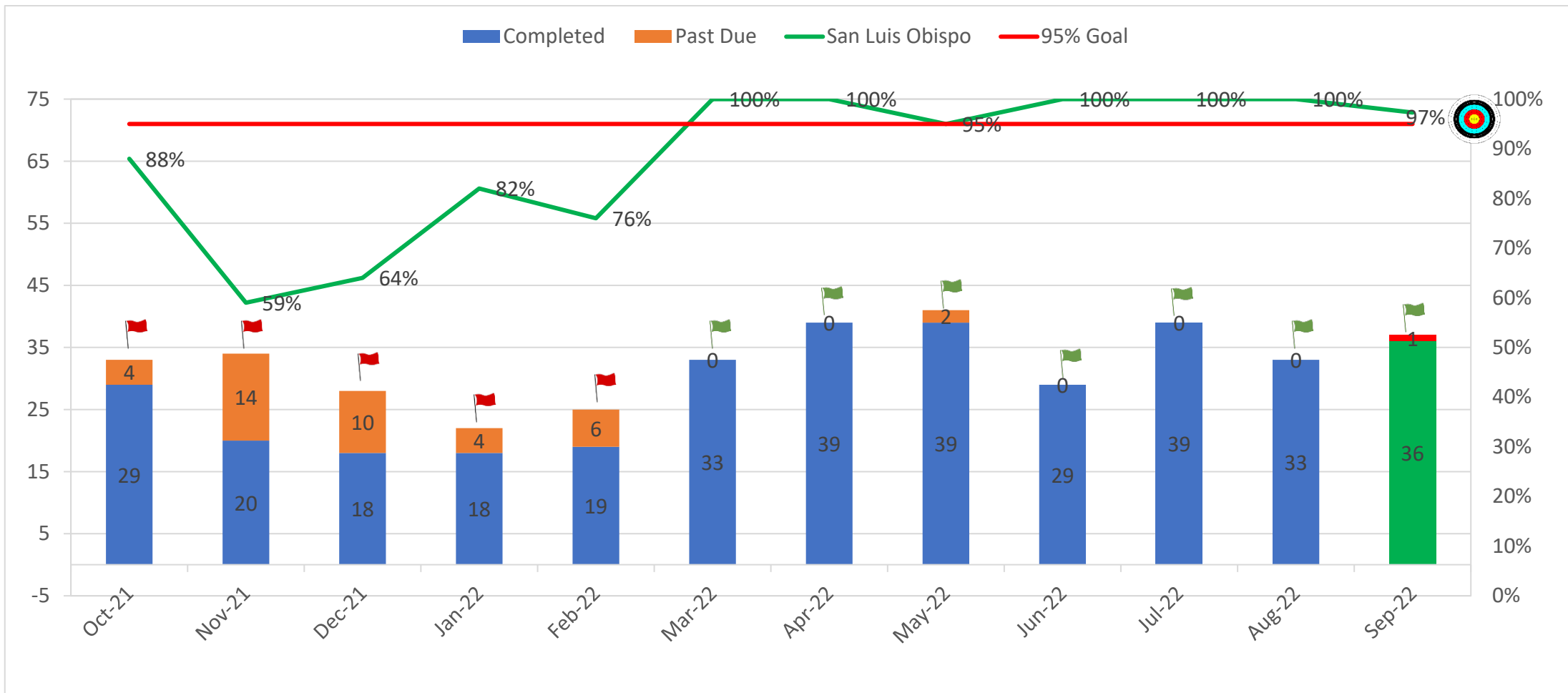
- 5% or less Meets expectations
- 6% + Does not meet expectations





San Luis Obispo Court Past Due SWOs

FACILITIES SERVICES



- 5% or less Meets expectations
- 6% + Does not meet expectations

San Luis Obispo County	
Monday, October 3, 2022, Snapshot	
Open SWOs	37
Past Due SWOs	1



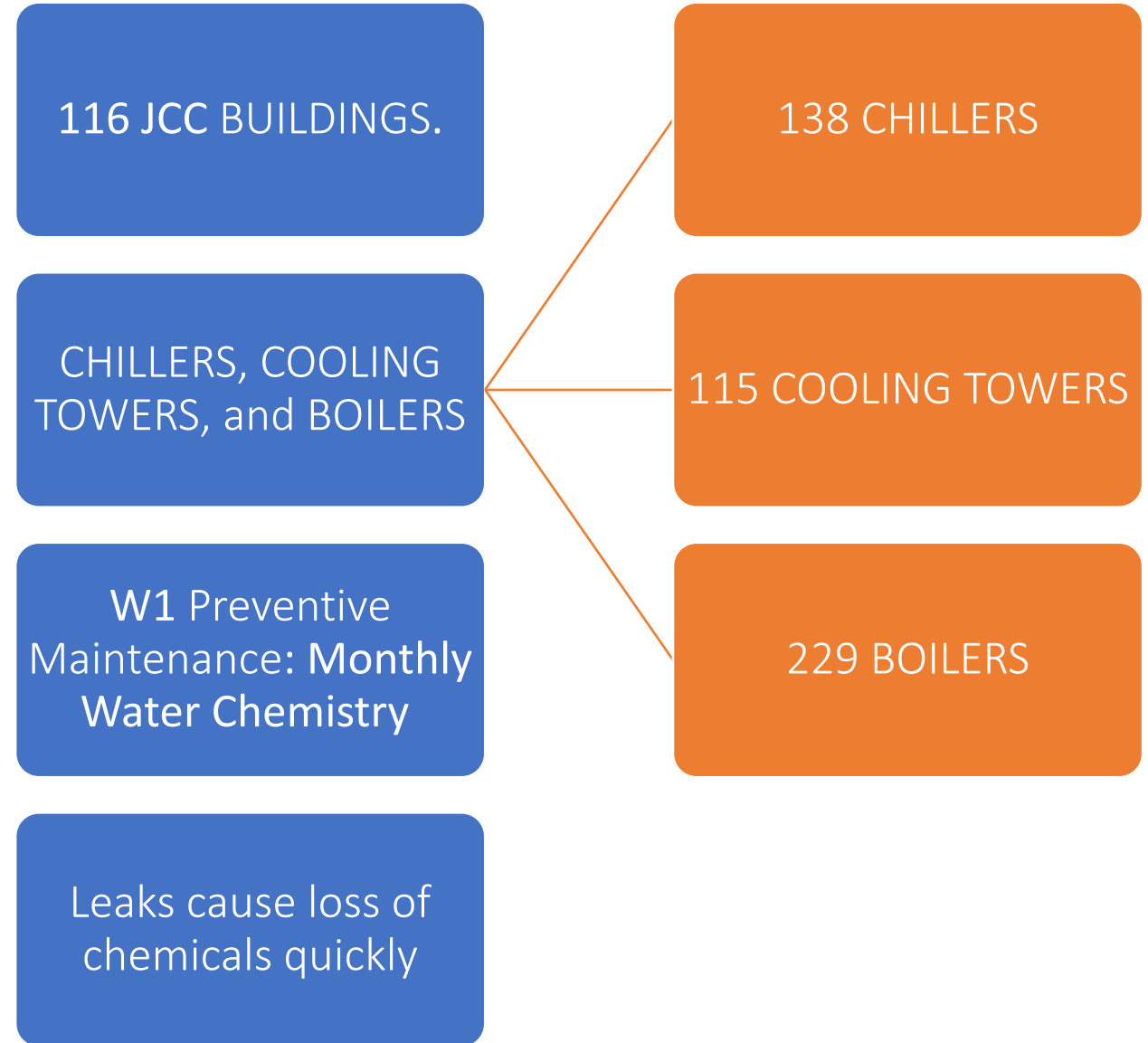
Discussion Item 5

Judicial Council HVAC Systems Process Water Chemistry Program

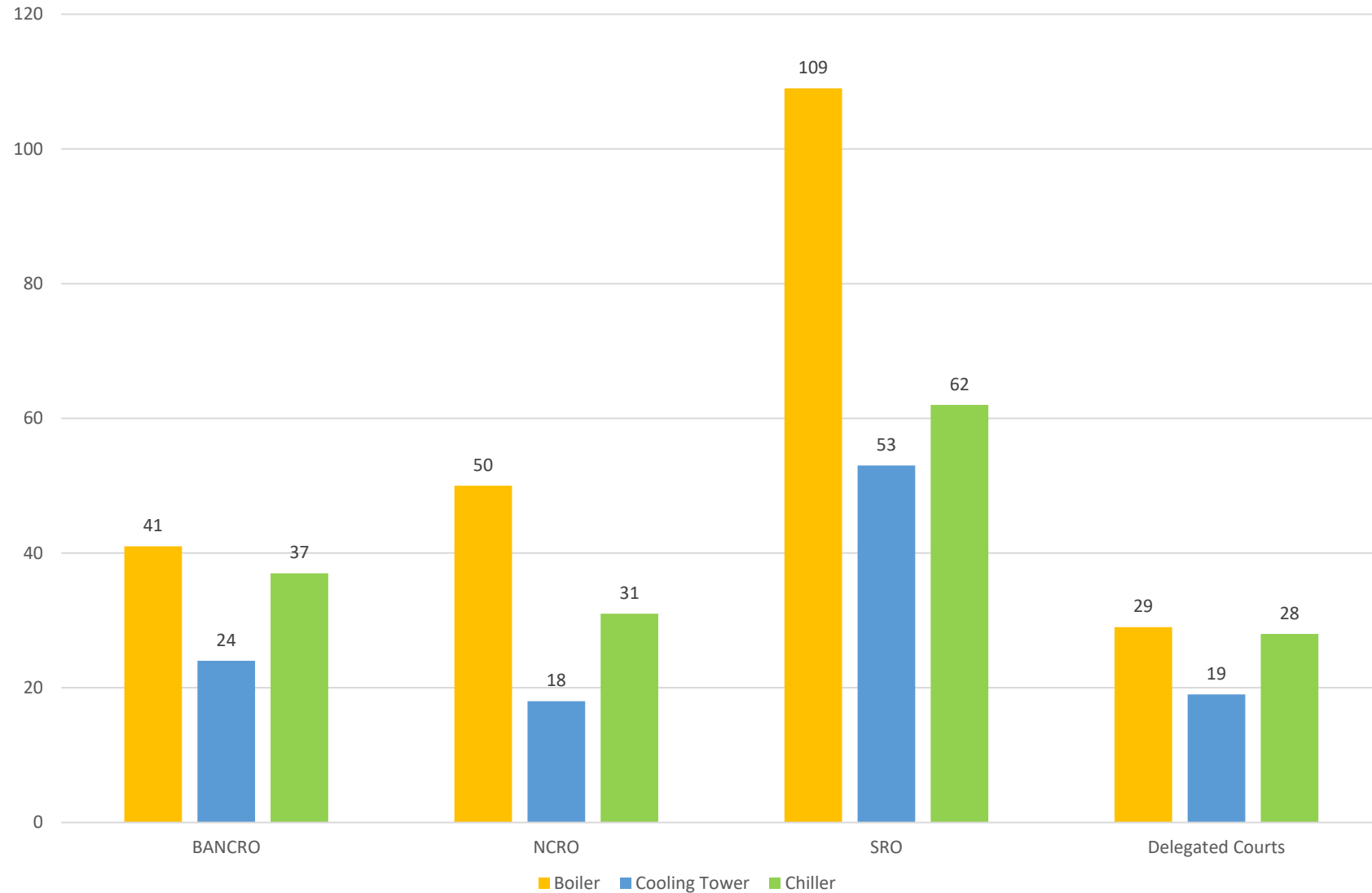
JCC HVAC Process Water Chemistry Program

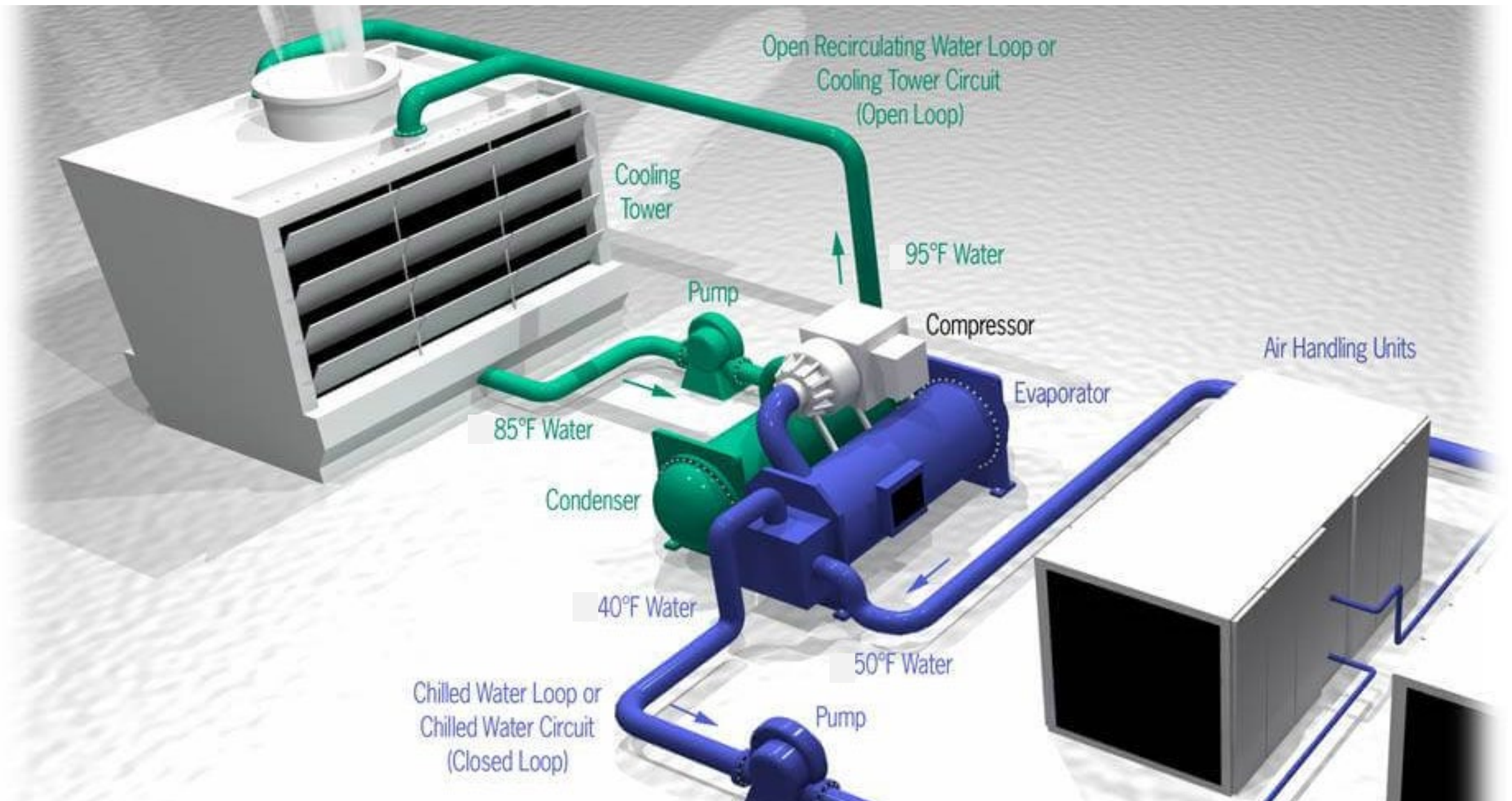
October 28, 2022

JCC Preventive Maintenance



Equipment Counts by Area





COOLING TOWER

COUNTER-FLOW INDUCED DRAFT

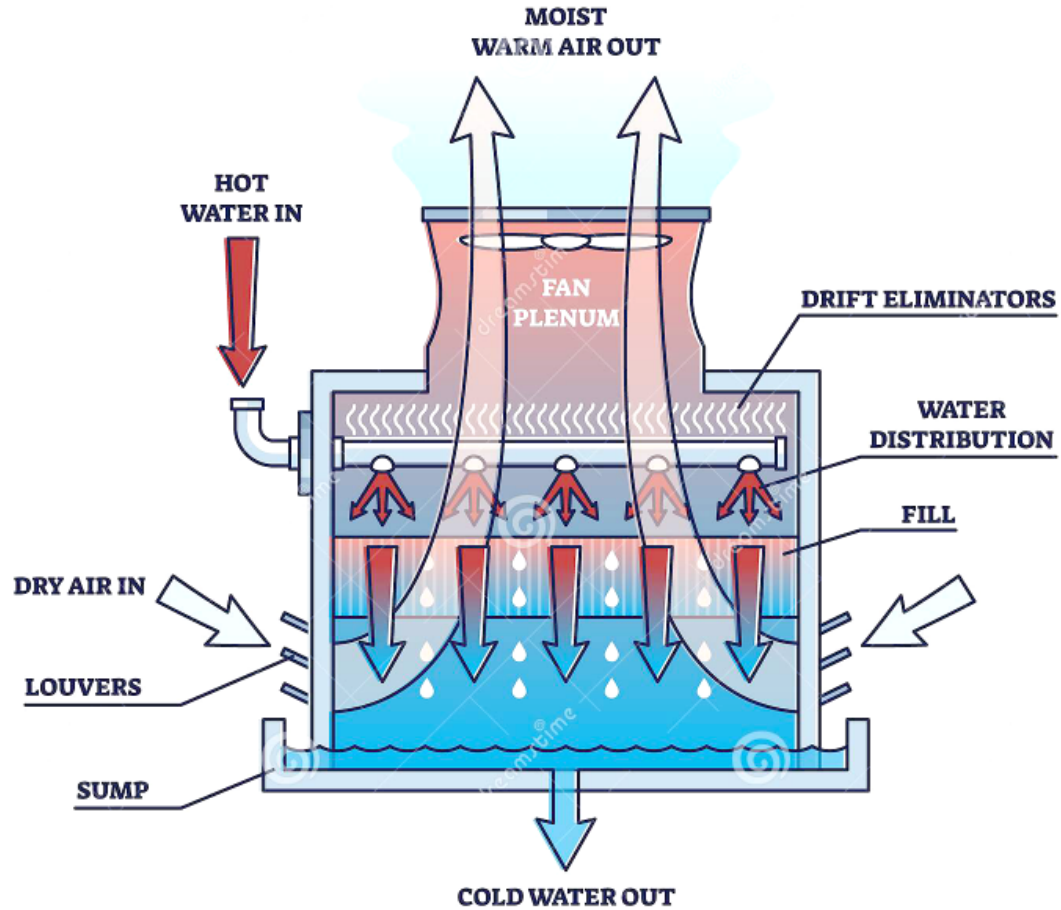


Image: dreamstime.com



Image: cummins-wagner.com



Image: customaire.net

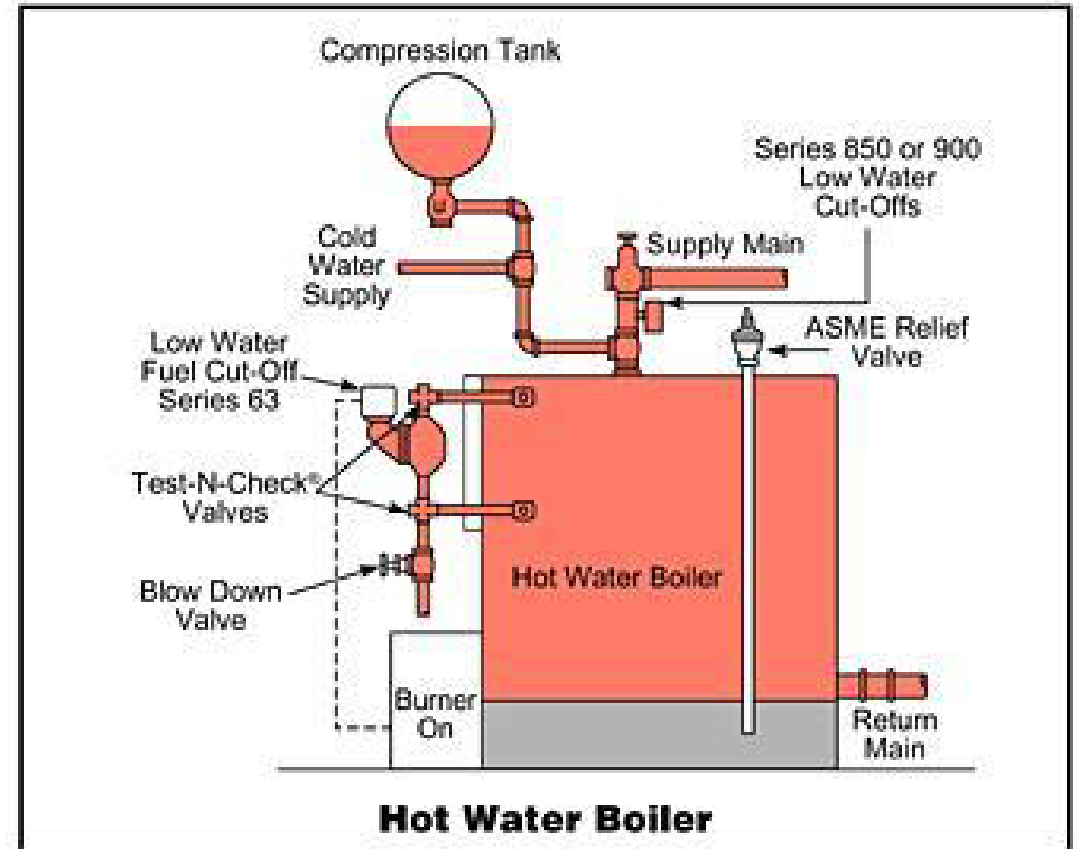
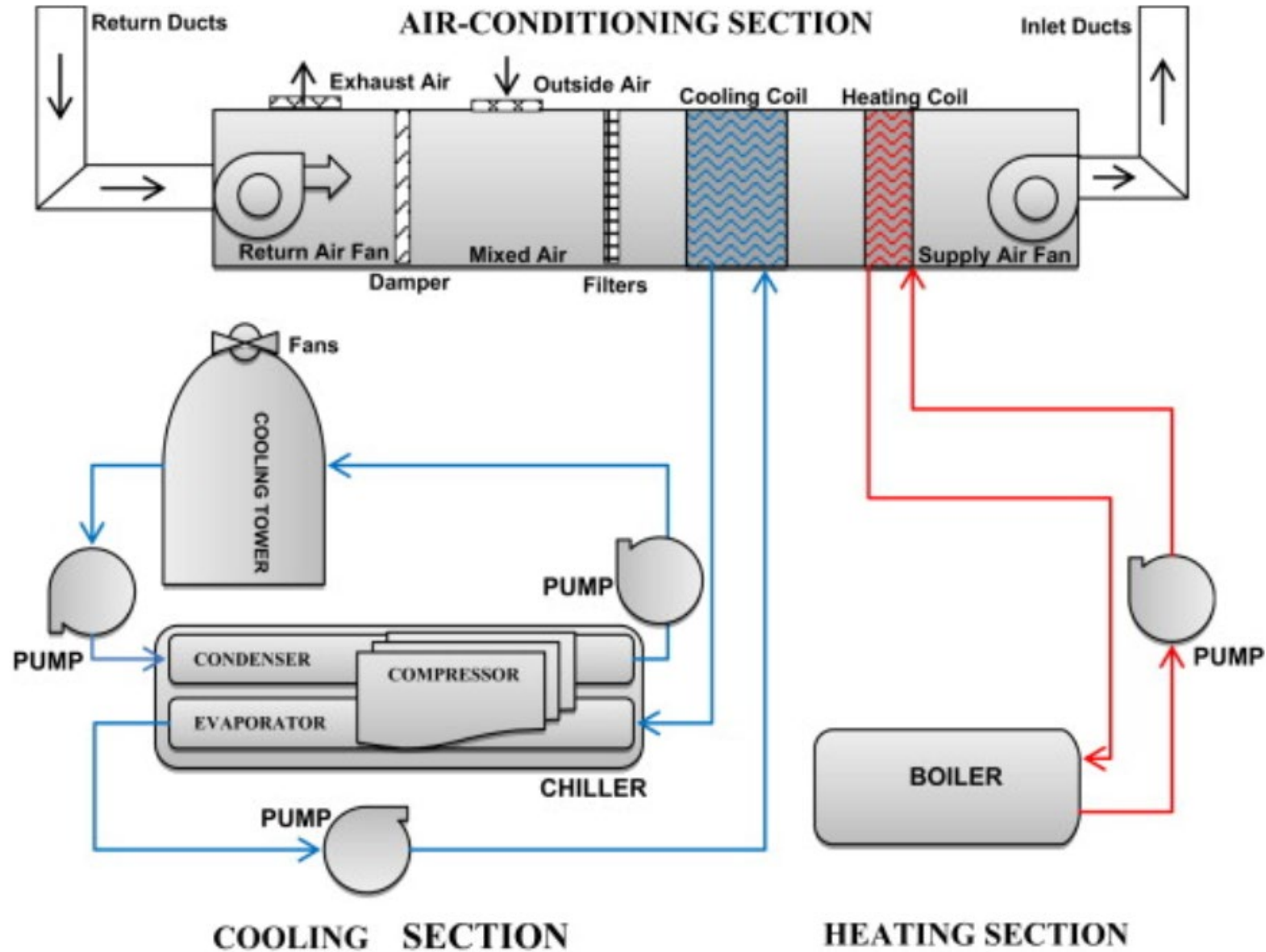


Image: perfect-home-hvac-design.com



- 97% Salt Water
- 2% Ice (or too deep to obtain)
- Only 0.2% fresh usable water.



Where do we get our water?

From the Ground



Image: unesco.com

From Surface Sources (Lakes, etc.)



Image: bhphotovideo.com

Where we get our water impacts how we need to treat it.

Ground Water Properties:

- **Higher** Concentration of Dissolved Solids (generally due to minerals)
- **Lower** Concentration of Suspended Solids
- **Low** Organics
- Generally **higher** in Iron and Manganese (Fe and Mn)
- **High** concentrations of Silica
- Generally **consistent** quality (you know generally what you are going to get)



Surface Water Properties:

- **Lower** Concentration of Dissolved Solids
- **Higher** Concentration of Suspended Solids
- **High** Organics
- **Low** in Iron and Manganese (Fe and Mn)
- **Variable** quality (lots of factors impacting quality of water)



Water Chemistry Program Goals:

- Maintain Equipment Efficiency
- Extend Equipment Life
- Improve Safety
- Reduce Liability
- Minimize Downtime

What do we
treat for?

- Scale
- Corrosion
- Fouling (Organic)
- Microbiological

Scale: Generally, a mineral precipitate that forms within a pipe as water flows through it and is most common at point of heat-transfer but can develop throughout system.

How to Treat for it:

- Chemical Inhibitors
- pH Control
- Bleed-off Control
- Pretreatment
- System Design



Corrosion:

Characterized by pitting or crevice wear of the pipe, it is difficult to detect and may not be evident until the pipe starts leaking or fails.

How to Treat for it:

- Chemical Inhibitors
- pH Control
- Sacrificial Anodes
- System Design



Image: nuflowmidwest.com

Fouling:

Characterized by organic or inorganic particles accumulating on surfaces that generally impairs the proper function of the surface/material.

How to Treat for it:

- Chemical Inhibitors
- Bleed-off Control
- Pretreatment
- Filtration
- System Design



Image: meras water-treatment presentation to JCC

Microbiological:

Characterized by growth of microorganisms (IE: bacteria, algae, etc.) in a water system.

How to Treat for it:

- Oxidizing Biocides
- Non-oxidizing Biocides
- Biodispersants
- UV Light
- Tower Deck Covers

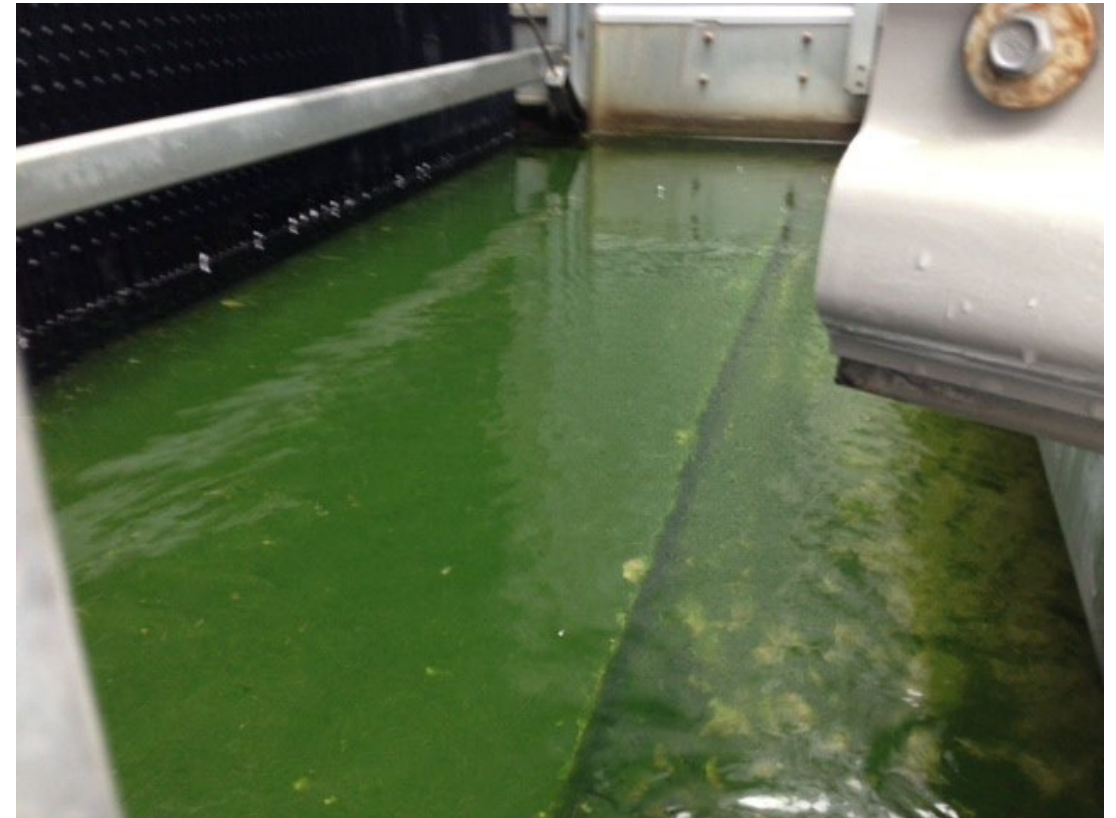


Image: neptunewaterinc.com

Pride Industries
57-A10 Yolo Superior Court (Woodland)
1000 Main Street
Woodland CA 95776


Report Number: 44071
Recorded By:

Maintenance Building - HVAC Water Treatment

Test	Make-Up Water	Cooling Tower	Chill Water, Closed	Hot Water, Closed
pH		8.5 8 - 10.2	9 8 - 11	7.12 6.5 - 8.3
Conductivity (as mmhos)	208 1400 max	763 600 - 800	2216 1500 min	1608 1500 min
Hardness, calcium (ppm as CaCO ₃)	40 400 max	130 400 max		
Hardness, total (ppm as CaCO ₃)			250 600 max	250 600 max
Turbidity (as NTU)		0 60 max	0 60 max	20 60 max
Alkalinity, Total (ppm as CaCO ₃)	60 300 max	180 700 max		
Phosphonate (OP) Drop Count (1 drop = 0.7 ppm as HEDP)		8 8 - 12		
Copper (as mg/mL)		0.4 4 max		
Chlorine, free (ppm as Cl ₂)		0.2 0.2 - 1.2		
Nitrite (ppm as NO ₂)			850 800 - 1500	0 800 - 1500
Microbial Growth (48 Hours)		100 10000 max		
Molybdate (ppm as Mo)				160 120 - 200

Hot Water, Closed

Online 

 **Nitrite (ppm as NO₂)**

this system does not use nitrite, see reading for malibdate. - CW



Service Report

Thursday, July 14, 2022

Enovity (JCCA)
01-D1 Hayward Hall of Justice

Report Name: 01-D1 July 2022
Recorded By:

24405 Amador Street
Hayward, CA, 94544

Water Treatment			
Tests	Cooling Tower	Chilled Water Loop	Hot Water Loop
Conductivity (as mmhos)	75.00 800.00 Max	3200.00 5,000.00 Max	345.00 2,500.00 Max
pH	8.71 8.80 Max	9.40 8.00 - 11.00	8.10 7.00 - 8.00
Hardness, total (ppm as CaCO3)	220.00 500.00 Max	Not Applicable	Not Applicable
Alkalinity, total (ppm as CaCO3)	300.00 400.00 Max	Not Applicable	Not Applicable
Chlorine, free (ppm as Cl2)	0.20 0.10 Min	Not Applicable	Not Applicable
Orthophosphate (ppm)	5.00 3.00 Min	Not Applicable	Not Applicable
Chloride (ppm)	60.00 150.00 Max	Not Applicable	Not Applicable
Silica (ppm as SiO2)	Not Applicable	Not Applicable	Not Applicable
Nitrite (ppm as NO2)	Not Applicable	750.00 800.00 Min	Not Applicable
Molybdate (ppm as Mo)	Not Applicable	Not Applicable	20.00 80.00 Min
ORP mV	Not Applicable	Not Applicable	Not Applicable

Opening Comments

On today's visit

Cooling Tower

- Cross checked controller with my handheld meter, controller was reading correctly
- All parameters tested were within spec

Chilled Water Loop

- Check pot feeder and pipes for any leaks or issues, no leaks or issues were found
- Nitrite residual level was within spec

Hot Water Loop

- Check pot feeder and lines for any leaks or issues
- Molybdate residual level was low

pH

- Ph was a little high, added some ph reducer to bring that down

Molybdate (ppm as Mo)

- We added molybdate last visit, and there is none in system that indicates there is a leak some where in the system
- Leak needs to be fix in order to hold chemical
- Added another gallon to bring up to spec

An Ounce of Prevention...

Chemistry Program Costs

- BANCRO: \$437k/yr
- NCRO: \$439k/yr
- SRO: \$861k/yr

Total: \$1.74M/yr

Equipment Protected

- Boilers: \$43.9M
- Cooling Towers: \$27.9M
- Chillers: \$95.3M

Total*: \$166.6M

Delegated Courts Not Currently Priced

Ref: Current Service Provider Costbook.

Ref: Current VFA replacement cost of equipment only and does not include design, integration, or ancillary support equipment or piping that may also need to be replaced with equipment.

Discussion Item 6

Judicial Council Parking Program – History & Parking Rate Analysis

Judicial Council Managed Lots

1. Airport
2. Edelman
3. Van Nuys
4. Pasadena
5. Beverly Hills
6. Whittier
7. Metro A
8. Metro B
9. Inglewood East/West
10. Pomona
11. Compton
12. El Monte
13. Chatsworth
14. San Fernando A, B, and C
15. Hollywood
16. Alhambra
- 17. Carol Miller**
- 18. Santa Barbara**



JUDICIAL COUNCIL
OF CALIFORNIA

Discussion Item 6

Judicial Council Parking Program – History & Parking Rate Analysis

Our Customers

Who Pays for Parking?

- General Public (Anyone conducting court business)

Who doesn't pay for parking

- Court Employees
- Jurors
- Law Enforcement
- County Dept that reside in buildings (per JOA)
- Court is given an allotment of validations per month to use at their discretion

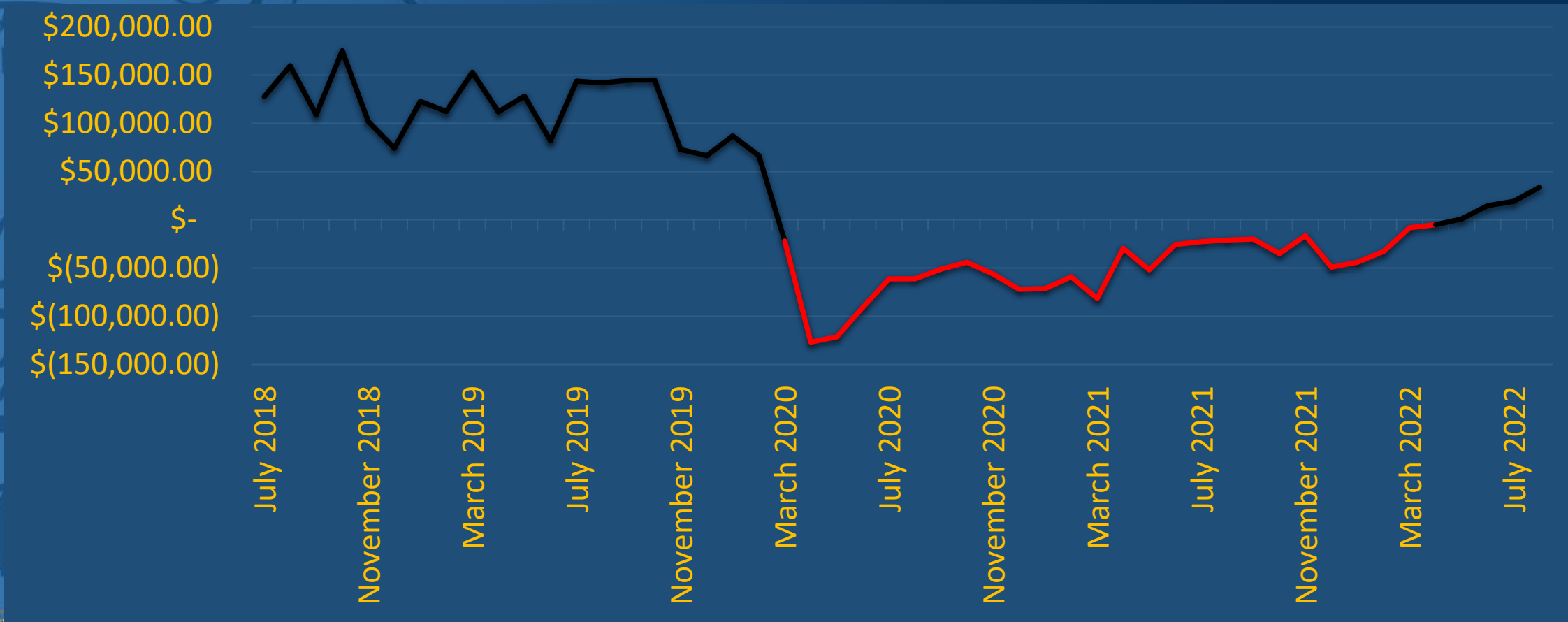


JUDICIAL COUNCIL
OF CALIFORNIA

Discussion Item 6

Judicial Council Parking Program – History & Parking Rate Analysis

Net Operating Income FY 2018/19 - Present



JUDICIAL COUNCIL
OF CALIFORNIA

Discussion Item 6

Judicial Council Parking Program – History & Parking Rate Analysis

Funding Utilization

- Parking Lot Staffing
- Parking Automation Projects
- Statewide Initiatives
 - Recycling and Composting Containers
- Maintenance/Repair of Lots
 - Booth Repairs
 - Graffiti Removal
 - Restriping Lot
- Signage Repair/Replacement



JUDICIAL COUNCIL
OF CALIFORNIA

Discussion Item 6

Judicial Council Parking Program – History & Parking Rate Analysis

Reasons for Rate Increase Request

- Mandatory collective bargaining unit salary increase for parking lot employees
- Inflation
- Last rate increase was 2016
- Level setting parking rates with nearby lots



JUDICIAL COUNCIL
OF CALIFORNIA

Discussion Item 6

Judicial Council Parking Program – History & Parking Rate Analysis

Neighboring Parking Options

Address	City	Comparable Rates	JCC Lot Nearby
6150 Van Nuys Blvd., 6167 Sylmar Ave.	Los Angeles	\$ 10.00	Van Nuys Court
191 N. Los Robles Ave.	Los Angeles	\$ 14.00	Pasadena Court
9333 W. 3rd St.	Los Angeles	\$ 16.00	Beverly Hills Court
1933 S. Broadway	Los Angeles	\$ 10.00	Metro Court
City Lots 4, 7&8	Santa Barbara	\$160-\$175	Santa Barbara



Current Daily Rates vs Proposed Rate Increase

Discussion Item 6 Judicial Council Parking Program – History & Parking Rate Analysis

Proposed Changes to Daily Rate			
Lot Name	Current Rate	Proposed Rate	Percent Increase
Alhambra	\$8 flat rate	\$ 9.00	13%
Beverly Hills	\$10 flat rate	\$ 11.00	10%
Chatsworth	\$7 flat rate	\$ 8.00	14%
Compton	\$7 flat rate	\$ 8.00	14%
Edelman	\$7 flat rate	\$ 8.00	14%
El Monte	\$6 flat rate	\$ 7.00	17%
Inglewood East	\$8 flat rate	\$ 9.00	13%
Pomona	\$9 flat rate	\$ 10.00	11%
San Fernando A	\$7 flat rate	\$ 8.00	14%
Whittier	\$7 flat rate	\$ 8.00	14%
Airport Court	\$1.50 every 15 min. \$24.00 Max	\$ 10.00	N/A
Carol Miller	\$2 First 2 hours, \$1.00/add. hour	\$ 5.00	N/A
Metro Court A	\$3/20 min, \$14 max, \$8 flat after 2 pm	\$ 10.00	N/A
Metro Court B	\$10 flat rate, \$5 after 2 pm	\$ 10.00	N/A
Pasadena Court	\$10 flat rate, \$5 after 2pm	\$ 10.00	N/A
Van Nuys Court	\$10 flat rate, \$5 after 2 pm	\$ 10.00	N/A

Current Monthly Rates vs Proposed Rate Increase

Discussion Item 6 Judicial Council Parking Program – History & Parking Rate Analysis

Proposed Changes to Monthly Rate			
Lot Name	Current Rate	Proposed Rate	Percent Increase
Chatsworth	\$70.00	\$ 75.00	7%
El Monte	\$70.00	\$ 75.00	7%
Inglewood East	\$70.00	\$ 75.00	7%
Metro Court B	\$80.00	\$ 85.00	6%
Pasadena Court	\$90.00	\$ 95.00	6%
Santa Barbara	\$160.00	\$ 165.00	3%
Van Nuys Court	\$90.00	\$ 95.00	6%
Whittier	\$70.00	\$ 75.00	7%

Discussion Item 6

Judicial Council Parking Program – History & Parking Rate Analysis

Next Steps

- Future meeting action item/decision



JUDICIAL COUNCIL
OF CALIFORNIA

Information-Only Item 1

Deferred Maintenance Funding - DMF-2 Projects Update

Project Status	Number of Projects	Original Estimate	Encumbered Amount
Roof Projects			
Close-Out	1	\$ 1,676,030	\$ 824,839
Completed	5	\$ 5,566,084	\$ 3,762,749
Deferred to next DMF	4	\$ 5,857,919	\$ 143,326
Subtotal	10	\$ 13,100,033	\$ 4,730,914
Elevator Projects			
Construction	3	\$ 3,966,517	\$ 10,751,081
Close-Out	2	\$ 3,338,565	\$ 2,161,613
Completed	12	\$ 12,589,942	\$ 16,605,756
Deferred to next DMF	2	\$ 720,203	\$ 356,024
Subtotal	19	20,615,227	29,874,474
BAS Projects			
Design	1	\$ 1,945,000	\$ 1,635,624
Agency Review	1	\$ 1,624,000	\$ 1,650,904
Cancelled	1	\$ 124,000	\$ -
Completed	2	\$ 3,492,000	\$ 5,174,588
Deferred to next DMF	22	\$ 18,528,000	\$ 1,933,497
Subtotal	27	25,713,000	10,394,612
HVAC Cooling System			
Deferred to next DMF	1	\$ 537,636	\$ -
Subtotal	1	\$ 537,636	\$ -
Building Assessment			
Completed	1	\$ 5,000,000	\$ 5,000,000
Subtotal	1	\$ 5,000,000	\$ 5,000,000
Grand Total	58	\$ 64,965,896	\$ 50,000,000



JUDICIAL COUNCIL
OF CALIFORNIA

Information-Only Item 2

Deferred Maintenance Funding - DMF-3 Projects Update

Project Status	Number of Projects	Original Estimate	Current Amount
Fire Alarm System Projects			
In Construction	1	\$ 4,618,237	\$ 10,717,118
In Construction (Design)	1	\$ 192,236	\$ 192,236
Agency Review	7	\$ 8,761,583	\$ 3,403,988
Cancelled	1	\$ 1,620,180	\$ -
Completed	1	\$ 626,072	\$ 686,658
Subtotal	11	\$ 15,818,308	\$ 15,000,000
Grand Total	11	\$ 15,818,308	\$ 15,000,000



Information-Only Item 3

Deferred Maintenance Funding - DMF-4 Projects Update

Project Status	Number of Projects	Original Estimate	Current Amount
Roof Projects			
Project Review	3	\$ 1,533,319	\$ 1,533,319
Awaiting Shared Cost Letter	1	\$ 939,501	\$ 939,501
Planning/Design	1	\$ 192,560	\$ 192,560
Procurement/Bid/Award	7	\$ 5,643,547	\$ 11,528,800
Construction	6	\$ 5,197,611	\$ 9,791,788
Cancelled	2	\$ 2,175,371	\$ -
Hold	9	\$ 4,019,425	\$ 4,019,425
Subtotal	29	19,701,333	28,005,392
Elevator Projects			
Project Review	2	\$ 8,271,346	\$ 8,271,346
Planning/Design	1	\$ 586,982	\$ 586,982
Procurement/Bid/Award	2	\$ 9,125,473	\$ 9,125,473
Construction	10	\$ 50,561,924	\$ 55,150,544
Hold	2	\$ 2,220,714	\$ 2,220,714
Subtotal	17	70,766,439	75,355,060
Fire Protection Projects			
Procurement/Bid/Award	1	\$ 84,384	\$ 897,581
Construction	1	\$ 261,920	\$ 1,036,724
Cancelled	1	\$ 12,712	\$ -
Hold	1	\$ 12,740	\$ 14,331
Subtotal	4	371,757	1,948,636
Electrical Projects			
Project Review	1	\$ 52,238	\$ 52,238
Planning/Design	15	\$ 3,915,228	\$ 3,915,228
Procurement/Bid/Award	1	\$ 583,948	\$ 583,948
Cancelled	2	\$ 593,948	\$ -
Hold	2	\$ 231,388	\$ 231,388
Subtotal	21	5,376,750	4,782,802
BMS Projects			
Project Review	1	\$ 2,689,897	\$ 2,689,897
Planning/Design	16	\$ 21,734,699	\$ 44,054,344
Procurement/Bid/Award	9	\$ 24,175,584	\$ 31,867,387
Construction	10	\$ 11,957,312	\$ 17,972,139
Cancelled	1	\$ 3,637,692	\$ -
Hold	1	\$ 1,295,565	\$ 1,295,565
Subtotal	38	65,490,749	97,879,331
HVAC Projects			
Project Review	1	\$ 2,177,410	\$ 2,177,410
Awaiting Shared Cost Letter	2	\$ 1,820,480	\$ 9,050,573
Planning/Design	5	\$ 6,713,925	\$ 6,723,844
Procurement/Bid/Award	2	\$ 2,328,476	\$ 6,372,496
Construction	2	\$ 304,025	\$ 821,361
Cancelled	1	\$ 2,765,405	\$ -
Hold	5	\$ 2,183,252	\$ 2,183,252
Subtotal	18	18,292,973	27,328,936
Grand Total	127	\$ 180,000,000	\$ 235,300,157



JUDICIAL COUNCIL
OF CALIFORNIA

Information Only – Item 4

Architectural Revolving Fund – Projects Update

- Refer to materials for report



JUDICIAL COUNCIL
OF CALIFORNIA

Meeting Calendar

Meeting Date	Type of Meeting
Monday, January 31, 2022	Virtual/Online
Monday, March 7, 2022	Virtual/Online
Monday, April 11, 2022	In person
Monday, May 23, 2022	Virtual/Online
Monday, July 18, 2022	In person*
Monday, August 29, 2022	Virtual/Online
Thu/Fri, October 27 - 28, 2022	2-day Offsite*
Monday, December 5, 2022	Virtual/Online
*Subject to change due to Covid-19.	

Next Meeting



JUDICIAL COUNCIL
OF CALIFORNIA

Adjourn to Closed Session

- Closing Discussions
- Chair Closing Comments



JUDICIAL COUNCIL
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