



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Documents

Meeting Date

March 3, 2025



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

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

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TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

NOTICE AND AGENDA OF OPEN MEETING WITH CLOSED SESSION

Open to the Public Unless Indicated as Closed (Cal. Rules of Court, rule 10.75(c), (d), and (e)(1))

THIS MEETING IS BEING CONDUCTED BY VIDEOCONFERENCE

OPEN PORTION OF THIS MEETING IS BEING RECORDED

Date: March 3, 2025
Time: 12:00 – 1:30
Public Videocast: <https://jcc.granicus.com/player/event/3927>

Meeting materials for open portions of the meeting will be posted on the advisory body web page on the California Courts website at least three business days before the meeting.

Members of the public seeking to make an audio recording of the open meeting portion of the meeting must submit a written request at least two business days before the meeting. Requests can be e-mailed to tcfmac@jud.ca.gov.

Agenda items are numbered for identification purposes only and will not necessarily be considered in the indicated order.

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

Call to Order and Roll Call

Approval of Minutes (Action Required)

Approve minutes of the January 31, 2025, Trial Court Facility Modification Advisory Committee meeting.

II. PUBLIC COMMENT (CAL. RULES OF COURT, RULE 10.75(K)(1))

This meeting will be conducted by videoconference with a listen only livestream available for the public. As such, the public may submit comments for this meeting only in writing. In accordance with California Rules of Court, rule 10.75(k)(1), written comments pertaining to any agenda item of a regularly noticed open meeting can be submitted up to one complete business day before the meeting. For this specific meeting, comments should be e-mailed to tcfmac@jud.ca.gov. Only written comments received by 12:00 Noon on Friday, February 28, 2025, will be provided to advisory body members prior to the start of the meeting.

III. DIRECTOR'S REPORT

Director's Report

Update from the Director on facility related items.

Presenter: Mr. Tamer Ahmed, Director, Facilities Services

IV. ACTION ITEMS (ITEMS 1 – 5)

Item 1

List A – Emergency Facility Modification Funding (Priority 1) (Action Required)

Approve 141 projects for a total of \$3,884,392 to be paid from Facility Modification program funds previously encumbered for Priority 1 projects.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 2

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

Approve 84 projects for a total of \$917,417 to be paid from Facility Modification program funds previously encumbered for Priority 2 projects under \$100K.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 3

List C – Facility Modification Cost Increases Over \$50K (Action Required)

Approve cost increases over \$50K for one (1) facility modification project, totaling a cost increase to the Facility Modification program budget of \$65,549.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 4

List D – Facility Modifications Over \$100K (Priority 2) (Action Required)

Approve four (4) Priority 2 FMs over \$100K for a total cost to the Facility Modification Program budget of \$1,120,422.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 5

Trial Court Facility Modification Advisory Committee 2025 Meeting Schedule Revision (Action Required)

Approve proposed Trial Court Facility Modification Advisory Committee meeting schedule revision for calendar year 2025.

Presenter: Mr. Jagan Singh, Principal Manager, Facilities Services

V. DISCUSSION ITEMS (NO ACTION REQUIRED)

Discussion Item 1

List E – Court-Funded Requests (CFRs)

CFR projects approved by the Facilities Services Director since the last meeting and CFR projects cancelled.

Presenter: Mr. Tamer Ahmed, Director, Facilities Services

Discussion Item 2

Facilities Maintenance Performance Report

Report on facilities maintenance performance.

Presenter: Ms. Maria Atayde-Scholz, Principal Manager, Facilities Services

VI. ADJOURNMENT

Adjourn



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

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TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

MINUTES OF OPEN SESSION OF MEETING

January 31, 2025

10:00 AM – 1:37 PM

Judicial Council of California – Videocast for Public Access

Advisory Body Members Present: Hon. Donald Cole Byrd, Chair
Hon. William F. Highberger, Vice-Chair
Hon. John B. Ellis
Hon. Jennifer K. Rockwell
Hon. Vanessa W. Vallarta
Mr. Jarrod Orr
Ms. Anabel Z. Romero
Ms. Nocona Soboleski
Mr. David H. Yamasaki

Advisory Body Members Absent: Hon. Brad R. Hill

Staff Present: The following Judicial Council staff were present:

- Ms. Pella McCormick, Executive Office, Facilities Services
- Mr. Tamer Ahmed, Director, Facilities Services
- Ms. Maria Atayde-Scholz, Principal Manager, Facilities Services
- Mr. Harry O'Hagin, Principal Manger, Facilities Services
- Mr. Jagan Singh, Principal Manager, Facilities Services
- Mr. Jeff Anderson, Manager, Facilities Services
- Ms. Mary Bustamante, Manager, Facilities Services
- Ms. Mimi Chung, Manager, Facilities Services
- Mr. Andre Navarro, Manager, Facilities Services
- Ms. Peggy Symons, Manager, Facilities Services
- Mr. Javier Camacho, Supervisor, Facilities Services
- Mr. Ed Ellestad, Supervisor, Facilities Services
- Ms. Donna Jorgensen, Supervisor, Facilities Services
- Mr. Chris Magnusson, Supervisor, Facilities Services
- Ms. Jennifer Merrill, Supervisor, Facilities Services
- Mr. Yassen Roussev, Supervisor, Facilities Services
- Mr. Steve Shelley, Supervisor, Facilities Services
- Mr. Randy Swan, Supervisor, Facilities Services
- Mr. Patrick Treanor, Supervisor, Facilities Services
- Mr. Doug Walthour, Supervisor, Facilities Services
- Mr. Edward Gonzales, Security Coordinator, Facilities Services
- Mr. Bob Miller, Senior Analyst, Facilities services
- Ms. Sadie Varela, Facilities Analyst, Facilities Services
- Mr. Carlos Gonzalez, Associate Analyst, Facilities Services
- Ms. Angelica Martinez, Associate Analyst, Facilities Services
- Ms. Akilah Robinson, Associate Analyst, Facilities Services
- Ms. Chloe Hur, Administrative Specialist, Facilities Services
- Mr. Jason Haas, Supervisor, Budget Services
- Mr. Nicholas Duffy, Analyst, Budget Services
- Ms. Erin Stagg, Attorney II, Legal Services
- Ms. Morgan Lardizabal, Legislative Advocate, Government Affairs

OPEN SESSION OF MEETING

Call to Order, Opening Remarks, and Roll Call

The chair called the open session of the meeting to order at 10:00 a.m., roll was taken, and opening remarks were made.

Approval of Minutes

The advisory committee voted to approve the minutes of the open session of its meeting held on December 2, 2024. (*Motion: Vallarta; Second: Highberger*)

PUBLIC WRITTEN COMMENTS

No public comments were received.

DIRECTOR'S REPORT

The committee received the following updates:

1. Facilities Services Director Retirement/New Director Introduced:

- Judicial Council Facilities Services announced Ms. Pella McCormick's retirement as director and Mr. Tamer Ahmed as the new director.

2. Fiscal Year 2025–26 Budget Update:

- The Governor's Proposed Budget for FY 2025–26 includes \$5.4 million to construct lactation rooms per the requirements of AB 1576, \$9.5 million to complete the major, multiyear facility modification (FM) project at San Diego Hall of Justice, and new capital outlay funding as follows:
 - \$5.2 million for Working Drawings and Construction for the Juvenile Hall Addition and Renovation in Butte County;
 - \$18.1 million for Performance Criteria for the New Fresno Courthouse;
 - \$2.9 million for Performance Criteria for the New Tracy Courthouse in San Joaquin County;
 - \$7.8 million for Performance Criteria for the New San Luis Obispo Courthouse;
 - \$5.1 million for the Performance Criteria for the New Solano Hall of Justice (Fairfield); and
 - \$500,000 for statewide planning and studies.

3. Updated on the Los Angeles Mental Health Courthouse:

- On December 18, 2024, the Joint Legislative Budget Committee approved a request to redirect \$1.76 million, which was originally appropriated for FMs, for the demolition of the vacant Los Angeles Mental Health Courthouse.
- On January 23, 2025, a permit was issued from the South Coast Air Quality Management District for the building's demotion due to hazardous building materials requiring Procedure 5 cleanup.

- The demolition is expected to be completed by March 2025, followed by site cleanup and installation of perimeter fencing.

4. February 2025 Judicial Council Meeting:

- On January 15, 2025, the Judicial Council’s Executive and Planning Committee set the agenda for the February 2025 meeting of the Judicial Council, which included review of the following facilities-related reports:
 - *Report to the Legislature: Fiscal Year 2023–24 Court Facilities Trust Fund Expenditures*; and
 - *Judicial Council Update: Trial Court Facility Modifications Report for Quarter 1 of Fiscal Year 2024–25.*

5. Court-Funded Facilities Requests (CFRs) Monthly Reports:

- Judicial Council Facilities Services has developed monthly status reports for CFRs to assist courts with managing their financial resources.
- These reports provide information on active CFRs, including enhancement balances and expenditures and when funds approach expiration, for anticipating potential returns, identifying funding needs, or the need to request Funds Held on Behalf of the Court.

OPEN SESSION - ACTION ITEMS (ITEMS 1–8)

Action Item 1 – List A – Emergency Facility Modification Funding (Priority 1)

The committee approved 134 projects for a total of \$4,271,311 to be paid from FM program funds previously encumbered for Priority 1 projects.

(Motion: Highberger; Second: Yamasaki)

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

The committee approved 105 projects for a total of \$1,724,973 to be paid from FM program funds previously encumbered for Priority 2 projects under \$100K.

(Motion: Rockwell; Second: Highberger)

Action Item 3 – List C – Facility Modification Cost Increases Over \$50K

The committee approved cost increases over \$50K for three projects—reflecting soft costs for consultant project management fees and travel due to project location—for a total of \$558,227 to be paid from FM program funds.

(Motion: Vallarta; Second: Yamasaki)

Action Item 4 – List D – Facility Modifications Over \$100K (Priority 2)

The committee approved three Priority 2 FMs over \$100K for a total cost to the FM program budget of \$477,529.

(Motion: Ellis; Second: Romero)

Action Item 5 – Trial Court Facility Modifications Report for Quarter 2 of Fiscal Year 2024–25

The committee approved the draft *Trial Court Facility Modifications Report for Quarter 2 of Fiscal Year 2024–25*—adding a pie chart to illustrate how the FM program’s \$16.6 million share in the quarter is divided by project type—for submission to the Judicial Council as an information-only item.

(Motion: Vallarta; Second: Rockwell)

Action Item 6 – Fiscal Year 2026–27 Budget Change Concepts

The committee approved FY 2026–27 Budget Change Concepts (BCCs) for consideration by the Judicial Council’s Judicial Branch Budget Committee with the following adjustments:

1. *ADA Compliance Study in Existing Court Facilities* BCC No. 7 is removed to be discussed at the next TCFMAC meeting to allow time for Judicial Council Legal Services’ input.
2. *Energy Efficiency Retrofits for Suboptimal Buildings* BCC No. 11 is removed to be discussed at the next TCFMAC meeting to allow time for additional information to be provided.
3. *Trial Court Physical Security Assessment and Evaluation* BCC No. 4 is reranked to the last position (new No. 9), being more appropriate to be ranked as a higher priority by the council’s Court Security Advisory Committee.

(Motion: Highberger; Second: Vallarta)

Action Item 7 – Use of Operations and Maintenance (O&M) Funds for Facility Modifications

The committee directed waiting until the end of Fiscal Year 2024–25 to determine whether O&M funds are available before moving forward with flex line connector assessments.

(Motion: Vallarta; Second: Yamasaki)

Action Item 8 – Draft Report to the Legislature: Superior Court Lactation Rooms Funding and Expenditures

The committee approved the draft *Superior Court Lactation Rooms Funding and Expenditures*—adding a sentence at end of the report’s *Analysis/Rationale* section that the average cost of the remaining, unfunded projects is higher owing to their complexity—for submission to the Judicial Council for review and approval to submit it to the Legislature to meet the statutory deadline.

(Motion: Orr; Second: Rockwell)

**OPEN SESSION - DISCUSSION ITEMS (ITEMS 1–3)
(NO ACTION REQUIRED)**

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

The committee received an update on CFR projects approved by the Facilities Services Director since the last meeting and any CFR projects cancelled.

Discussion Item 2 – Facilities Maintenance Performance Report

The committee reviewed the report on facilities maintenance performance.

Discussion Item 3 – Court Facilities Trust Fund (CFTF) Fund Status

The committee received an update on the status of the Court Facilities Trust Fund.

**OPEN SESSION - INFORMATION ITEMS (ITEMS 1 – 5)
(NO ACTION REQUIRED)**

Information Item 1 – FY 2023–24 Annual Report to Legislature of Court Facilities Trust Fund (CFTF) Expenditures

The committee reviewed the annual report to the Legislature on CFTF expenditures in FY 2023–24.

Information Item 2 – Deferred Maintenance Funding - DMF-2 Projects Update

The committee received an update on the status of DMF-2 projects.

Information Item 3 – Deferred Maintenance Funding - DMF-3 Projects Update

The committee received an update on the status of DMF-3 projects.

Information Item 4 – Deferred Maintenance Funding - DMF-4 Projects Update

The committee received an update on the status of DMF-4 projects.

Information Item 5 – Architectural Revolving Fund Projects Update

The committee received an update on the status of FM projects in the Architectural Revolving Fund.

A D J O U R N M E N T

There being no further open session business, the open session of the meeting was adjourned at 1:37 p.m., and the advisory committee moved to the closed session of the meeting.

Approved by the advisory body on _____.



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 03/03/2025

Director's Report

Summary:

Update on the following:

- LA Mental Health Courthouse

Supporting Documentation:

- See Presentation

Director's Report

- LA Mental Health Courthouse



Director's Report





JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 03/03/2025

Action Item 1 – (Action Required) - List A – Emergency Facility Modifications (Priority 1)

Action Requested:

Approve 141 projects for a total of \$3,884,392 to be paid from Facility Modification program funds previously encumbered for Priority 1.

Supporting Documentation:

- List A – Emergency Facility Modification Funding Report (Priority 1)

Priority 1 = Immediately or Potentially Critical.

Condition requires immediate action to return a facility to normal operations, or a condition that will become immediately critical if not corrected expeditiously. Such conditions necessitate the need to stop accelerated deterioration or damage, to correct a safety hazard that imminently threatens loss of life or serious injury to the public or court employees, or to remediate intermittent function and service interruptions as well as potential safety hazards. Such conditions may include, but are not limited to, the following: major flooding; substantial damage to roofs or other structural building components; or hazardous material exposure. Depending on scope and impact, a severe deterioration in life safety protection may also be considered a priority 1 condition requiring a facility modification.

Owing to their critical nature, priority 1 requests will be addressed immediately by JCC staff using internal procedures that ensure timely and effective responses to unplanned emergency or potentially critical conditions, including a method and a process for setting aside funds to address priority 1 conditions.



	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
1	FM-2007964	Los Angeles	Whittier Courthouse	19-AO1	1	Plumbing - Domestic Water Pipe leak - Replace 10 LF of 4 inch copper pipe and associated fittings in the basement boiler room. Pipe failed due to age, allowing water to leak onto the floor.	\$ 7,535	\$ 6,512	In Work	86.43
2	FM-2008107	Los Angeles	Metropolitan Courthouse	19-T1	1	Elevators, Escalators, & Hoists - Replace (6) 300 ft hoist ropes on public elevator 8. The ropes are rusting, requiring placement. Deficiencies noted during DIR regulatory compliance inspection.	\$ 32,996	\$ 31,195	Complete	94.54
3	FM-2008108	Los Angeles	Metropolitan Courthouse	19-T1	1	Elevators, Escalators, & Hoists - Replace (6) 300 ft hoist ropes on public elevator 6. The ropes are rusting, requiring placement. Deficiencies noted during DIR regulatory compliance inspection.	\$ 32,996	\$ 31,195	Complete	94.54
4	FM-2008154	Los Angeles	Metropolitan Courthouse	19-T1	1	Elevators, Escalators, & Hoists - Replace (6) 300 ft hoist ropes and (2) bottom hoist way door guides on 3rd floor for elevator 5. The ropes are rusting, requiring placement and the guides are failing due to age. Deficiencies noted during DIR regulatory compliance inspection.	\$ 32,996	\$ 31,195	Complete	94.54
5	FM-2008159	Los Angeles	Metropolitan Courthouse	19-T1	1	Elevators, Escalators, & Hoists - Replace (6) 300 ft hoist ropes on public elevator 3. The ropes are rusting, requiring placement. Deficiencies noted during DIR regulatory compliance inspection.	\$ 32,887	\$ 31,092	Complete	94.54
6	FM-2008296	Los Angeles	Downey Courthouse	19-AM1	1	Plumbing - Sewer Line Leak - Replace (20) LF of 2 inch cast iron pipe, (30) LF of 4 inch cast iron pipe, and associated fittings in the basement closet next to elevator room. Pipes failed due to age allowing water to leak on the floor. Environmental oversight and remediation required due to ACM and category 3 water. Erect (1) 4 ft x 4 ft x 8 ft containment, (1) 4 ft x 5 ft x 8 ft containment, (2) decontamination chambers and clean, dry and sanitize 120 SF of floors and walls.	\$ 56,995	\$ 47,705	Complete	83.70



	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
7	FM-2008391	Los Angeles	Downey Courthouse	19-AM1	1	Plumbing - Fixture Leak - Replace 4 LF of 2 1/2 inch copper pipe, (1) 2 1/2 inch valve and associated fittings, (12) 2 ft x 2 ft ceiling tiles, and (10) SF of carpet. Copper pipe failed due to age allowing water to leak down affecting the 1st floor corridor and office. Environmental oversight and remediation required due to category 2 water. Erect (1) 6 ft x 10 ft x 3 ft containment in the 1st floor public hallway, (1) 6 ft x 14 ft x 8 ft containment, and clean, dry and sanitize 870 SF of floors and walls.	\$ 36,603	\$ 30,637	In Work	83.70
8	FM-2008501	Los Angeles	Inglewood Courthouse	19-F1	1	HVAC - Replace (1) 15 ft x 15 ft drain pan under AHU 1, and 2 LF of 1-1/2 inch copper coil piping and install 15 LF of sealant. The drain pan failed due to age and was corroded.	\$ 10,322	\$ 7,696	Complete	74.56
9	FM-2008626	Ventura	Hall of Justice	56-A1	1	County Managed - Grounds and Parking Lot - Replace 385 SF of concrete sidewalk and recompact subgrade. Subgrade has failed due to age making the sidewalk sag/separate from joints and creating a tripping hazard.	\$ 6,080	\$ 6,080	In Work	100
10	FM-2008676	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Exterior Finishes - Install 4,500 SF of roof membrane overlay over previously repaired roof areas, and replace (30) 2 ft x 2 ft ceiling tiles, (2) 2 ft x 2 ft fiberglass ceiling tiles. Roof leaks above the 6th floor allowed water into the 2nd floor judges chamber, 4th floor court office, 5th floor secured hallway, and 6th floor Judges Chamber. Environmental oversight and remediation required due to category 2 water. Erect (1) 8 ft x 12 ft, (2) 6 ft x 12 ft, (1) 8 ft x 20 ft containments and (1) critical door barrier. Clean, dry, and sanitize 56 SF of carpet and 10 SF of vinyl floor tile.	\$ 151,132	\$ 146,991	In Work	97.26
11	FM-2008687	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Mechanically clear 15 LF of sewer line in the in the 14th floor holding cell and replace (4) 2 ft x 2 ft ceiling tiles in the 13th floor public hallway. The holding cell sewer line was blocked resulting in water overflowing into the holding cell and down to the 13th floor public hallway. The blockage was not recovered. Environmental oversight and remediation required due to category 2 water and ACM. Erect (1) 8 ft x 12 ft containment, clean, dry, and sanitize 12 SF of terrazzo flooring, and 100 SF of concrete floor.	\$ 40,727	\$ 28,016	In Work	68.79



	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
12	FM-2008697	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Interior Finishes - Replace (2) 2 ft x 4 ft ceiling tiles in 2nd floor Judges chamber. Ceiling tiles were damaged due to a rainwater roof leak. Environmental testing and oversight required due to ACM. Erect (1) 6 ft x 28 ft containment and clean, dry and sanitize 80 SF of plaster wall, 25 SF of granite window sill, and 200 SF of carpet. Roof repaired under separate FM.	\$ 30,253	\$ 29,424	In Work	97.26
13	FM-2008715	Placer	Howard G. Gibson Courthouse	31-H1	1	HVAC - Replace (1) bearing and (1) seal on the heating pump. The parts failed due to age, causing the pump to leak water on the roof. Work required boiler equipment be shutoff during repair, impacting heating to the building.	\$ 2,820	\$ 2,820	Complete	100
14	FM-2008718	Riverside	Southwest Justice Center	33-M1	1	Fire Protection - Replace (2) wall mount annunciators and strobes, (1) smoke detector, and low voltage wires for fire life safety system. Parts failed due to water intrusion during roof replacement project resulting in a ground fault in the Fire Life Safety system. Work requires a 25 ft scissor lift and temporary removal of entrance doors for access. Work identified during preventative maintenance.	\$ 14,432	\$ 11,026	Complete	76.40
15	FM-2008720	San Diego	East County Regional Center	37-I1	1	HVAC - Replace (1) blower wheel assembly, (1) blower wheel, (1) blower shaft, (1) set of bearings, (1) fan sheeve, (2) belts on 1st floor AHU 13. Parts failed due to age causing an extreme vibration and affecting heating and cooling in the building.	\$ 42,613	\$ 28,853	In Work	67.71
16	FM-2008722	Los Angeles	Pomona Courthouse South	19-W1	1	Fire Protection - Replace (1) packing shaft seal, (1) gasket set and associated hardware for fire pump. The fire pump packing failed due to age allowing water to leak onto basement equipment deck, impacting the fire sprinkler system throughout the building.	\$ 4,678	\$ 4,276	Complete	91.41
17	FM-2008724	Los Angeles	El Monte Courthouse	19-O1	1	Plumbing - Replace (1) 1/3 Hp 480 volt motor, (1) recirculation hot water pump, (2) mounting flanges, and (1) gasket set and associated fittings. The motor failed due to age causing the pump to fail, affecting the domestic hot water for boilers 1 and 2.	\$ 9,655	\$ 5,612	In Work	58.12
18	FM-2008725	Stanislaus	Modesto Main Courthouse	50-A1	1	HVAC - Replace (1) flow switch on chiller 2, (2) compressors on circuit A, and (1) tube bundle on circuit B. The components failed due to age, resulting in water leaking from the system.	\$ 125,269	\$ 125,006	Complete	99.79



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19	FM-2008727	Los Angeles	West Covina Courthouse	19-X1	1	Security - Replace (8) door slats, (14) end locks, and (1) bottom rail and associated hardware for sally port gate. Gate failed due to the sheriffs custody bus striking it, affecting the operation of sally port gate creating a safety hazard. Insurance reimbursement is being sought.	\$ 19,465	\$ 19,465	Complete	100
20	FM-2008728	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior Finishes - Replace (4) 1 ft x 1 ft ceiling tiles in 5th floor courtroom. Ceiling tiles failed due to age. Environmental oversight and remediation required due to ACM. Erect (1) 5 ft x 7 ft x 10 ft containment, and clean, dry, and sanitize 490 SF of floors and walls.	\$ 10,812	\$ 10,812	Complete	100
21	FM-2008729	Kern	Shafter/Wasco Courts Bldg.	15-E1	1	Exterior Shell - Replace (1) door closer and (1) set of door pivots for exterior northside double doors. Parts failed due to age, causing the door to not close properly.	\$ 2,116	\$ 1,904	Complete	89.95
22	FM-2008735	Kern	Shafter/Wasco Courts Bldg.	15-E1	1	Exterior Shell - Replace (1) door closer and (1) set of door pivots for exterior eastside double doors. Parts failed due to age, causing the door to not close properly.	\$ 2,116	\$ 1,904	Complete	89.95
23	FM-2008738	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	Elevators, Escalators, & Hoists - Restore (1) seismic device for the staff elevator. Seismic control failed due to age, causing the elevator to be unresponsive.	\$ 16,004	\$ 16,004	In Work	100
24	FM-2008741	Los Angeles	Downey Courthouse	19-AM1	1	Plumbing - Sewer Line Leak - Replace (30) LF of 4 inch cast iron pipe, (10) LF of 3 inch cast iron pipe, and (10) LF of 2 inch cast iron pipe and all associated fittings. Pipe failed due to age allowing water to leak into the basement office.	\$ 11,520	\$ 9,642	Complete	83.70
25	FM-2008742	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	Fire Protection - Repair (1) fire pump internal rotating assembly. The rotating assembly failed due to age causing the fire pump to be inoperable. The pump was rebuilt and fire watch was set for 5 days for the duration of repairs.	\$ 52,489	\$ 38,585	In Work	73.51
26	FM-2008750	Los Angeles	El Monte Courthouse	19-O1	1	HVAC - Replace (2) gas pilot assemblies and associated fittings for boilers 1 and 2. The boilers pilot assemblies failed due to age, affecting heating throughout the building.	\$ 5,798	\$ 3,370	Complete	58.12



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27	FM-2008751	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Replace (4) 2 ft x 2 ft ceiling tiles and 30 LF of 2 inch cast iron pipe on the 4th floor. Cast iron failed due to age allowing water to leak into the 4th floor public hallway. Environmental oversight and remediation required due to category 3 water. Erect (1) 6 ft x 14 ft containment and clean, dry, and sanitize 16 SF of plaster wall and 32 SF of floor tile.	\$ 41,404	\$ 40,270	In Work	97.26
28	FM-2008752	Los Angeles	El Monte Courthouse	19-O1	1	Elevators, Escalators, & Hoists - Replace (8) detention grade elevator hall call key switches and associated wiring for in-custody elevator. Elevator key switched failed due to age, causing elevator to not respond to floors in holding areas.	\$ 5,188	\$ 5,188	In Work	100
29	FM-2008753	Los Angeles	Whittier Courthouse	19-AO1	1	Vandalism - Replace (1) 3 1/2 ft x 6 1/2 ft hallow metal door, (1) push bar, (1) latch trim, and (1) kick plate and associated fittings for stairwell near bus bay. Door was damaged afterhours by unknown individual affecting the door from properly securing.	\$ 10,605	\$ 9,166	Complete	86.43
30	FM-2008754	Los Angeles	Bellflower Courthouse	19-AL1	1	Security - Replace (1) roll up gate in sheriffs parking lot. Gate failed due to age, preventing it from closing properly resulting in a security concern.	\$ 15,758	\$ 15,758	In Work	100
31	FM-2008755	San Diego	Central Courthouse	37-L1	1	Plumbing - Fixture leak - Replace (1) thermostatic mixing valve in the 16th floor holding cell, and (1) 1 ft x 2 ft ceiling tile and (1) 2 ft x 4 ft ceiling tile in the 14th floor staff area. Water leaked from a sink mixing valve in holding cell and traveled down through plenum affecting 14th, 15th, and 16th floors. Environmental oversight and remediation required due to category 2 water. Erect (1) 9 ft x 9 ft containment with zipper and clean, dry, and sanitize 3 SF of carpet, 70 SF of concrete floor and ceiling, 8 LF of 3-inch cove base, 60 SF of drywall, (1) wood desk, (2) office chairs, (1) computer setup, (1) printer, and (1) scanner.	\$ 12,738	\$ 12,738	Complete	100
32	FM-2008759	Riverside	Family Law Court	33-A1	1	Elevators, Escalators, & Hoists - Replace (1) controller drive panel for elevator 2. The drive panel failed due to age. Work includes load testing.	\$ 52,891	\$ 52,891	In Work	100



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33	FM-2008760	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Restore restroom floor sealant in 7th floor womens restroom and replace (4) 1 ft x 1 ft ceiling tiles in the 6th floor courtroom. The sealant failed allowing water to leak down during janitorial cleanings of the restroom. Environmental oversight and remediation required due to category 2 water. Erect (1) 5 ft x 5 ft x 8 ft containment, (1) 3 ft x 3 ft decontamination chamber, and clean, dry, and sanitize 200 SF of floors and walls.	\$ 14,339	\$ 14,339	Complete	100
34	FM-2008763	San Bernardino	San Bernardino Justice Center	36-R1	1	Fire Protection - Replace (1) smoke detector, (1) heat detector, and (1) fire alarm module. Detectors and module failed due to age, affecting the fire alarm system in the building.	\$ 2,435	\$ 2,435	Complete	100
35	FM-2008765	Los Angeles	Metropolitan Courthouse	19-T1	1	HVAC - Replace (1) motor bearing, (1) grease seal, (1) mechanical seal, (1) shaft seal, (1) gasket, and (1) O ring on the heating hot water pump. Motor failed due to age. Work includes rebuilding heating hot water pump.	\$ 10,586	\$ 10,008	Complete	94.54
36	FM-2008768	Los Angeles	Alhambra Courthouse	19-I1	1	Plumbing - Sewer Line Leak - Mechanically clear (75) LF of drain line in mens public restroom. The blocked drain line allowed water to overflow into the restroom. Debris was punched through but not recovered. Environmental oversight and remediation required for ACM and category 3 water. Erect (2) 3 ft x 7 ft critical barriers and clean, dry, and sanitize 400 SF of floors and walls.	\$ 21,845	\$ 18,786	In Work	86.00
37	FM-2008769	San Diego	South County Regional Center	37-H1	1	Elevators, Escalators, & Hoists - Replace (1) control system contactor, (1) control system relay, and (1) brake switch on custody elevator 7. Parts failed due to age causing the elevator to shut down.	\$ 2,055	\$ 2,055	Complete	100
38	FM-2008774	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Replace (7) 1 ft x 1 ft ceiling tiles and 150 SF of carpet in 2nd floor Court office. A mop sink was left running and overtook the drain in the 3rd floor custodial closet allowing water leak down to the 2nd floor office space. Environmental oversight and remediation required due to ACM and category 2 water. Clean, dry and sanitize 100 SF of plaster wall, 150 SF of concrete subfloor, 40 SF ceramic floor tile, (1) floor sink, (1) floor mat, (1) printer, and (2) wooden desks.	\$ 35,955	\$ 35,955	In Work	100



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39	FM-2008775	Los Angeles	Metropolitan Courthouse	19-T1	1	Plumbing - Domestic Water Supply Leak - Replace 4 LF of 1/2 inch copper line, and (25) 1 ft x 1 ft ceiling tiles in 5th floor courtroom. Copper pipe failed due to corrosion allowing water to leaked from 5th floor plenum down to Courtroom. Environmental oversight and remediation required for category 2 water. Clean, dry, and sanitize 25 SF of tan floor tiles.	\$ 36,764	\$ 34,757	In Work	94.54
40	FM-2008776	Los Angeles	Metropolitan Courthouse	19-T1	1	HVAC - Replace (1) 25HP motor, (1) motor grounding ring, (1) pully bushing, (1) pully, and (4) belts for AHU 7. Motor failed due to age, causing loud grinding noise, disrupting the court operation and impacting HVAC to the 6th floor.	\$ 14,265	\$ 13,486	In Work	94.54
41	FM-2008779	Los Angeles	Metropolitan Courthouse	19-T1	1	Plumbing - Replace (1) 3/4 inch hose bib for AHU 3, and (11) 1 ft x 1 ft ceiling tiles in 1st floor conference room. Hose bib failed due to age, allowing water to leak down to the 1st floor conference room. Environmental oversight and remediation required due to category 2 water. Erect (1) 8 ft x 4 ft containment and clean, dry, and sanitize 32 SF of plaster wall.	\$ 30,564	\$ 28,896	In Work	94.54
42	FM-2008782	Los Angeles	Whittier Courthouse	19-AO1	1	Security - Replace (1) motion access controller and associated parts for the automatic door leading to the clerks office. Controller failed due to age preventing the door from opening.	\$ 11,128	\$ 11,128	In Work	100
43	FM-2008785	Sacramento	Juvenile Courthouse	34-C2	1	Exterior Shell - Replace (1) 102 1/4 inch x 22 7/8 inch x 1 inch tempered glazing pane on the 2nd floor exterior. The glazing was broken by unknown cause. A lift was required to complete the work.	\$ 9,468	\$ 9,468	Complete	100
44	FM-2008794	Kern	Arvin/ Lamont Branch	15-H1	1	Roof - Replace 20 SF of roof membrane and (5) 2 ft x 2 ft ceiling tiles in courtroom. Membrane failed due to age causing rainwater traveled down through 1st floor plenum into the courtroom. Environmental oversight and remediation required due to category 2 water. Erect (1) 3 ft x 2 ft containment and clean, dry, and sanitize 38 SF of metal ceiling grid and carpet tiles.	\$ 41,330	\$ 25,174	In Work	60.91



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45	FM-2008798	Kern	Shafter/Wasco Courts Bldg.	15-E1	1	Roof - Replace 20 SF of roof membrane and (4) 2 ft x 4 ft. ceiling tiles in 1st floor clerks office. Membrane failed due to age, allowing rainwater to travel down through the plenum into the 1st floor clerks office. Environmental oversight and remediation required due to category 2 water. Erect (1) 3 ft x 2 ft containment and clean, dry, and sanitize 16 SF of metal ceiling grid, and (1) light fixture.	\$ 40,863	\$ 36,757	In Work	89.95
46	FM-2008802	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	1	HVAC - Replace (1) 10-ton heat pump unit. The unit failed due to age, impacting heating and cooling to holding cells.	\$ 49,245	\$ 49,245	In Work	100
47	FM-2008806	Los Angeles	Torrance Courthouse	19-C1	1	Elevators, Escalators, & Hoists - Replace (1) elevator drive and (1) regen drive on Judges elevator 4. Drives failed due to age, causing elevator to be non responsive to floors.	\$ 41,009	\$ 34,915	In Work	85.14
48	FM-2008807	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Replace (4) control floats, (4) weights, (1) stainless steel float tree rod, and 130 ft of float cords on sump pump. Components corroded due to age impacting the sump pumps operation.	\$ 3,644	\$ 2,507	Complete	68.79
49	FM-2008809	Contra Costa	Bray Courts	07-A3	1	HVAC - Replace (1) supply fan VFD for air handler unit 4. Air handler unit failed due to direct short, causing the supply fan to shut down.	\$ 11,962	\$ 10,230	In Work	85.52
50	FM-2008810	Contra Costa	George D. Carroll Courthouse	07-F1	1	Elevators, Escalators, & Hoists - Replace (1) piston sleeve packing for elevator 1. The elevator piston has a leak causing hydraulic fluid to leak from the elevator room in the basement flooding the main distribution frame room.	\$ 27,156	\$ 20,964	Complete	77.20
51	FM-2008811	Contra Costa	Bray Courts	07-A3	1	HVAC - Replace (2) compressors for AHU 5. Compressors failed due to a short, impacting cooling to the building. Portable AC Units required for cooling during replacement.	\$ 64,774	\$ 55,395	Complete	85.52
52	FM-2008812	Los Angeles	Torrance Annex	19-C2	1	Plumbing - Domestic Water Supply Leak - Replace (1) diaphragm on toilet in mens employee restroom on the 1st floor, and (1) main shut off valve in 1 st floor mechanical space. Toilet diaphragm failed due to age, when isolating the water, main water valve failed due to age and was not able to isolate water supply.	\$ 4,994	\$ 4,252	In Work	85.14



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53	FM-2008814	Los Angeles	Burbank Courthouse	19-G1	1	Plumbing - Replace (1) 3/4 HP 115V recirculating pump and motor, (1) 3/4 inch check valve and associated fittings. Pump and motor failed due to age, affecting the domestic hot water throughout the building.	\$ 8,695	\$ 7,892	Complete	90.76
54	FM-2008815	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Sewer Line Leak - Replace (1) in-floor P-trap in 9th floor kitchen and (4) 2 foot x 2 foot ceiling tiles in 8th floor public hallway. P trap failed due to age allowing water to leak down do the 8th floor public hallway with 6 gallons of water pooled on the floor. Environmental oversight and remediation required due to category 2 water. Clean, dry, and sanitize 16 SF of terrazzo floor.	\$ 39,630	\$ 38,544	In Work	97.26
55	FM-2008816	Los Angeles	Pomona Courthouse South	19-W1	1	Plumbing - Sewer Line Leak - Replace 10 LF of 4 inch cast iron pipe, 2 LF of 2 inch cast iron pipe and associated fittings in basement boiler room. The cast iron pipe failed due to age, allowing water to leak on the ground.	\$ 4,941	\$ 4,503	Complete	91.14
56	FM-2008817	Los Angeles	Pomona Courthouse South	19-W1	1	Plumbing - Replace (4) angle stops, (3) faucets, (6) flex hoses and associated fittings in judges chambers. The faucets failed due to age and were not shutting off. During replacement it was discovered that the angle stops also failed.	\$ 7,306	\$ 6,659	Complete	91.14
57	FM-2008818	San Bernardino	Distribution Center	36-N6	1	HVAC - Replace (1) refrigerant line quick connect fitting, (1) high pressure switch, (1) liquid line filter drier, 7.9 lbs of refrigerant and associated circuit wiring for AC unit. Pressure switch failed due to age, affecting the cooling of all employee offices and breakrooms.	\$ 4,731	\$ 4,731	In Work	100
58	FM-2008821	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Security - Replace (1) relay on bay 1 gate. Relay failed due to age, causing intermittent locking and unlocking when activated resulting in a security and safety concern.	\$ 4,178	\$ 4,178	Complete	100
59	FM-2008822	Los Angeles	Metropolitan Courthouse	19-T1	1	Vandalism - Replace (1) 1/4 inch x 32 7/8 inch x 30 7/8 inch glazing pane and safety film on exterior window on the Hill Street side of the courthouse. The glazing was vandalized afterhours. Work includes cleanup and board up of window.	\$ 1,641	\$ 1,551	Complete	94.54
60	FM-2008825	Los Angeles	Pomona Courthouse South	19-W1	1	Vandalism - Replace (1) 31 inch x 89 inch and (1) 14 inch x 110 inch glazing panes and reflective safety film for employee entrance store front door. The glazing failed due to unknown person vandalizing doors, affecting the security to the building.	\$ 9,713	\$ 8,853	In Work	91.14



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61	FM-2008826	Orange	Stephen K. Tamura Courthouse	30-D1	1	Plumbing - Replace 25 LF of 4 inch clay waste line, (1) 2-way cleanout, and 5 ft x 8 ft section of exterior concrete steps in Judges parking lot. Waste line failed due to age, impacting (2) chambers and jury deliberation restrooms. New waste line will be PVC. Work includes 10 ft of trenching and shoring 13 ft x 7 ft and 7 ft x 7 ft sections of asphalt.	\$ 59,991	\$ 59,991	In Work	100
62	FM-2008828	Kern	Arvin/ Lamont Branch	15-H1	1	Electrical - Replace (1) generator heater for the emergency generator. Generator heater failed due to age, impacting the generators operation. The deficiency was identified during monthly preventative maintenance.	\$ 2,715	\$ 1,654	In Work	60.91
63	FM-2008830	Los Angeles	Torrance Courthouse	19-C1	1	Elevators, Escalators, & Hoists - Replace (1) brake switch on public elevator 3. Brake switch failed due to age, causing elevator to be non-responsive to calls.	\$ 2,323	\$ 1,978	In Work	85.14
64	FM-2008831	Orange	Stephen K. Tamura Courthouse	30-D1	1	Interior Finishes - Remove ACM fireproofing debris in AHU 6 and 7 mechanical room. The fireproofing failed due to age, delaminated, and fell on the AHU units and room surfaces. Environmental oversight and remediation required due to ACM. Erect 1,800 SF of containments. Clean and sanitize 1,600 SF of the AHU 6 and 7 mechanical room finishes and AHU 6 and 7. Removal and respray to be completed under a separate FM.	\$ 34,558	\$ 31,337	In Work	90.68
65	FM-2008838	Los Angeles	Metropolitan Courthouse	19-T1	1	HVAC - Replace (2) isolation valves, (2) pressure relief valves, (1) loop filter, and clean and flush (2) strainers for the condenser water loop for cooling tower 1. Components failed due to age resulting in cooling tower flow issues. Work includes removal of abandoned valves.	\$ 12,965	\$ 12,257	In Work	94.54
66	FM-2008847	Los Angeles	Downey Courthouse	19-AM1	1	Elevators, Escalators, & Hoists - Replace (1) 20 amp fuse on public elevator 2. Fuse failed due to age impacting the elevators operation.	\$ 2,195	\$ 1,838	Complete	83.70
67	FM-2008849	Los Angeles	Whittier Courthouse	19-AO1	1	HVAC - Replace (2) 2 1/2 inch hot water valves for air handler unit 5. Valves failed due to age heating in the 3rd floor.	\$ 9,173	\$ 7,929	Complete	86.43
68	FM-2008850	El Dorado	Johnson Bldg.	09-E1	1	Elevators, Escalators, & Hoists - Replace (1) hydraulic oil pump motor and (1) 25 amp circuit breaker located in the lift pit for public elevator 1. Motor failed due to age causing circuit breaker to short, resulting in an entrapment.	\$ 3,952	\$ 3,952	Complete	100



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69	FM-2008851	Los Angeles	Compton Courthouse	19-AG1	1	Interior Finishes - Replace (15) 1 ft x 1 ft ceiling tiles, (2) 20 ft T-bar ceiling grid hanger wire and associated hardware on the 4th floor courtroom. The T-bar ceiling grid hanger wires failed due to age affecting ceiling support structure and causing vibration sounds in the courtroom. Environmental oversight and remediation required due to ACM. Erect (1) 12 ft x 12 ft x 12 ft containment, (1) 36 inch x 76 inch decontamination chamber, and clean and sanitize 520 SF of floors and walls.	\$ 17,277	\$ 17,277	Complete	100
70	FM-2008854	Los Angeles	Inglewood Courthouse	19-F1	1	Plumbing - Domestic Water Line - Replace (1) toilet wall gasket in judges bathroom and (16) 1 ft x 1 ft ceiling tiles in 4th floor DAs office. The gasket failed due to age, allowing water to travel down to the 4th floor DAs office impacting the ceiling tiles and then pooling on the carpet . Environmental oversight and remediation required due to category 2 water. Erect (1) 4 ft x 6 ft x 12 ft containment and (1) barrier door. Clean, dry, and sanitize 16 SF of carpet and 25 SF of 2 inch x 2 inch floor tiles.	\$ 20,001	\$ 14,913	In Work	74.56
71	FM-2008855	Ventura	East County Courthouse	56-B1	1	Exterior Shell - Replace (1) mag lock power supply and (1) transformer for exterior doors. Parts failed due to power surge leaving all exterior doors unsecured.	\$ 11,273	\$ 6,961	In Work	61.8
72	FM-2008857	Imperial	El Centro Courthouse	13-A1	1	HVAC- Replace (1) blower motor and (1) blower wheel assembly in judges chamber. Parts failed due to age impacting temperatures in judges chamber.	\$ 3,503	\$ 3,503	In Work	100
73	FM-2008858	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	Elevators, Escalators, & Hoists - Replace (1) set of brake pads, and (1) seal for the elevator drive shaft on the staff elevator. Parts failed due to age and use impacting the elevators operation.	\$ 22,961	\$ 16,879	In Work	73.51
74	FM-2008859	Sacramento	Juvenile Courthouse	34-C2	1	HVAC - Replace (1) transducer for chiller 1. Transducer failed due to age, causing chiller to be in alarm. Work includes performing satisfactory operational testing.	\$ 4,621	\$ 4,621	In Work	100
75	FM-2008863	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Security - Replace (4) 6 inch ball bearing welded hinges, (1) gate arm assembly, and (1) limit disc assembly for judges parking. Gate failed due to high winds causing the door to remain in open position. Work required to return the gate to normal operation.	\$ 6,137	\$ 5,507	Complete	89.74



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76	FM-2008865	Riverside	Southwest Justice Center	33-M1	1	Exterior Shell - Replace (1) actuator barrel and (1) safety edge of judges entry parking garage. Barrel spring broke due to age, resulting in the roll-up door no longer functioning. Work includes use of fork lift.	\$ 7,470	\$ 7,470	In Work	100
77	FM-2008866	Imperial	El Centro Courthouse	13-A1	1	Plumbing - Domestic Water Leak - Replace (1) 2 inch ball valve and (18) angle stop valves and hoses that failed due to age in courtroom holding cell. Ball valve corroded due to age, making it difficult to shut off and replace leaking angle stop. Work includes angle stop valves located on the 1st floor that were discovered corroded with hoses at end of life.	\$ 4,199	\$ 4,199	In Work	100
78	FM-2008868	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC- Replace (1) exhaust fan motor, (2) bearings, and (2) belts for exhaust Fan 5. Parts failed due to age impacting the exhaust fans operation.	\$ 8,397	\$ 5,776	In Work	68.79
79	FM-2008872	San Bernardino	Barstow Courthouse	36-J1	1	Grounds and Parking Lot - Replace (2) concrete pull boxes, (20) LF of conduit, and 1,500 LF of wire. Wiring failed due to age impacting power to (5) parking lot light poles resulting in insufficient lighting in the parking lot. Costs include hand excavating 25 LF of soil to access the conduit.	\$ 17,693	\$ 17,693	In Work	100
80	FM-2008875	Los Angeles	Norwalk Courthouse	19-AK1	1	Elevators, Escalators, & Hoists - Replace (1) leveling sensor on public elevator 1. Sensor failed due to age preventing the elevator from detecting the position within the shaft, causing the elevator doors to not open.	\$ 3,142	\$ 2,672	Complete	85.03
81	FM-2008876	Los Angeles	West Covina Courthouse	19-X1	1	Elevators, Escalators, & Hoists - Replace (1) 1/2 HP 230V motor and pump assembly, (3) door locks, and (1) interlock control board and associated fittings for 1st floor courtroom wheelchair lift. The wheelchair lift failed due to age.	\$ 30,009	\$ 30,009	In Work	100
82	FM-2008877	Kern	Shafter/Wasco Courts Bldg.	15-E1	1	Grounds and Parking Lot - Replace (1) input module for the judges secure parking gate. Module failed due to age, preventing the gate from operating.	\$ 5,520	\$ 5,520	In Work	100



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83	FM-2008879	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Plumbing - Domestic Water Pipe Leak - Replace 5 LF of a 3/4 inch copper pipe, (2) 3/4 inch couplings, (1) 3/4-inch 90-degree elbow in the plenum space. Parts failed due to age causing a leak from a 3/4-inch water supply line. Water traveled down to the basement plenum into the womens restroom. Environmental oversight and remediation required for category 2 water. Erect (1) 6 ft x 9 ft containment barrier and clean, dry, and sanitize (2) metal ceiling vents, 50 SF of plaster ceiling, and 50 SF of floor tile.	\$ 20,485	\$ 14,338	In Work	69.99
84	FM-2008880	Fresno	Fresno County Courthouse	10-A1	1	HVAC - Replace (1) motor starter and (2) fire alarm relays for the south air handler unit on basement Level 1. Motor starter and relays failed due to age.	\$ 5,126	\$ 4,917	In Work	95.91
85	FM-2008881	Los Angeles	Mental Health Court	19-P1	1	Grounds and Parking Lot - Install (10) plywood boards to secure the facility and remove (6) trees. During a recent fire, firefighters gained access by cutting multiple openings around the facility. Work includes removal of 6 trees due to the proximity to the residential homes adjacent to the building.	\$ 27,371	\$ 19,518	Complete	71.31
86	FM-2008882	Kern	Bakersfield Juvenile Center	15-C1	1	Elevators, Escalators, & Hoists - Replace (1) control system PC board and (1) control system module for public elevators 1 & 2. Parts failed due to age, impacting court operations.	\$ 13,858	\$ 9,252	Complete	66.8
87	FM-2008884	Los Angeles	Whittier Courthouse	19-AO1	1	Interior Finishes - Replace (1) 9 ft x 2 ft countertop, (2) sinks basins, and (2) faucets in the 3rd floor womens public restroom. Countertop failed due to age. Environmental oversight and remediation required due to mold. Erect (1) 3 ft x 7 ft critical barrier and clean, dry and sanitize 250 SF of floors and walls.	\$ 9,510	\$ 8,220	Complete	86.43
88	FM-2008886	Los Angeles	Glendale Courthouse	19-H1	1	Exterior Shell - Replace (1) 32 1/2 inch x 60 inch x 1/4 inch glazing pane. The exterior single pain window at public emergency exit cracked due unknown reasons causing a safety hazard.	\$ 2,541	\$ 2,301	Complete	90.54



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89	FM-2008892	Los Angeles	Chatsworth Courthouse	19-AY1	1	Fire Protection - Sprinkler line Leak - Mechanically clear 15 LF of sprinkler drain line in the 1st floor cell chase and replace (5) 2 ft x 2 ft ceiling tiles in the basement file room. The sprinkler drain line was blocked, resulting in water to overflow the cell and travel down through the basement plenum into the basement file room and sewage ejector room. Environmental oversight and remediation required due to category 2 water. Erect (3) 3 ft x 7 f critical barriers and clean, dry and sanitize 41 SF of concrete floor, 28 SF of metal ceiling grid, (1) metal ceiling vent, (1) light fixture, 126 SF of carpet, and 84 SF of drywall.	\$ 25,906	\$ 21,710	In Work	83.80
90	FM-2008902	Los Angeles	Norwalk Courthouse	19-AK1	1	Vandalism - Replace (1) 4 ft x 9 ft glass window in the 1st floor public defenders office. The window was broken by an unknown individual impacting security and allowing access into the building.	\$ 5,966	\$ 5,073	In Work	85
91	FM-2008905	Los Angeles	Norwalk Courthouse	19-AK1	1	HVAC - Replace (1) strainer for boiler 2. Strainer failed due to age preventing it from filtering out debris, rust, and scale from the water flowing into the boiler causing the boiler not to respond affecting the heating to the building.	\$ 11,223	\$ 9,543	In Work	85.03
92	FM-2008907	Los Angeles	Compton Courthouse	19-AG1	1	Grounds and Parking Lot - Replace (2) 8 ft x 38 1/2 inch steel handrails near main entrance of the building. Handrails failed due to age, causing a member of the public to fall.	\$ 8,746	\$ 5,784	Complete	66.13
93	FM-2008909	Los Angeles	Santa Monica Courthouse	19-AP1	1	Vandalism - Replace (1) 59 inch x 36 inch glazing pane on South side of building near courtroom public corridor. A minor throwing rocks, struck the window.	\$ 4,770	\$ 3,744	In Work	78.49
94	FM-2008911	Los Angeles	Chatsworth Courthouse	19-AY1	1	HVAC - Replace (1) 8 inch coupling and (1) controller fuse for the HVAC system. Coupling failed due to age, overloading the control fuse and impacting building cooling.	\$ 5,309	\$ 4,449	In Work	83.80
95	FM-2008912	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	HVAC - Replace (1) electronic flow switch module. Module failed due to age impacting building conditioning.	\$ 4,786	\$ 3,806	In Work	79.52
96	FM-2008914	Los Angeles	Metropolitan Courthouse	19-T1	1	HVAC - Replace (1) seal gland, (2) wear rings, (1) shaft sleeve, (1) shaft, (1) mechanical seal, (1) love joy motor coupling insert, (1) copper balance line, (3) oil seals, (2) ball bearings, (1) gasket and (1) O-ring for heating hot water pump 1. Motor failed due to leak. Work includes rebuilding heating hot water pump 1.	\$ 18,260	\$ 17,263	In Work	94.54



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97	FM-2008917	Los Angeles	Metropolitan Courthouse	19-T1	1	Elevators, Escalators, & Hoists - Replace 8 LF of wiring, 12 LF of 1 inch conduit, and (4) fuses for elevators 4 and 5. The components were damaged when the access panel was dropped during an entrapment extraction.	\$ 15,343	\$ 14,505	In Work	94.54
98	FM-2008920	Los Angeles	Bellflower Courthouse	19-AL1	1	HVAC - Replace (1) controller for air handler unit 1. Controller failed due to age affecting heating and cooling throughout the building.	\$ 5,072	\$ 3,953	In Work	77.94
99	FM-2008921	Los Angeles	Pomona Courthouse South	19-W1	1	HVAC - Replace (1) seal and gasket set and associated fittings for condenser water pump 1. Gasket failed due age affecting the HVAC cooling system throughout the building.	\$ 10,772	\$ 9,818	Complete	91.14
100	FM-2008922	Los Angeles	Pomona Court Parking Lot	19-W3	1	Vandalism - Replace (1) 1 1/4 inch valve and associated fittings and installed (1) backflow cage on Back Flow Preventer 3. The backflow isolation valve failed due to an unknown person tampering with the valve allow water to leak flooding the planter and parking lot. The cage is to prevent future vandalism.	\$ 3,787	\$ 3,451	Complete	91.14
101	FM-2008923	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	1	Vandalism - Replace (1) 60-1/2 inch x 102-1/2 inch x 1/4 inch glazing pane in 4th floor court reporters office. Glazing broken by ball bearing used as a projectile by unknown person.	\$ 5,225	\$ 5,225	Complete	100
102	FM-2008924	Riverside	Southwest Justice Center	33-M1	1	Elevators, Escalators and Hoists - Replace (1) hydraulic loading dock lift, (1) set of toe guards, and (1) set of brush seals for loading dock. The lift failed due to age.	\$ 18,707	\$ 14,292	In Work	76.40
103	FM-2008926	Los Angeles	Pomona Courthouse South	19-W1	1	Plumbing - Replace (1) 2 1/2 inch backflow preventer. The backflow preventer failed due to age, affecting water to fire pump booster.	\$ 10,017	\$ 9,130	In Work	91.14
104	FM-2008930	Los Angeles	San Fernando Courthouse	19-AC1	1	Fire Protection - Provide 7 months of fire watch 24 hours a day. The main fire panel failed due to age and we are unable to mitigate the issue in the short term due to parts being obsolete. Consultant to provide fire watch. The main panel will be replaced under a separate P2 FM.	\$1,781,064	\$1,485,586	In Work	83.41
105	FM-2008931	San Diego	East County Regional Center	37-11	1	HVAC - Replace (1) oil heater for chiller 1. The oil heater failed due to age.	\$ 8,187	\$ 5,543	In Work	67.7



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106	FM-2008934	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Elevators, Escalators, & Hoists - Shorten ropes for elevator 5 and 10. Ropes have elongated due to use, causing elevators to shut down.	\$ 12,419	\$ 8,543	In Work	68.79
107	FM-2008935	Los Angeles	Pomona Courthouse South	19-W1	1	Elevators, Escalators, & Hoists - Replace (1) door operator, (1) door clutch assembly, (8) hall door rollers, and (8) hanger assemblies, (8) door track assemblies, (1) elevator cab door hanger, (1) roller assembly, and (1) door safety edge on public elevator 2. Elevator door components have failed due to age, preventing the elevator from responding.	\$ 74,097	\$ 67,532	In Work	91.14
108	FM-2008937	San Bernardino	Rancho Cucamonga Courthouse	36-F1	1	Security - Replace (1) duress control panel touchscreen. Touchscreen failed due to age, affecting the ability to silence alarms through the touchscreen panel affecting the 4th floor. Cost includes programming the touchscreen.	\$ 7,625	\$ 7,625	In Work	100
109	FM-2008938	Los Angeles	Whittier Courthouse	19-AO1	1	Elevators, Escalators, & Hoists - Replace (1) hydraulic valve for judges elevator 3. Valve failed due to age and was identified during the annual inspection.	\$ 57,344	\$ 57,344	In Work	100
110	FM-2008939	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace 12 LF of 2 1/2 inch copper pipe, (1) 2 1/2 inch flange, (1) 3 inch flange, (1) copper reducing tee, (1) 6 inch 90 degree copper elbow, (1) 2 1/2 inch 90 degree copper elbow, and (1) 1 inch adapter for Heat Exchanger 2. Components failed due to age allowing water to leak from the system.	\$ 8,164	\$ 5,616	In Work	68.79
111	FM-2008942	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace (1) fan motor for air handler 16-4. Motor failed due to age impacting cooling and heating on the 16th floor.	\$ 2,887	\$ 1,986	Complete	68.79
112	FM-2008945	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	HVAC - Replace (1) igniter and (1) thermocouple for high temperature alarm system. Parts failed due to age. Deficiencies found during preventative maintenance.	\$ 5,784	\$ 4,600	In Work	79.5
113	FM-2008946	San Diego	Juvenile Court	37-E1	1	Elevators, Escalators, & Hoists - Replace (1) contactors and brake relay plugs for public elevator 16. The contactors and relay plugs failed due to age, resulting in elevator not being leveled and affecting door operation.	\$ 4,336	\$ 3,235	In Work	74.62



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114	FM-2008947	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Sewer line Leak - Replace (1) P-Trap and 5 LF of drain pipe in 9th floor cafeteria, and (20) 2 ft x 2 ft ceiling tiles in the 8th floor judges chambers and secured hallway. Parts failed due to age allowing water to leak down to the 8th floor. Environmental oversight and remediation required due to category 2 water. Erect (1) critical door barrier. Clean, dry, and sanitize 150 SF. of carpet, 250 SF of plaster walls, (2) light fixtures, (1) base of desk, (2) base of drawers, (1) floor mat, and 24 SF 9 inch x 9 inch vinyl floor tiles.	\$ 45,627	\$ 44,377	In Work	97.26
115	FM-2008952	Orange	Central Justice Center	30-A1	1	Security - Replace (1) 12 ft x 15 ft bus bay roll up door. The door was hit and damaged by the sheriff transport bus. Emergency replacement required to ensure security and safety of the building. Installation required use of a lift to complete. Insurance reimbursement is being sought.	\$ 11,684	\$ 11,684	In Work	100
116	FM-2008954	Monterey	Salinas Courthouse-North Wing	27-A1	1	Fire Protection - Replace (1) 3 inch coupling at the main fire standpipe. Coupling failed due to age causing leak. Work includes cutting standpipe to install new coupling grove and fitting.	\$ 4,662	\$ 4,662	Complete	100
117	FM-2008955	Los Angeles	Airport Courthouse	19-AU1	1	HVAC - Replace (1) boiler pump and (2) pressure valves on boiler system. Components failed due to age, impacting boiler pump operation.	\$ 8,749	\$ 6,751	Complete	77.17
118	FM-2008956	Orange	Central Justice Center	30-A1	1	HVAC - Replace the (1) bearing set in (4) 7.5 HP exhaust fan motors on the 6th, 7th, 8th, and 11th floors. The bearings have failed due to age, causing extremely loud noise and disrupting the courtrooms. Work includes the use of a lift due to fans 12 feet off of the floor.	\$ 66,942	\$ 61,031	In Work	91.17
119	FM-2008957	San Diego	Central Courthouse	37-L1	1	Security - Replace (1) panic hardware on main entrance door. Door failed due to vandalism. Work includes reinstallation of door and adjustments to ensure proper operation. Restitution is being sought.	\$ 15,927	\$ 15,927	In Work	100
120	FM-2008959	Los Angeles	West Covina Courthouse	19-X1	1	County Managed - Plumbing - Domestic Water Pipe Leak - Replace 10 LF of 1/2 inch copper pipe and associated fittings for 1st floor jury room. Pipe failed due age allowing water to leak in jury room. Environmental oversight and remediation required due to category 2 water. Erect (1) 3 ft x 7 ft critical barrier and sanitize 250 SF of surface, carpet, and walls.	\$ 7,056	\$ 7,056	In Work	100



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121	FM-2008962	Los Angeles	Torrance Courthouse	19-C1	1	Exterior Shell - Replace (1) ADA door operator system including (2) actuators and (1) bollard post. Door failed due to age impacting court operations.	\$ 9,413	\$ 8,014	In Work	85.14
122	FM-2008966	Alameda	Wiley W. Manuel Courthouse	01-B3	1	Plumbing - Replace (1) toilet float valve and 100 SF of drywall in 6th floor courtroom and 30 SF of drywall in 5th floor judges chambers restroom. Toilet valve failed due to age causing flooding in court space. Environmental oversight and remediation required due to mold and ACM. Clean dry, and sanitize 800 SF of surfaces and vacuum water from carpet and tile floor. Cost include the use of (6) dehumidifiers.	\$ 74,674	\$ 62,577	In Work	83.80
123	FM-2008971	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	Vandalism - Replace 57 SF of Graffiti film on public elevator 1. Film vandalized overtime by unknown members of public.	\$ 2,855	\$ 2,270	In Work	79.52
124	FM-2008973	San Bernardino	San Bernardino Justice Center	36-R1	1	Plumbing - Sewer Line Leak - Replace (1) 2 inch coupling and mechanically clear and hydro-jet west side kitchen sinks from the 10th floor to the 3rd floor. A clog in the 9th floor drain line impacted the drain water pressure in the kitchen sink on the 6th floor, causing pressure in the sink drain to spray all over the room. Environmental oversight and remediation required due to category 2 water. Erect (1) 36 inch x 80 inch critical barrier at door and clean, dry, and sanitize 150 SF of carpet, (4) wood tables, (1) coffee maker, 50 SF of cabinets, and 60 SF of tile floor.	\$ 23,184	\$ 23,184	In Work	100
125	FM-2008974	San Diego	Central Courthouse	37-L1	1	Elevators, Escalators, & Hoists - Shorten governor ropes for holding elevator H1. Work required to prevent elevator from faulting while traveling. Deficiency was found during preventative maintenance.	\$ 9,797	\$ 9,797	In Work	100
126	FM-2008977	Orange	North Justice Center	30-C1	1	HVAC - Replace (1) 6 hp compressor and (1) liquid line dryer on air compressor unit 6. The compressor failed due to an electrical short. Replacement required to maintain IT server room temperatures. Work includes recovery and recharge of 25 lb of 410a refrigerant.	\$ 8,758	\$ 8,758	In Work	100
127	FM-2008978	Los Angeles	Inglewood Courthouse	19-F1	1	Vandalism - Elevators, Escalators, & Hoists - Replace 38 inch x 84 inch graffiti film on elevator doors for elevator 2 and 5 inch x 84 inch graffiti film on elevator doors trim for elevator 4. Film was vandalized by unknown members of public.	\$ 3,394	\$ 2,531	Complete	74.56



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128	FM-2008983	Los Angeles	Inglewood Juvenile Court	19-E1	1	Interior Finishes - Replace (5) 9 inch x 9 inch black vinyl floor tiles and (5) 9 inch x 9 inch white vinyl floor tiles in 1st floor public hallway. Tiles failed due to age. Environmental oversight and remediation required due to ACM. Erect (1) 5 ft x 7 ft containment.	\$ 15,068	\$ 12,172	In Work	80.78
129	FM-2008984	San Luis Obispo	Courthouse Annex	40-A1	1	County Managed - Interior Finish - Replace (3) partitions on 2nd floor mens restroom. Partitions failed due to age, causing safety hazard due to diminished condition. One partition separated from the wall causing an immediate hazard.	\$ 3,735	\$ 3,735	In Work	100
130	FM-2008986	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Replace (2) bearings for basement exhaust fan 2. The bearings failed due to age, affecting air quality and causing extremely loud noises.	\$ 4,249	\$ 2,810	Complete	66.13
131	FM-2008987	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	Vandalism - Replace (1) 48 inch x 32 inch mirror with graffiti film, and sand and paint (2) 2 ft x 4 ft doors and (2) 4 ft x 4 ft partitions in the 3rd floor mens restroom. Mirror and partitions vandalized by unknown members of public.	\$ 5,841	\$ 4,645	In Work	79.52
132	FM-2008991	Los Angeles	Santa Monica Courthouse	19-AP1	1	HVAC - Replace 25 LF of 3 inch copper hot water supply line at basement AHU 6. Line corroded due to age, resulting in a leak. The deficiency was found during rounds and readings.	\$ 22,917	\$ 17,988	In Work	78.49
133	FM-2008992	Riverside	Southwest Justice Center	33-M1	1	HVAC - Replace (1) reheat coil for VAV-101 and (2) damper shaft for VAV-115 and 120. The dampers components failed due to age, resulting in the closure of one courtroom.	\$ 16,099	\$ 16,099	In Work	100
134	FM-2008994	Riverside	Banning Justice Center	33-G4	2	Grounds and Parking Lot - Replace (1) front V groove track wheels and (1) rear V groove track wheels for Judges rolling gate. The wheels failed due to damage, causing it to rattle and making it difficult to open. Work requires use of a forklift to raise the gate to repair.	\$ 6,981	\$ 6,981	In Work	100
135	FM-2008997	San Diego	North County Regional Center - North	37-F2	1	Plumbing - Fire Sprinkler Leak - Replace 10 LF of 1-inch steel pipe, (3) 1 inch 90 degree fittings located on the fire sprinkler line in the basement. Fire sprinkler piping corroded due to age causing a leak.	\$ 2,444	\$ 2,444	Complete	100



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136	FM-2008998	Ventura	Juvenile Courthouse	56-F1	1	HVAC - Replace (1) valve for HVAC hot water loop in the second floor plenum space and 24 SF of drywall in the 2nd floor courtroom. The valve failed due to age, allowing water to leak resulting in mold growth on the drywall. Environmental oversight and remediation required due to category 2 water. Erect (1) 20 ft x 15 ft containment.	\$ 26,814	\$ 26,814	In Work	100
137	FM-2009000	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Elevators, Escalators, & Hoists - Shorten hoist ropes for public elevator 4. Hoist ropes have elongated due to use, resulting in an entrapment.	\$ 11,980	\$ 8,241	In Work	68.79
138	FM-2009002	Los Angeles	Inglewood Courthouse	19-F1	1	Vandalism - Replace (4) 28 inch x 65 inch window tint on the of the 4th floor public hallway. Tint was vandalized by unknown persons.	\$ 3,655	\$ 2,725	In Work	74.56
139	FM-2009004	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Exterior Shell - Install 10 SF roof patch and replace 16 SF of 1 ft x 1 ft ceiling tiles and 140 SF of carpet on the 7th floor. The roof failed due to age allowing rainwater to enter into the 7th floor courtrooms. Environmental oversight and remediation required due to category 2 water. Erect (1) 4 ft x 6 ft x 9 ft containment with decontamination chamber, and clean, dry, and sanitize (2) light fixtures, (2) leather chairs, (1) table, (1) drawer, (1) coffee maker, (1) SodaStream machine.	\$ 28,995	\$ 28,995	In Work	100
140	FM-2009005	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Plumbing - Storm Drain Leak - Replace 10 LF of 4 inch cast iron pipe, (2) 4 inch couplings, and (1) smoke detector for basement mechanical room. Cast iron pipe has failed due to age and leaked due to heavy rains.	\$ 7,958	\$ 6,405	In Work	80.48
141	FM-2009008	Los Angeles	Metropolitan Courthouse	19-T1	1	Plumbing - Domestic Water Supply - Replace (2) 1/2 inch angle stops, (2) 1/2 inch copper press connectors, (2) 1/2 inch copper 90 degree elbows, (2) 12 inch x 3/8 inch x 3/8 inch flex connector lines in Level A lock up. Components failed due age allowing water to leak from level A down to parking level B on the hill side street. Environmental oversight and remediation required due to category 2 water. Erect (1) 10 ft x 12 ft containment and clean, dry, and sanitize 85 SF of concrete floor.	\$ 35,110	\$ 33,193	In Work	94.54
							\$4,454,451	\$3,884,392		



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 03/03/2025

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

Action Requested:

Approve 84 projects for a total of \$917,417 to be paid from Facility Modification program funds previously encumbered for Priority 2 Under \$100,000.

Supporting Documentation:

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

Priority 2—Necessary, but Not Yet Critical. Condition requires correction to preclude deterioration, potential loss of function or service, or associated damage or higher costs if correction is further deferred.



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1	FM-2007353	Riverside	Family Law Court	33-A1	2	Furniture and Equipment - Restore (5) pews in courtroom F201. The pews have failed due to age and usage. Work includes reupholstering (4) pew seats and backs and repairing damage on (1) pew.	\$ 8,193	\$ 8,193	Complete	100
2	FM-2007494	Tehama	Tehama County Courthouse	52-E1	2	HVAC - Replace the BMS server and programming to upgrade the computer from Windows 7 to Windows 11. The computer equipment and programming is obsolete and no longer supported. Work includes a new MUI graphics card.	\$ 36,657	\$ 36,657	In Work	100
3	FM-2008422	Los Angeles	Beverly Hills Courthouse	19-AQ1	2	Plumbing - Replace (1) drinking fountain water filter, (2) 1 inch gate valves, and 10 LF of copper pipe on the 2nd floor public drinking fountain. The water filter is beyond its useful life, impacting the fountains water quality. The valves failed due to age and were discovered while replacing the filter.	\$ 5,224	\$ 4,154	In Work	79.52
4	FM-2008497	Riverside	Southwest Juvenile Courthouse	33-M4	2	Grounds and Parking Lot - Replace 1,371 SF of flag stone slabs with 4 inches of concrete located at courthouse entrance and exit. The flag stone has deteriorated and chipped away over time creating trip hazard. Concrete to match color and finish of existing flagstone and dowel into existing concrete panels with rebar.	\$ 43,712	\$ 43,712	In Work	100
5	FM-2008672	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Elevators, Escalators, & Hoists - Replace (12) steps on escalator 18. The step threads have failed due to age and were identified during the annual inspection.	\$ 20,771	\$ 20,202	In Work	97.26
6	FM-2008682	Los Angeles	Downey Courthouse	19-AM1	2	Plumbing - Mechanically clear (50) LF of drain line and replace (8) 2 ft x 2 ft ceiling tiles in the basement MCR room and 300 LF of floor sealant on the first-floor electrical closet. Ceiling tiles failed due to a blocked drain from the chemical feed station on the 1st floor leaking down to the basement MCR.	\$ 2,557	\$ 2,140	Complete	83.7
7	FM-2008683	Riverside	Banning Justice Center	33-G4	2	HVAC - Replace (1) 1/2 hp boiler combustion motor. The motor failed due to age and was discovered during preventative maintenance. This boiler serves the entire building.	\$ 3,038	\$ 3,038	In Work	100
8	FM-2008689	Los Angeles	Airport Courthouse	19-AU1	2	Interior Finishes - Replace (5) door closers on 1st floor, (1) door closer on door to roof stair 2 and (1) door closer on door to roof stair 3. The door closers failed due to age, preventing the door from closing properly and latching. The deficiencies were identified during preventative maintenance.	\$ 9,916	\$ 7,652	In Work	77.17
9	FM-2008694	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Elevators, Escalators, & Hoists - Replace (2) elevator grips on staff elevator 5. The grips failed due to age impacting the elevator's operation.	\$ 5,432	\$ 4,371	In Work	80.48
10	FM-2008703	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Vandalism - Replace (1) 32 inch x 60 inch x 9/16 inch ballistic resistant glass at in-custody interview booth. In-custody used phone receiver to hit glazing. Restitution being sought.	\$ 11,588	\$ 11,588	In Work	100



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11	FM-2008705	Los Angeles	East Parking Structure	19-F2	2	Fire Protection - Restore 17 fire door rating labels in the parking structure. The labels have been removed or painted over and need to be replaced. Deficiency identified during annual inspection. Cost includes recertification testing of the doors.	\$ 10,068	\$ 7,506	In Work	74.56
12	FM-2008707	Los Angeles	West Parking Structure	19-F3	2	Fire Protection - Restore 19 fire door rating labels in the parking structure. The labels have been removed or painted over and need to be replaced. Deficiency identified during annual inspection. Cost includes recertification testing of the doors.	\$ 10,068	\$ 7,506	In Work	74.56
13	FM-2008713	Los Angeles	Chatsworth Courthouse	19-AY1	2	Plumbing - Restore (1) sump pump assembly and replace 15 LF of fiber glass insulation and (4) float assemblies. The pump has failed due to age and was discovered during preventative maintenance. Work includes removing the pump and transporting offsite.	\$ 34,599	\$ 28,994	In Work	83.80
14	FM-2008714	San Diego	North County Regional Center - South	37-F1	2	County Managed - HVAC - Replace (1) variable frequency drive (VFD) for chilled water pump 3 and (1) VFD for air handling unit 1 located in the mechanical room. The VFDs have failed due to age impacting cooling to the building.	\$ 10,130	\$ 10,130	In Work	100
15	FM-2008721	Fresno	B.F. Sisk Courthouse	10-O1	2	Elevators, Escalators, & Hoists - Replace (4) sets of roller guide assemblies on elevators 1, 2 and 3. The assemblies are beyond their useful and are impacting the ride quality of each elevator.	\$ 56,268	\$ 56,268	In Work	100
16	FM-2008723	Ventura	East County Courthouse	56-B1	2	Plumbing - Replace (1) 8 inch fire water supply backflow preventer and (2) 8 inch gate valves for the domestic water supply. The backflow preventer failed due to age and was identified during preventative maintenance.	\$ 22,319	\$ 13,782	In Work	61.75
17	FM-2008730	Napa	Historic Courthouse	28-B1	2	HVAC - Replace one (1) fan shaft, (2) bearings, and align blower housing on roof mounted package unit 3. Components failed due to age, impacting the operation of package unit.	\$ 16,262	\$ 15,285	In Work	93.99
18	FM-2008736	San Bernardino	Victorville Courthouse	36-L1	2	County Managed - HVAC- Replace (1) 12 1/2 ton air conditioning system in the jury assembly room. The system failed due to age impacting conditioning of the room. All work to be performed afterhours, and a crane will be needed.	\$ 32,446	\$ 32,446	In Work	100
19	FM-2008737	Los Angeles	West Covina Courthouse	19-X1	2	County Managed - Grounds and Parking Lot - Replace 100 LF of 3/4-inch PVC pipe and all associated fittings for irrigation water main line. Irrigation line failed due to age allowing water to leak affecting the landscaping of southside of the property.	\$ 2,025	\$ 2,025	In Work	100



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20	FM-2008740	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	Fire Protection - Replace (1) control valve sign, (1) waterflow pressure switch, and (1) pressure actuated switch. Deficiencies were identified during the 5-year preventive maintenance.	\$ 6,104	\$ 4,487	In Work	73.51
21	FM-2008744	Los Angeles	Chatsworth Courthouse	19-AY1	2	Electrical - Replace (1) Sump pump control panel in the pump room and (1) notification control panel in the sheriff control room. The panels failed due to an electrical short and was discovered during rounds and readings.	\$ 24,415	\$ 20,459	In Work	83.80
22	FM-2008749	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Plumbing - Replace (1) 1 inch backflow preventer in the basement pump room. The backflow preventer failed due to age and was discovered during preventative maintenance.	\$ 4,404	\$ 3,544	In Work	80.48
23	FM-2008756	Los Angeles	Van Nuys Courthouse East	19-AX1	2	Plumbing - Replace (1) 2 inch backflow preventer. The backflow preventer failed due to age and was discovered during preventative maintenance.	\$ 7,028	\$ 6,307	In Work	89.74
24	FM-2008757	San Bernardino	Historic Courthouse	36-A1	2	Vandalism - Install (3) security cages with access doors at 3 backflow preventors. The backflow preventors are being vandalized, resulting in damage to the valves and overnight water loss.	\$ 39,035	\$ 37,333	In Work	95.64
25	FM-2008761	Los Angeles	Van Nuys Courthouse East	19-AX1	2	Plumbing - Domestic Water System Leak - Replace (1) 6 inch stainless steel backflow preventer. The backflow preventer has failed due to age allowing water to leak from the system. The deficiency was identified during preventative maintenance.	\$ 22,370	\$ 20,075	In Work	89.74
26	FM-2008762	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Plumbing - Restore (1) 1 1/2 inch backflow preventer. Backflow failed due to age and found during preventative maintenance.	\$ 6,008	\$ 4,835	In Work	80.48
27	FM-2008766	Merced	Charles James Ogletree, Jr. Courthouse	24-A8	2	Interior Finishes - Replace (1) 13 inch x 29 inch insulated glazing pane in 2nd floor administration office. Window is 25 ft above ground level and cracked spontaneously. Costs include weekend labor and boom lift rental.	\$ 3,294	\$ 3,294	In Work	100
28	FM-2008772	Alameda	Fremont Hall of Justice	01-H1	2	Roof - Install 60 LF of sealant to wall underneath the upper cap for chiller 1. Wind driven rain penetrated the intersection of the wall and cap, allowing water to enter the building.	\$ 7,158	\$ 5,684	In Work	79.40



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29	FM-2008777	Sacramento	Carol Miller Justice Center Court Facility	34-D1	2	Interior Finishes - Restore (2) electric blinds in the main entrance atrium. The blinds have failed due to age. Work requires the use of an articulating lift and will occur on the weekend.	\$ 16,150	\$ 16,150	In Work	100
30	FM-2008778	San Diego	Central Courthouse	37-L1	2	Elevators, Escalators, & Hoists - Replace (1) handrail driver and (1) guide on escalator 5. Handrail guide and driver failed due to use.	\$ 14,261	\$ 14,261	In Work	100
31	FM-2008780	Los Angeles	Chatsworth Courthouse	19-AY1	2	Plumbing - Sewer Line Leak - Replace (2) 6 inch check valves, (2) 6 inch butterfly valves, 30 LF of 6 inch cast iron pipe, (1) 6 inch wye, (2) 6 inch 90 degree elbows, (1) 6 inch 45 degree, (2) bolt gasket kit, (2) 6 inch flange, (2) 6 inch couplings, (15) 6 inch bands on the sump pump discharge lines. Check valve vibration has resulted in the no hub bands to loosen resulting in leaks from the system.	\$ 15,407	\$ 12,911	In Work	83.80
32	FM-2008784	Los Angeles	Norwalk Courthouse	19-AK1	2	Plumbing - Domestic Water System Leak - Replace 160 LF of 2 inch copper pipe and associated fittings and install (2) ball valves on the drinking fountain riser. The pipe failed due to age allowing water to leak from the system and impacting the operation of the drinking fountains. Work includes scaffolding. Environmental oversight and remediation required for ACM and category 2 water. Erect (1) 50 ft x 4 ft x 12 ft containment and clean and sanitize 200 SF of hard surfaces.	\$ 59,125	\$ 50,274	In Work	85.03
33	FM-2008786	Solano	Law and Justice Center	48-A2	2	HVAC - Replace (2) VAV boxes on the 2nd floor. Heating hot water line and VAVs have failed due to age causing a leak. Work required to restore heat to affected spaces. Environmental testing required. Leak will be fixed under separate P1.	\$ 18,790	\$ 18,790	In Work	100
34	FM-2008793	Los Angeles	Norwalk Courthouse	19-AK1	2	Interior Finishes - Replace (1) 3 ft x 7 ft wooden door in 7th floor courtroom. Door failed due to age, preventing it from properly closing, creating a security concern.	\$ 4,784	\$ 4,784	In Work	100
35	FM-2008796	Los Angeles	Chatsworth Courthouse	19-AY1	2	Grounds and Parking Lot - Replace 168 LF of loop wire and install 10 LF of polyurethane sealant. Loop wire failed due to age impacting the operation of the staff exit arm. Sealant is required to fill asphalt drive.	\$ 8,341	\$ 6,990	In Work	83.80
36	FM-2008797	Ventura	East County Courthouse	56-B1	2	HVAC - Restore condenser water pump 2 for the chilled water system. Pump has failed due to age impacting building conditioning. Work requires the removal of the pump and restoring it offsite.	\$ 15,900	\$ 9,818	In Work	61.75
37	FM-2008799	Los Angeles	Bellflower Courthouse	19-AL1	2	Electrical - Replace 1,500 LF of electrical wire. Electrical wire failed due to age causing a short in the 2nd floor electrical panel.	\$ 3,528	\$ 2,750	In Work	77.94
38	FM-2008800	Alameda	Fremont Hall of Justice	01-H1	2	HVAC - Replace (1) 3/4 inch union at heating hot water re-heat coil, and (2) 2 ft x 4 ft ceiling tiles, (10) 2 ft x 2 ft carpet tiles and 16 ft of cove base in the basement. Union failed due to corrosion allowing water to leak from the system and into the basement ceiling and floor.	\$ 10,395	\$ 8,254	In Work	79.40



	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
39	FM-2008801	Solano	Law and Justice Center	48-A2	2	Interior Finishes - Replace (2) 25 inch x 33 inch bar doors in 2nd floor Courtroom. Doors failed due to age. Work includes reinforcing each bar wall with 2 ft x 4 ft lumber to support new doors.	\$ 8,747	\$ 8,747	In Work	100
40	FM-2008803	Los Angeles	Compton Courthouse	19-AG1	2	Elevators, Escalators, & Hoists - Replace (1) PC board for judges elevator 8. PC board failed due to age causing the elevator to not respond to the correct floor.	\$ 2,003	\$ 2,003	Complete	100
41	FM-2008804	San Diego	Central Courthouse	37-L1	2	Elevators, Escalators, & Hoists - Replace (1) main drive chain on escalator 2. Main drive has failed due to use.	\$ 13,849	\$ 13,849	In Work	100
42	FM-2008808	Contra Costa	Bray Courts	07-A3	2	Interior Finish - Replace 100 SF of flooring in elevators 1 and 2. The flooring is failing due to use, creating trip hazards. Environmental testing costs are included.	\$ 8,445	\$ 7,222	In Work	85.52
43	FM-2008819	San Bernardino	San Bernardino Justice Center	36-R1	2	Fire Protection - Replace (2) fire smoke detectors, and (1) detector base assembly. Fire smoke detectors failed due to age, causing trouble and supervisory alarms to populate on the fire alarm panel.	\$ 2,134	\$ 2,134	Complete	100
44	FM-2008823	Alameda	Fremont Hall of Justice	01-H1	2	Vandalism - Restore 3 ft x 3 ft wire mesh panel on holding cell gate. An unknown in-custody kicked the door and broke the mesh panel. Environmental oversight and remediation required due to lead paint. Work includes reweld mesh panel and match paint color.	\$ 6,727	\$ 6,727	In Work	100
45	FM-2008832	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	Plumbing - Replace (1) 6 inch backflow preventer and (2) check valves. The backflow preventer and valves failed due to age and we identified during annual testing.	\$ 28,078	\$ 22,448	In Work	79.95
46	FM-2008833	San Joaquin	Stockton Courthouse	39-F1	2	HVAC - Replace (1) strainer and (1) filter for chiller 1. The components were blocked with debris, resulting in the refrigerant lines overheating, resulting in an alarm.	\$ 5,173	\$ 5,173	Complete	100
47	FM-2008843	Tehama	Tehama County Courthouse	52-E1	2	HVAC - Replace (1) supply fan assembly in AHU 5. Supply fan failed due to an electrical short, impacting conditioning to the building.	\$ 9,014	\$ 9,014	In Work	100
48	FM-2008844	Alameda	Fremont Hall of Justice	01-H1	2	HVAC - Repair (1) evaporator coil connection on circuit A and (1) pressure relief valve on circuit B at chiller 2. The components failed due to age, allowing refrigerant leaks in the system. Deficiencies were found during preventative maintenance. Work includes recharging both circuits using recovered refrigerant.	\$ 8,267	\$ 6,564	In Work	79.40
49	FM-2008845	San Joaquin	Stockton Courthouse	39-F1	2	Elevator - Replace (1) encoder, (1) encoder cable, and (1) drive rack for elevator 1. Parts failed due to use, causing unit to shutdown due to activation of a safety-related device	\$ 10,460	\$ 10,460	Complete	100



	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
50	FM-2008848	Riverside	Blythe Courthouse - Superior Court	33-D1	2	Security - Replace (2) cipher locks on security gate between secured parking lot and court rear entrance and staff patio. Lock failed due to age causing gate to be unsecured.	\$ 4,747	\$ 4,747	Complete	100
51	FM-2008853	Santa Clara	Palo Alto Courthouse	43-D1	2	Plumbing - Replace (1) starter on pump 2 at Sally Port. The starter failed due to age causing flooding at Sally Port. Work includes pumping out waste from the sump pit.	\$ 2,409	\$ 2,409	In Work	100
52	FM-2008860	Alameda	Hayward Hall of Justice	01-D1	2	Plumbing - Replace (1) sink faucet cartridge valve at 5th floor chambers restroom. Valve failed due to age causing flooding in Chambers. Environmental oversight and remediation due to category 1 water. Clean, dry, and sanitize 300 SF of surface, and deploy (2) dehumidifiers.	\$ 9,272	\$ 8,187	In Work	88.30
53	FM-2008869	San Diego	Juvenile Court	37-E1	2	Vandalism - Replace (1) 38 7/8 x 43 7/8 inch polycarbonate glazing and privacy tint in holding cell 2. The glazing was damaged by unidentified minor in-custody and visible to the Judges restricted corridor.	\$ 3,548	\$ 3,548	In Work	100
54	FM-2008873	San Diego	Central Courthouse	37-L1	2	Electrical - Replace (1) UPS cooling fan assembly. The fan assembly failed due to age, impacting the UPS operating temperature. The deficiency was identified during preventative maintenance. Work will occur after hours.	\$ 25,454	\$ 25,454	In Work	100
55	FM-2008887	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	Elevators, Escalators, & Hoist - Replace (2) door guides for the freight elevator. The parts were damaged by the Fire Department while releasing an entrapment.	\$ 4,089	\$ 3,006	In Work	73.51
56	FM-2008906	Los Angeles	Inglewood Courthouse	19-F1	2	Grounds and Parking Lot - Install (1) sensor assembly for north loading dock. Roll up gate failed due to age and posing a safety issue at loading dock.	\$ 4,200	\$ 3,131	In Work	74.56
57	FM-2008908	Los Angeles	East Parking Structure	19-F2	2	Grounds and Parking Lot - Replace (2) grille guides and (2) bottom bar guides at Regency street exit . Guides failed due to age.	\$ 7,542	\$ 5,624	In Work	74.56
58	FM-2008916	Los Angeles	Pomona Courthouse South	19-W1	2	Grounds and Parking Lot - Replace 100 LF of 3/16 inch flagpole cable, (4) flag snap clasps and all associated fittings. Cable failed due to age leaving the flagpole inoperable.	\$ 4,127	\$ 3,761	In Work	91.14
59	FM-2008918	San Diego	East County Regional Center	37-I1	2	Fire Protection - Replace (12) 75 ft occupant fire hoses. Hoses are beyond their useful life and cannot be recertified. The deficiencies were identified during annual fire inspection.	\$ 3,921	\$ 2,655	In Work	67.71



	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
60	FM-2008919	Riverside	Family Law Court	33-A1	2	Fire Protection - Replace the fire panel dialer land line connection. The land line has failed due to age, is not able to be repaired, resulting in several fire alarm trouble alarms and false alarm calls. The new fire panel dialer connection will utilize a cellular connection.	\$ 2,921	\$ 2,921	In Work	100
61	FM-2008925	Los Angeles	Alhambra Courthouse	19-I1	2	HVAC - Restore condenser water pump 9. The pump failed due to age impacting cooling throughout the building. Costs include removing the pump and transporting offsite for restoration.	\$ 7,005	\$ 6,025	In Work	86.0
62	FM-2008927	Los Angeles	Inglewood Courthouse	19-F1	2	HVAC - Replace (1) electrical box and (1) conduit on air compressor unit 1. Parts failed due to unit system overloading and affecting the distribution of cooling throughout the building.	\$ 2,232	\$ 1,664	Complete	74.56
63	FM-2008929	Los Angeles	Beverly Hills Courthouse	19-AQ1	2	HVAC - Install (4) dampers, (2) actuators, and (2) mixing box units. Mixing box units failed due to age impacting the 1st floor cooling and heating.	\$ 13,635	\$ 10,843	In Work	79.52
64	FM-2008932	Los Angeles	Inglewood Courthouse	19-F1	2	Plumbing - Install (1) detention sink and associated hardware. The sink has failed due to age and was discovered during preventative maintenance.	\$ 6,905	\$ 5,148	In Work	74.56
65	FM-2008936	Merced	Charles James Ogletree, Jr. Courthouse	24-A8	2	Plumbing - Replace (1) body gasket, (1) shaft sleeve and (1) seal on 5HP domestic water booster pump. Pump failed due to age and weather exposure impacting water supply to the building.	\$ 3,129	\$ 3,129	In Work	100
66	FM-2008941	San Mateo	Northern Branch Courthouse	41-C1	2	Electrical - Replace (10) light fixtures. Light fixtures failed due to age causing security issue for Court. Work includes LED fixtures.	\$ 4,444	\$ 3,698	In Work	83.21
67	FM-2008948	San Diego	Central Courthouse	37-L1	2	Elevators, Escalators, & Hoists - Replace (2) braking relays on public elevator 4. Relays failed due to age, resulting in the elevator shut down.	\$ 5,923	\$ 5,923	In Work	100
68	FM-2008958	San Francisco	Civic Center Courthouse	38-A1	2	Vandalism - Replace (1) 6 ft x 6 ft glazing pane. Glazing was broken by unidentified person throwing a rock at the 2nd story window. Work includes emergency board up.	\$ 12,335	\$ 12,335	Complete	100
69	FM-2008960	Santa Clara	Family Justice Center Courthouse	43-B5	2	HVAC - Replace (14) 16 inch casing bands on 26 ft of boiler flue. A condensation leak was found at a flue pipe causing a leak on the boiler. Deficiencies found during preventative maintenance.	\$ 11,777	\$ 11,777	In Work	100
70	FM-2008963	Monterey	Marina Courthouse	27-B1	2	Fire protection - Replace (1) back-up reporting booster power supply at Fire Panel. Power supply failed due to age causing loss of communication to monitoring vendor.	\$ 9,698	\$ 9,698	In Work	100
71	FM-2008967	Los Angeles	Airport Courthouse	19-AU1	2	Grounds and Parking Lot - Replace (25) ballasts and (25) metal halide lamps for light poles in public parking lot. Lights failed due to age resulting in insufficient lighting of the parking lot.	\$ 10,549	\$ 8,141	In Work	77.17



	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
72	FM-2008970	Alameda	Hayward Hall of Justice	01-D1	2	HVAC - Replace (1) 1 1/2 inch heating hot water ball valve on reheat coil at secured hallway between. Internal O-ring in ball valve failed due to age causing leak. Environmental oversight and remediation required due to untested impact area. Clean, dry and sanitize 168 SF of carpet.	\$ 13,597	\$ 13,597	In Work	100
73	FM-2008976	Kern	Shafter/Wasco Courts Bldg.	15-E1	2	HVAC - Replace (8) restroom exhaust fans for the 1st floor public and staff restrooms. The fans failed due to age and were discovered during rounds and readings.	\$ 6,696	\$ 6,023	In Work	89.95
74	FM-2008981	Los Angeles	Airport Courthouse	19-AU1	2	Fire protection Replace (4) 3 gallon tank cylinders for the cafeteria fire suppression system. The tanks are at the end of their useful life and were identified during preventative maintenance. Work includes hydro and re-test.	\$ 5,084	\$ 3,923	In Work	77.17
75	FM-2008982	Santa Clara	Family Justice Center Courthouse	43-B5	2	Fire Protection - Replace (4) diaphragms and associated hardware on the 8 inch fire water supply backflow preventer. The backflow preventer failed due to age and the deficiency was identified during annual testing. All work to be completed after-hours.	\$ 5,830	\$ 5,830	In Work	100
76	FM-2008985	Los Angeles	Airport Courthouse	19-AU1	2	Interior Finishes - Replace (11) VCT tiles to basement hallway. Tiles broken due to age, causing a safety issue.	\$ 3,971	\$ 3,064	In Work	77.17
77	FM-2008988	Los Angeles	Inglewood Courthouse	19-F1	2	HVAC - Replace (2) 2 inch flanges, (1) 2 inch gas isolation valve, and (2) 2 inch ring gasket for boiler 2. Components failed due to age resulting in a gas leak.	\$ 3,919	\$ 2,922	In Work	74.56
78	FM-2008989	San Diego	Central Courthouse	37-L1	2	Elevators, Escalators, & Hoists - Replace (4) braking relays on public elevator 14. Relays failed due to age, resulting in the elevator shut down.	\$ 5,923	\$ 5,923	In Work	100
79	FM-2008995	Santa Clara	Hall of Justice (East)	43-A1	2	HVAC - Replace (2) 6 inch butterfly valves on chilled water supply for AHU1. Valves failed due to age and found during preventative maintenance.	\$ 10,370	\$ 10,370	In Work	100
80	FM-2008996	Los Angeles	Inglewood Courthouse	19-F1	2	HVAC - Replace (1) 5HP fan motor, (1) pulley, and (2) belts for penthouse exhaust fan 7. Fan motor failed due to age and is nonoperational.	\$ 6,372	\$ 4,751	In Work	74.56
81	FM-2008999	Riverside	Southwest Justice Center	33-M1	2	HVAC - Replace (3) reheat coils for VAVs 217, 226, and 301 and (2) damper shafts for VAVs 215 and 325. Components failed due to age, causing uncontrollable temperatures in 2 courtrooms, 2 jury deliberation rooms, and office space on the 2nd and 3rd floors.	\$ 23,987	\$ 23,987	In Work	100
82	FM-2009001	Los Angeles	Torrance Courthouse	19-C1	2	Fire Protection - Replace (1) 6 inch fire alarm bell in the 3rd floor secured hallway, 5th floor secured hallway, and 5th floor stairwell. Devices failed due to age and were found during preventative maintenance.	\$ 2,201	\$ 1,874	In Work	85.14
83	FM-2009007	San Diego	Central Courthouse	37-L1	2	Elevators, Escalators, & Hoists - Shorten governor ropes for holding elevator H3. Work required to prevent elevator from faulting while traveling. Deficiency was found during normal maintenance.	\$ 6,793	\$ 6,793	In Work	100



	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
84	FM-2009009	Sacramento	Carol Miller Justice Center Court Facility	34-D1	2	HVAC - Replace foam insulation on barrel for chillers 1 and 2 and pipe insulation on chiller 1. The insulation failed due to age, impacting energy efficiency.	\$ 23,543	\$ 23,543	In Work	100
							\$ 1,008,816	\$ 917,417		



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 03/03/2025

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

Action Requested:

Approve cost increases of over \$50K for one (1) facility modification project, for a total cost increase to the Facility Modification program budget of \$65,549.

Supporting Documentation:

- List C – Cost Increases Over \$50K Report



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

DRAFT

Trial Court Facility Modification
Increases Over \$50K - FMs (List C)
06/01/2005 to 02/05/2024
Meeting Date: 03/03/2025

	LOCATION	FACILITY NAME	BUILDING ID	FM NUMBER	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	CURRENT COST ESITMATE	NOTES	TOTAL COST INCREASE	FACILITY MODIFICATION PROGRAM COST INCREASE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
1	Riverside	Larson Justice Center	33-C1	FM-0142719	2	DMF 4 - MCI - Replace Building Management System (BMS) for building mechanical controls of the Heating Ventilating and Air Conditioning system and associated mechanical components for a fully functioning BMS system. The BMS is beyond its useful life.	\$ 3,356,265	\$ 3,423,571	Cost increase due to regulatory compliance changes related to the chiller selection at time of bid, replacement of (2) additional VFDs not specified at bid, and additional costs for PMI and access support.	\$ 67,306	\$ 65,549	In Work	97.39
							\$ 3,356,265	\$ 3,423,571		\$ 67,306	\$ 65,549		



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 03/03/2025

Action Item 4 – (Action Required) - List D – Facility Modifications Over \$100K (Priority 2)

Action Requested:

Approve four (4) Priority 2 FMs over \$100K for a total cost to the Facility Modification Program budget of \$1,120,422.

Supporting Documentation:

- List D – Facility Modifications Over \$100K Report

Priority 2—Necessary, but Not Yet Critical. Condition requires correction to preclude deterioration, potential loss of function or service, or associated damage or higher costs if correction is further deferred.



	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	CUMULATIVE TOTAL OF FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM % OF COST
1	FM-2005670	Santa Clara	Santa Clara Courthouse	43-G1	2	Elevator - Install cab controls, call station, (3) handrails, and 28 SF of flooring for public elevator. Install split-system and (1) 2-ton fan coil unit and associated condenser for the elevator machinery room. Work includes electrical, mechanical, and fire alarm work, including providing power, lighting, and wiring to the elevator, mechanical units, and elevator machinery room and fire stopping at the elevator shaft and installation of fire alarm devices. Environmental oversight and remediation required due to ACM. Signage installation required outside the elevator at basement, 1st floor, and 2nd floor.	\$ 770,655	\$ 770,655	\$ 770,655	100
2	FM-2008773	Napa	Criminal Court Building	28-A1	2	Exterior Shell - Replace (10) 67 inch x 83 inch insulated glass windows on 2nd and 3rd floors courtrooms. Windows failed due to age. Weekend work required due to location. Environmental oversight required due to ACM and lead.	\$ 113,096	\$ 113,096	\$ 883,751	100
3	FM-2008969	Los Angeles	San Fernando Courthouse	19-AC1	2	Fire Protection - AEI- PHASE 1 DESIGN - Provide construction documents and permits to replace the fire detection and notification system. The existing fire alarm system is obsolete. The building is currently on 24/7 fire watch until we replace the fire alarm system. Work Includes, installation of fire alarm panels, devices and modules, and conduit and wiring.	\$ 163,500	\$ 136,375	\$ 1,020,126	83.41
4	FM-2008594	Amador	Amador Superior Court	03-C1	2	Exterior Shell - Replace 3,200 SF of 3/4 inch T-111 siding and 269 LF of 1 inch x 4 inch wood trim. Siding and trim failed due to age and weather, allowing water to leak into the building. Work includes the removal and reinstallation of 6 scuppers and downspouts. A boom lift will be required to access the work area.	\$ 100,296	\$ 100,296	\$ 1,120,422	100
							\$ 1,147,547	\$ 1,120,422		



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 03/03/2025

Action Item 5 – (Action Required) – Trial Court Facility Modification Advisory Committee 2025 Meeting Schedule Revision

Action Requested:

Approve the proposed Trial Court Facility Modification Advisory Committee meeting schedule revision for calendar year 2025.

Supporting Documentation:

- See presentation

Action Item 5

2025 TCFMAC Meeting Schedule Revision

- Approve proposed revision to the 2025 Meeting Schedule

Meeting Date	Type of Meeting	Time
Monday, April 7, 2025	Virtual	10:00 a.m. – 3:00 p.m.
Monday, May 19, 2025	Virtual	10:00 a.m. – 3:00 p.m.
Friday, July 18, 2025	Virtual	10:00 a.m. – 3:00 p.m.
Monday, August 25, 2025	Virtual	12:00 p.m. – 1:30 p.m.
Friday, October 24, 2025	Courthouse tours 10/23/25 In-person Meeting 10/24/25 Location: TBD	10:00 a.m. – 3:00 p.m.
Thursday, December 4, 2025	Virtual	12:00 – 1:30 p.m.



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 03/03/2025

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

Summary:

Review CFR projects approved by the Facilities Services Director since the last meeting and CFR projects cancelled.

Facility Modification CFRs	2
Lease CFRs:	0
Small Project CFRs:	0
Total Approved CFRs	2
Cancelled CFRs:	0

Supporting Documentation:

- List E – Approved Court-Funded Facilities Requests; Cancelled Court-Funded Facilities Requests



Item #	CFR Number	County	Building ID	Facility Name	Lease, License, or FM	CFR Description	Lessor	Lessee	CFR Term	Fund Source	Total Approved	Status	Date Approved
Open CFRs													
1	10-24-755	Fresno	10-R1	M Street Courthouse	Facility Modification	Two judgeship Buildout at M Street Courthouse.	N/A	N/A	1 Year	TCTF	\$414,132	Accepted	12/04/24
2	16-CFR018	Kings	16-A5	Hanford Courthouse	Facility Modification	CFR to address necessary replacement/improvements made to the Criminal/Traffic Division's exterior standard and ADA customer service windows concerning employee security, exposure to weather elements and meeting required drawer size to secure a credit card reader and necessary cabling.	N/A	N/A	1 Year	TCTF	\$17,904	Accepted	02/10/25
										Total:	\$432,036		



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 03/03/2025

Discussion Item 2 – Facilities Maintenance Performance Report

Summary:

Facilities Maintenance Performance Report.

Supporting Documentation:

- See Presentation

Discussion Item 2 Facilities Maintenance Performance Report

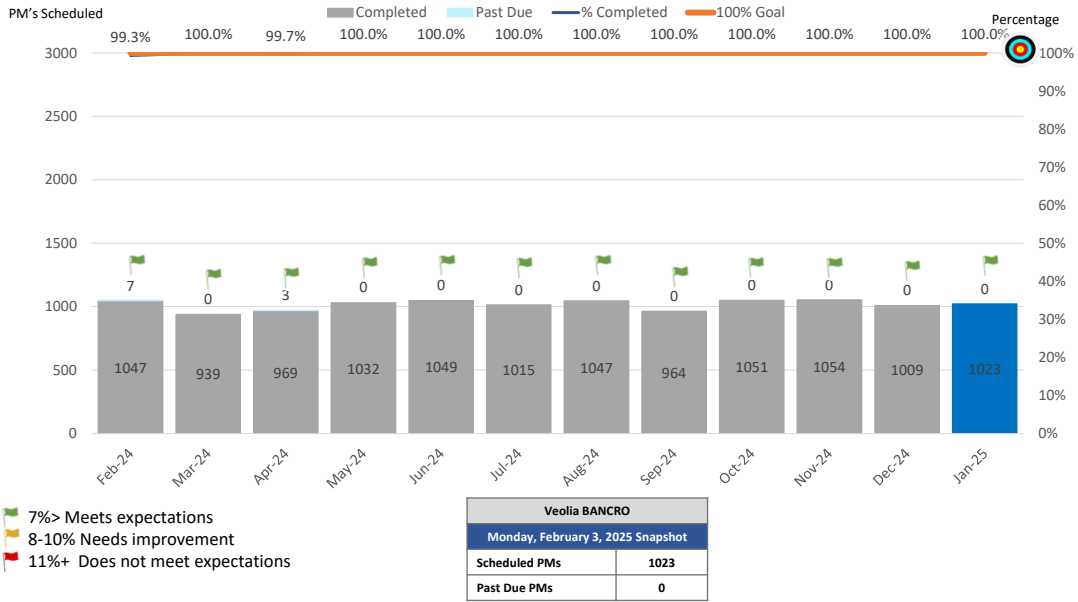
Two “Models” for Maintenance and Operations

- Service Providers
 - BANCRO - Veolia
 - NCRO - Pride
 - SRO - Pride
- Delegation Program
 - Imperial
 - Orange
 - Riverside



Service Provider Performance Report

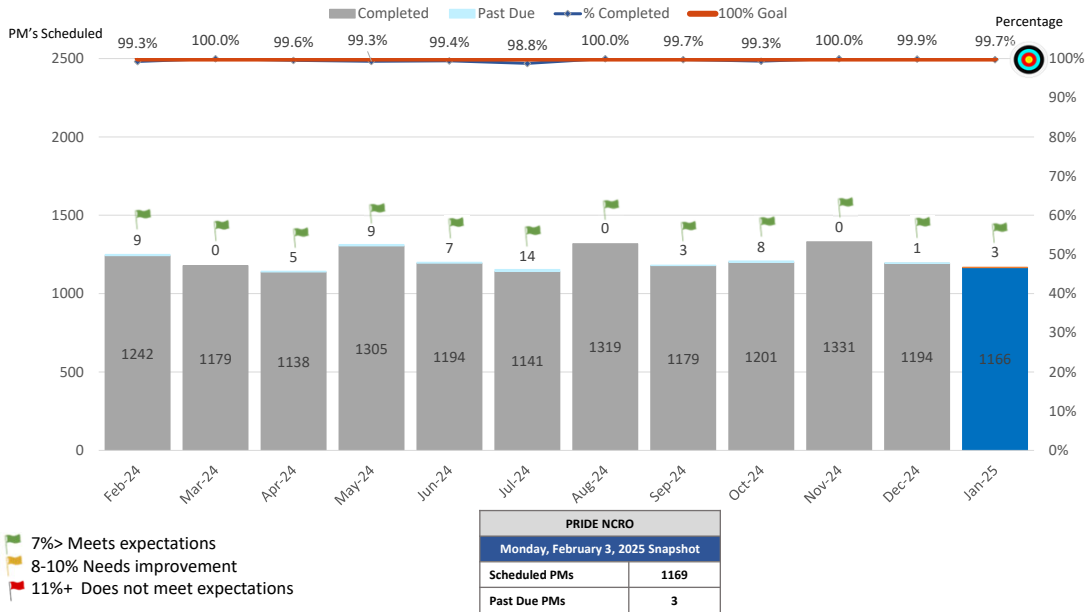
Veolia BANCRO - Preventive Maintenance



Veolia BANCRO – Past Due SWOs



Pride NCRO - Preventive Maintenance



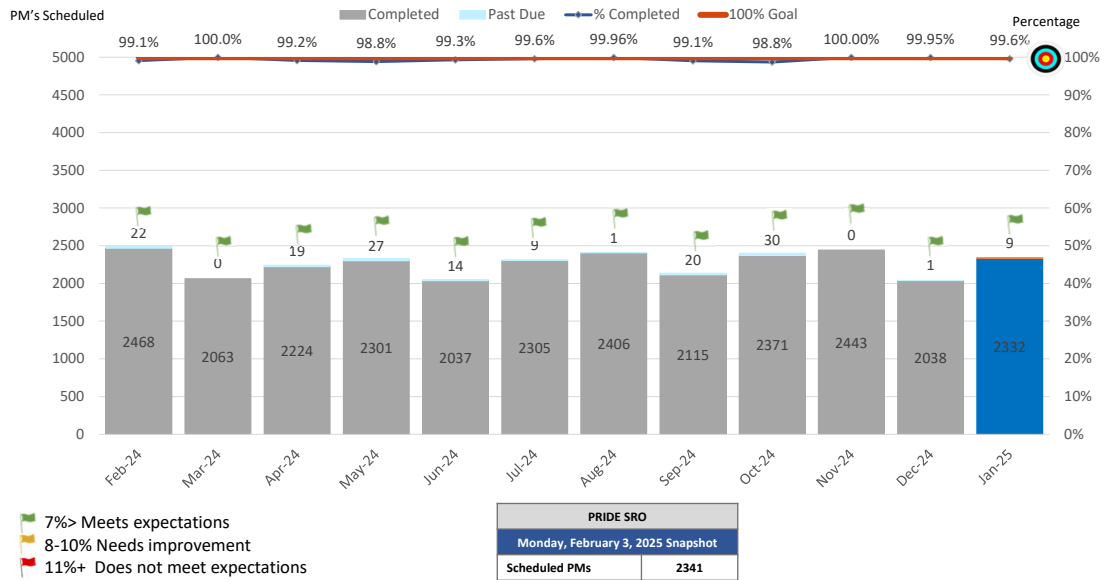
- 7%> Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

Pride NCRO – Past Due SWOs



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

Pride SRO - Preventive Maintenance

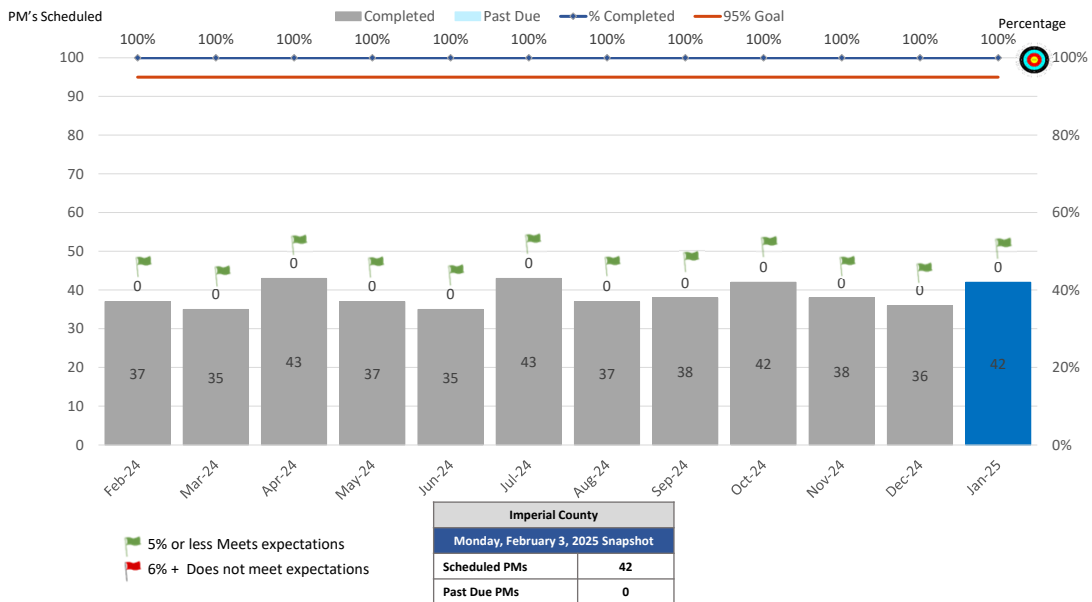


Pride SRO – Past Due SWOs

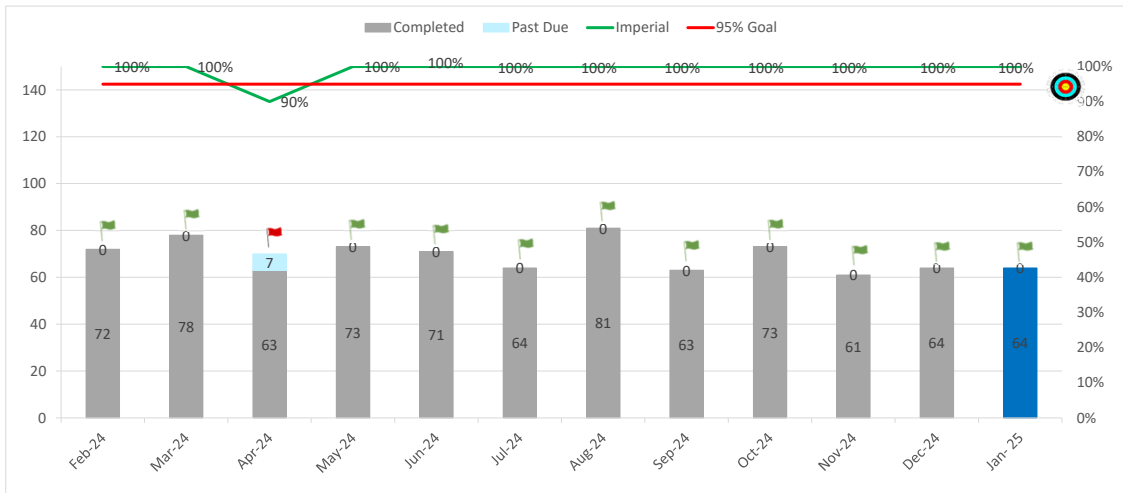


Delegated Court Performance Report

Imperial Court - Preventive Maintenance



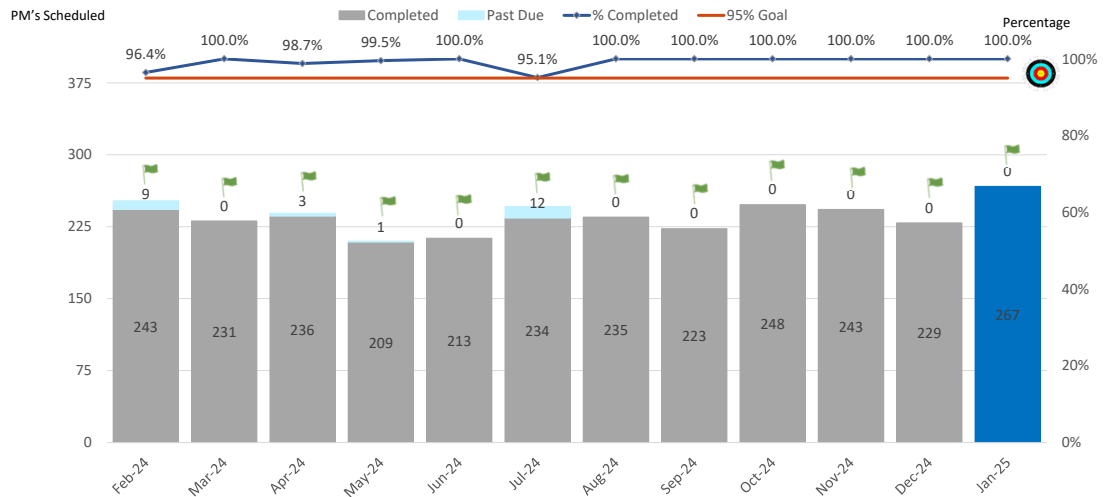
Imperial Court – Past Due SWOs



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

Imperial County	
Monday, February 3, 2025 Snapshot	
Open SWOs	64
Past Due SWOs	0

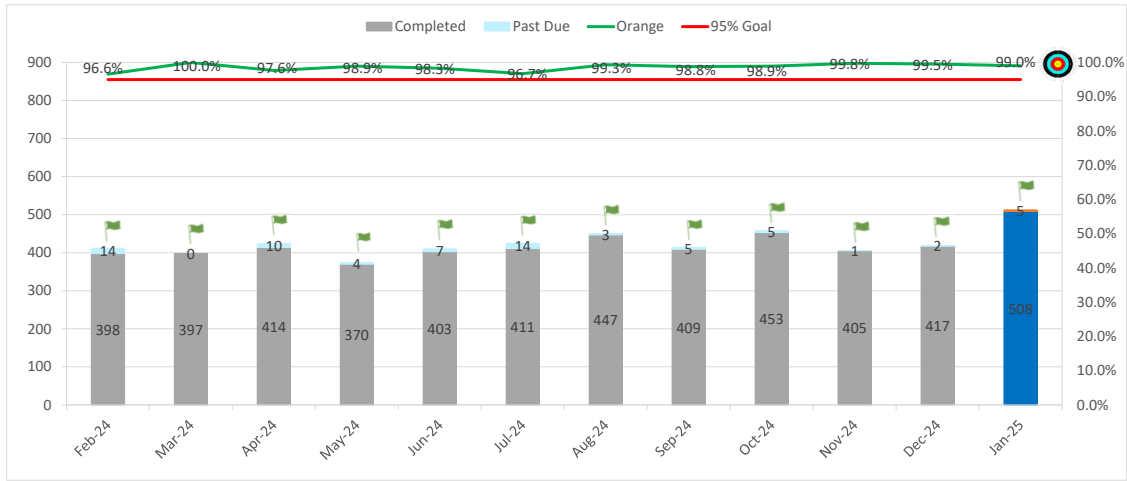
Orange Court - Preventive Maintenance



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

Orange County	
Monday, February 3, 2025 Snapshot	
Scheduled PMs	267
Past Due PMs	0

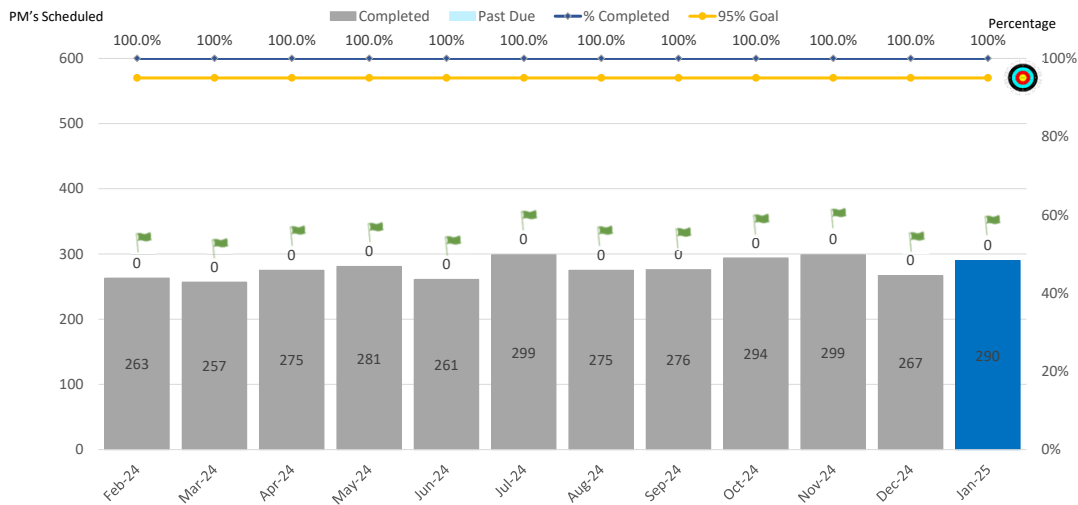
Orange Court – Past Due SWOs



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

Orange County	
Monday, February 3, 2025 Snapshot	
Open SWOs	513
Past Due SWOs	5

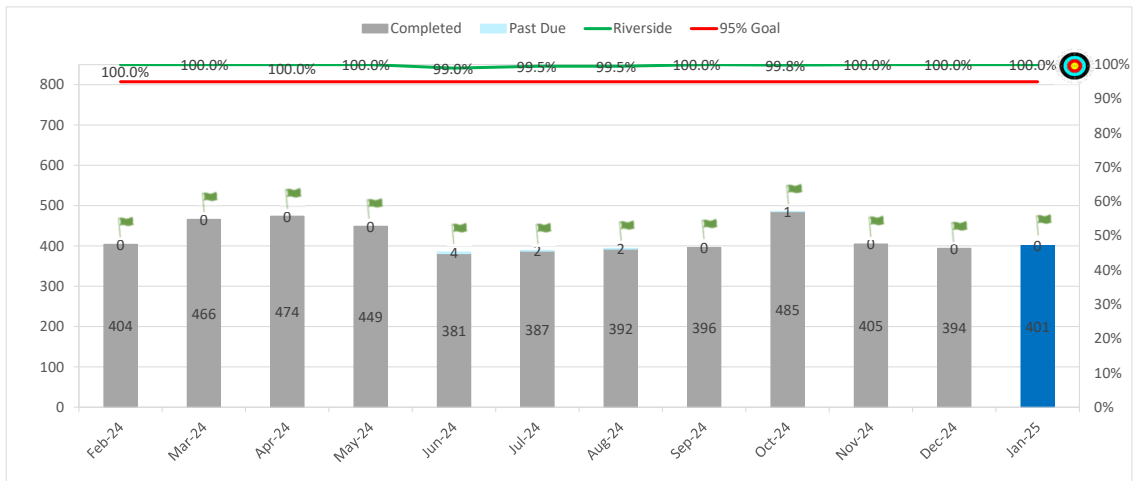
Riverside Court - Preventive Maintenance



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

Riverside County	
Monday, February 3, 2025 Snapshot	
Scheduled PMs	290
Past Due PMs	0

Riverside Court – Past Due SWOs



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

Riverside County	
Monday, February 3, 2025 Snapshot	
Open SWOs	401
Past Due SWOs	0