

Trial Court Facility Modification Advisory Committee Meeting

May 19, 2025



Call to Order and Roll Call

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

Consent Calendar

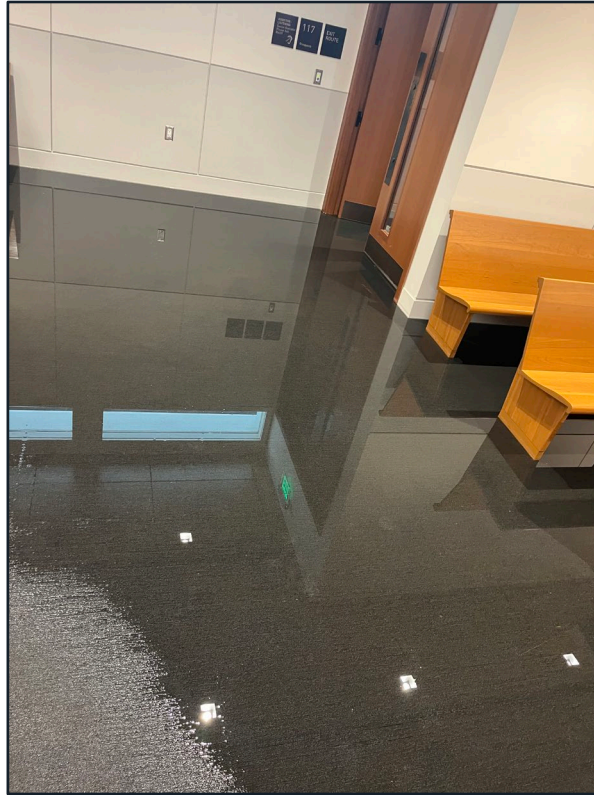
- Minutes from open meetings on April 7, 2025, and April 24, 2025

Director's Report

- Shasta Court Leak and Closure



Director's Report



Director's Report

- May Revise Budget Update
- Judicial Branch Budget Committee Update
- Tariff and Supply Chain Impacts
- LA Mental Health Demo

Action Item 1

FY 24–25 FM Program Budget Actions

- Reallocate \$ 400K from savings from a previously funded FM to the *Priority 2 FMs under \$100K budget*.

Action Item 1

FY 24–25 FM Program Budget Actions

FY 2024 - 2025 (\$1,000s)						
Description	Original Budget Amount	Revision to Budget	Revised Budget Amount	Reconciled Expenditure	Funds Available	
Statewide FM Planning	\$3,000	(\$2,000)	\$1,000	\$750	\$250	
Priority 1 FMs	\$30,000	\$0	\$30,000	\$30,000	\$0	
FMs Less Than \$100K	\$8,000	\$2,400	\$10,400	\$10,400	\$0	
Planned FMs	\$4,679	\$0	\$4,679	\$4,679	\$0	
FMs Over \$100K	\$34,321	\$0	\$34,321	\$34,321	\$0	
TOTALS:	\$80,000	\$400	\$80,400	\$80,150	\$250	

Action Item 2

List A – Emergency Facility Modifications (Priority 1)

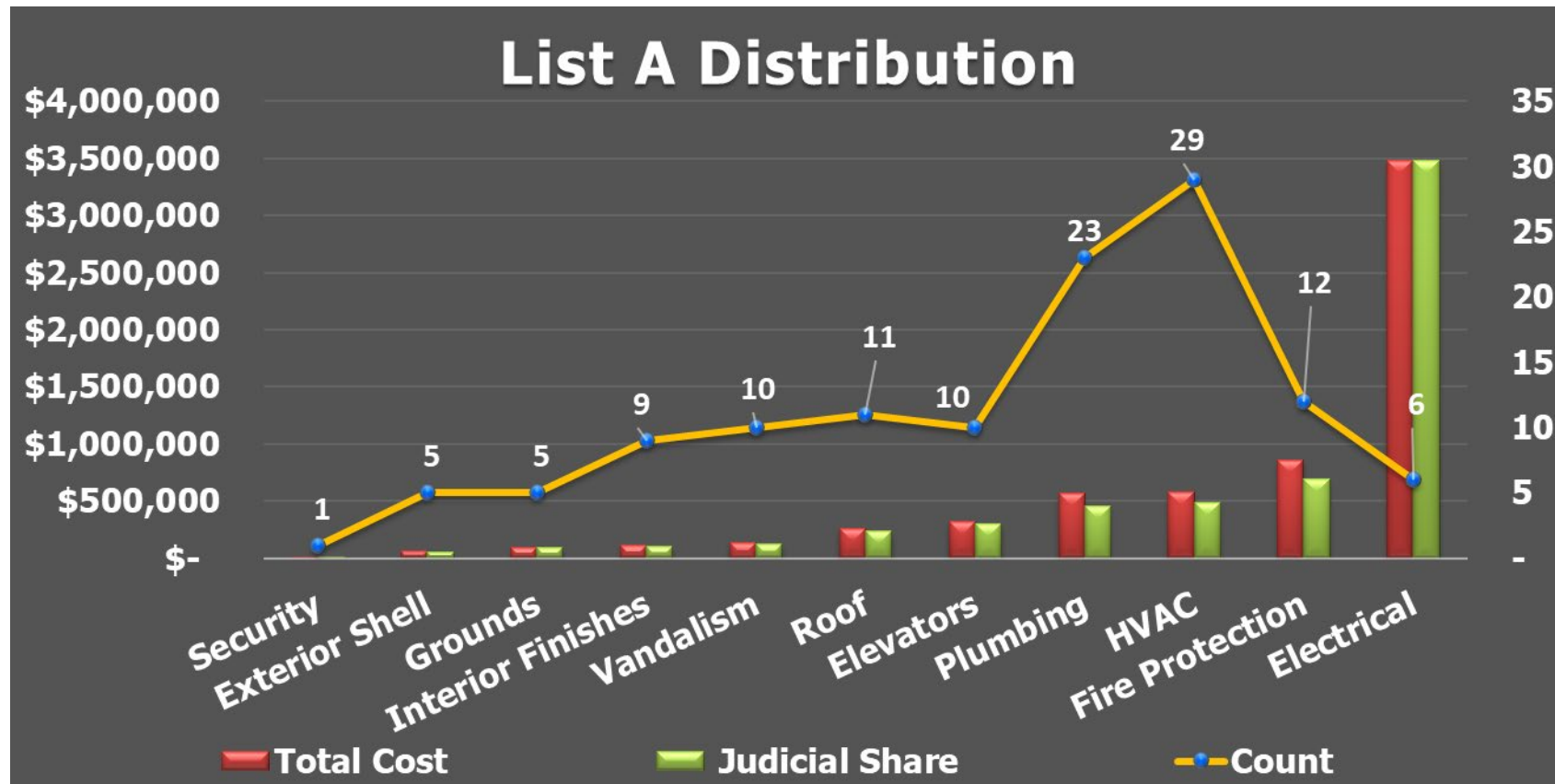
- There were 121 new P1 FMs this period
- Total estimated FM Program budget share is \$6,052,868

FY 24-25 P1 Budget Allocation	Prior Approvals for FY 24-25	Proposed Approvals	Adjustment to Prior Approvals*	Adjusted Remaining Balance
\$30,000,000	\$23,227,346	\$6,052,868	\$704,583	\$1,424,369

* Overages/savings for approved project costs

Action Item 2

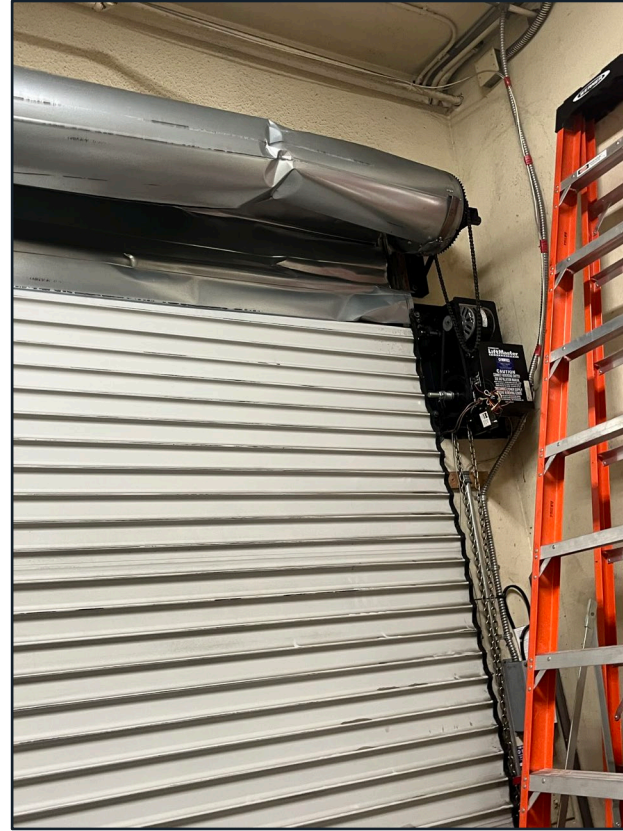
List A – Emergency Facility Modifications (Priority 1)



Action Item 2

List A – Emergency Facility Modifications (Priority 1)

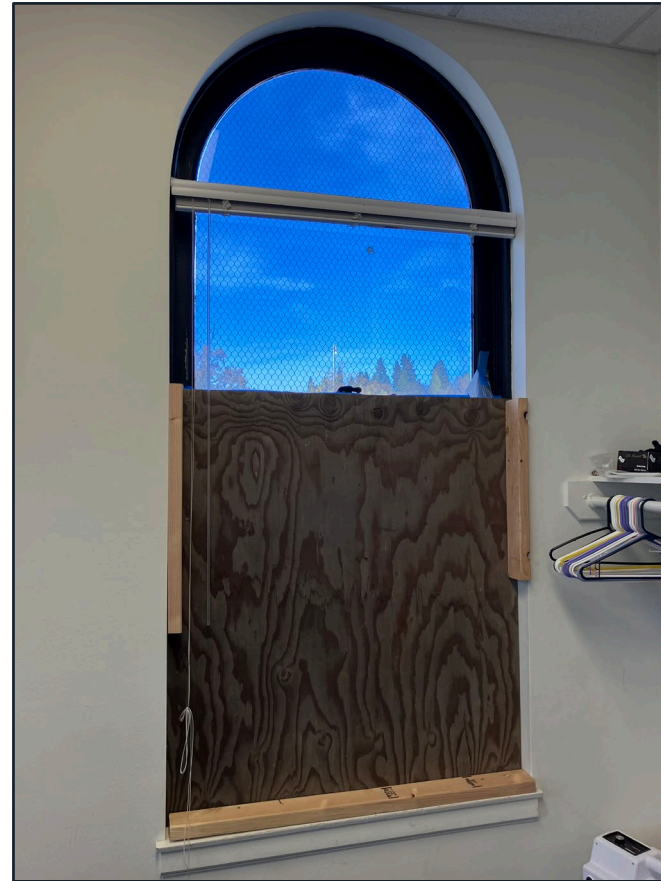
FM-2009203 Civil Complex Center – Exterior Shell



Action Item 2

List A – Emergency Facility Modifications (Priority 1)

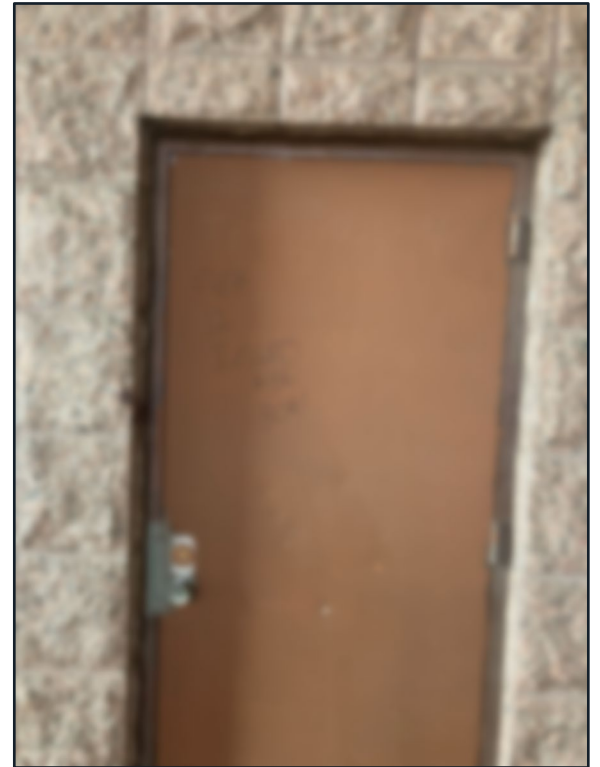
FM-2009298 Main St. Courthouse – Vandalism



Action Item 2

List A – Emergency Facility Modifications (Priority 1)

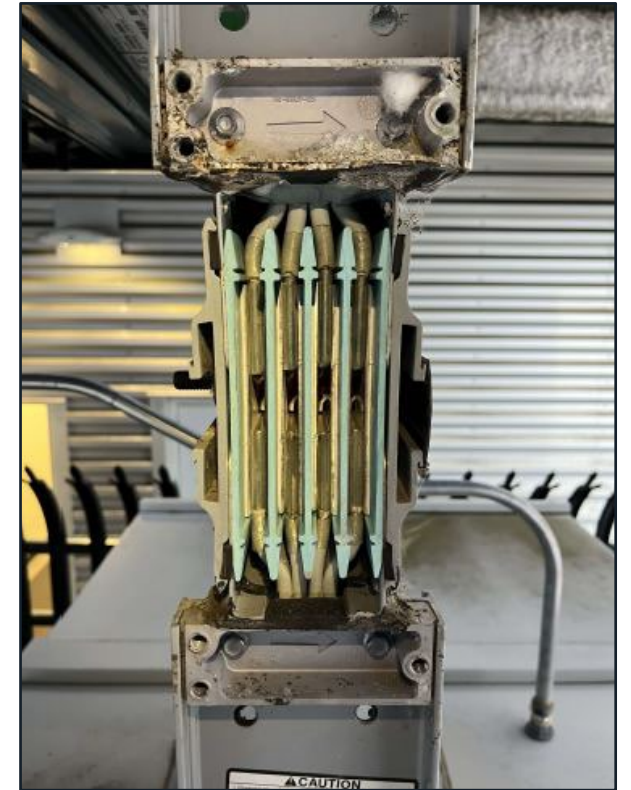
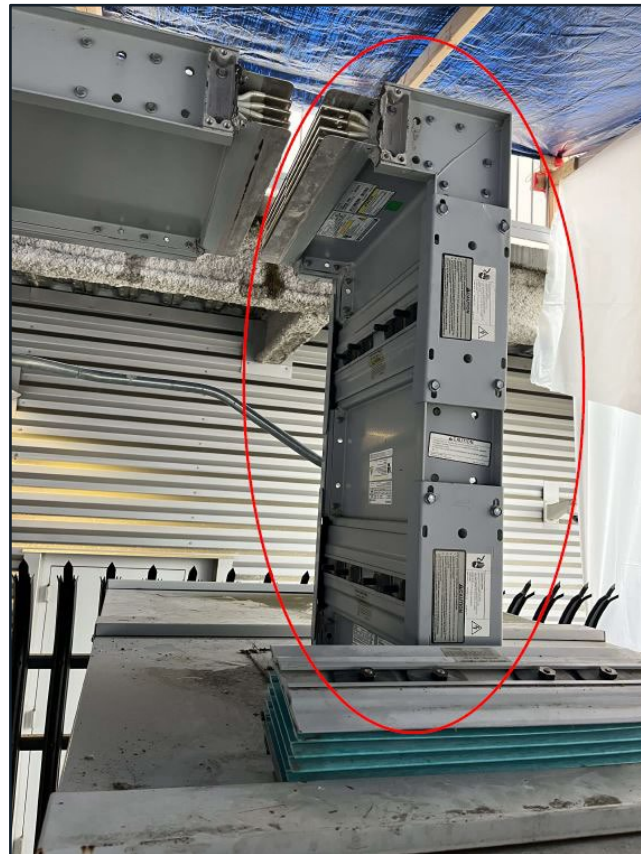
FM-2009357 Compton Courthouse – Vandalism



Action Item 2

List A – Emergency Facility Modifications (Priority 1)

FM-2009446 East County Hall of Justice – Electrical



Action Item 3

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

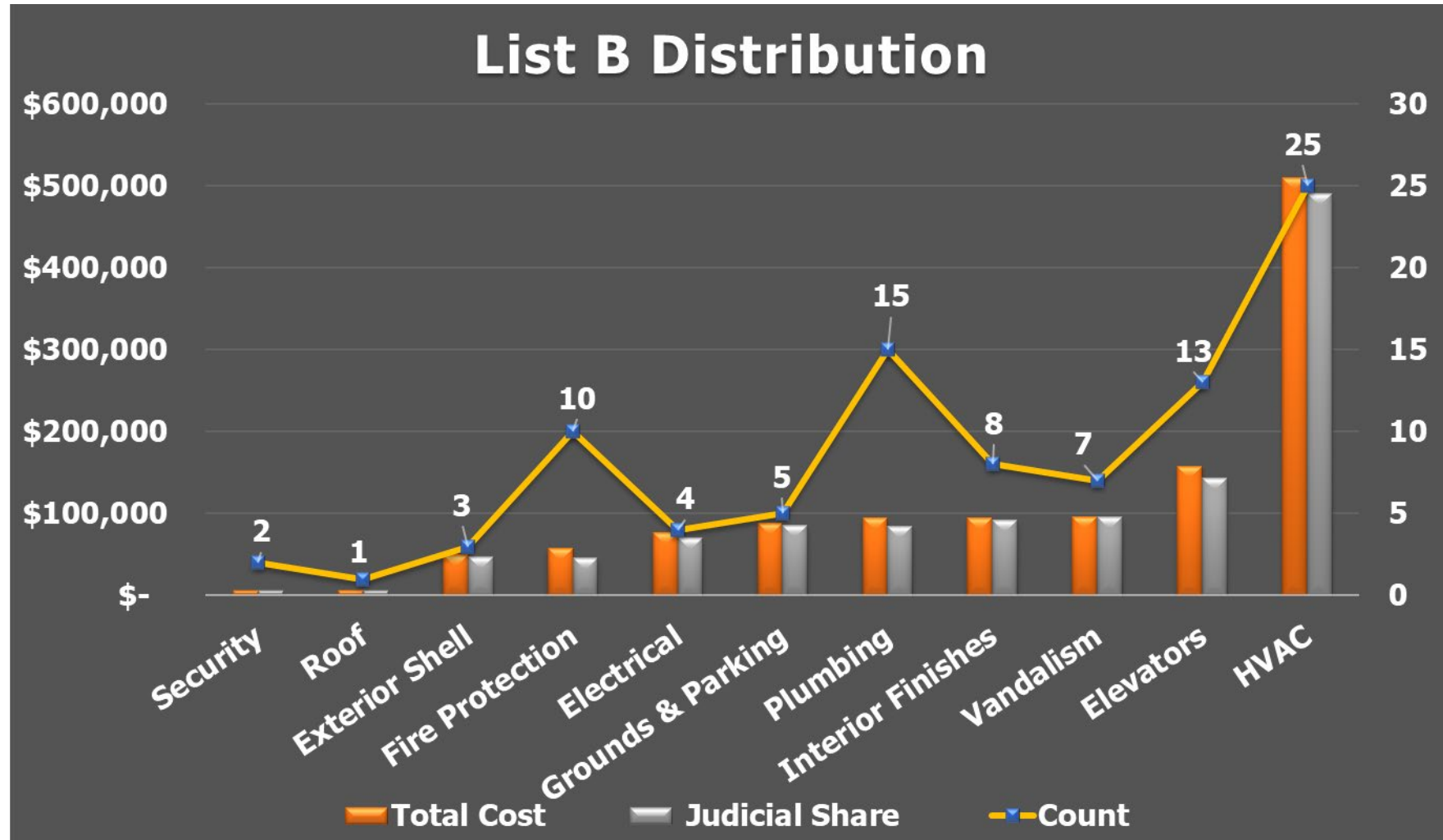
- There were 93 new P2 FMs under \$100K this period
- Total estimated FM Program budget share is \$1,165,658

FY 24-25 P2 Budget Allocation	Prior Approvals for FY 24-25	Proposed Approvals	Adjustment to Prior Approvals*	Adjusted Remaining Balance
\$10,400,000	\$9,080,076	\$1,165,658	\$320,228	\$474,949

* Overages/savings for approved project costs

Action Item 3

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



Action Item 3

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

FM-2009273 Central Courthouse – Vandalism



Action Item 3

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

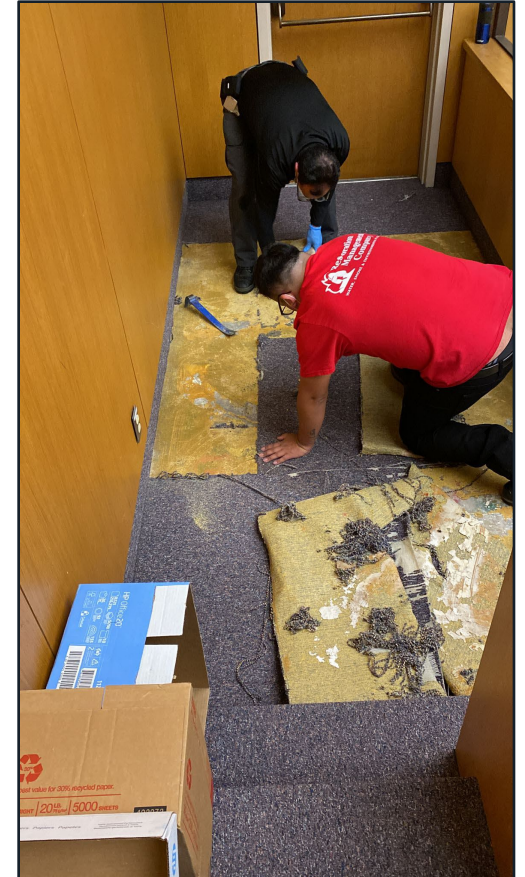
FM-2009355 Polk St. Annex – Vandalism



Action Item 3

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

FM-2009434 Wiley Manuel Courthouse – Vandalism



Action Item 3

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

FM-2009444 Family Justice Center Courthouse – HVAC



Action Item 4

List C – Cost Increases Over \$50K

- Impacts 3 FM projects
- Total FM Value - \$284,271
- Program Budget Impact - \$271,679

Action Item 4

List C – Cost Increases Over \$50K

Stanislaus - Modesto Main Courthouse - HVAC

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Stanislaus	Modesto Main Courthouse	50-A1	FM-2007803	\$ 335,934	\$ 492,289	\$ 156,355
Reason for Increase: Cost Increase due to code requirements not included in original bid. The requirements include: 1) Installation of a new leak detection system. 2) Relocation of chiller to accommodate ArcFlash workspace requirements.						
Notes: FM Program Budget Share is 99.79%, therefore cost increase to FM Budget is \$156,027.						

Action Item 4

List C – Cost Increases Over \$50K

Alameda - Fremont Hall of Justice - HVAC

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Alameda	Fremont Hall of Justice	01-H1	FM-2008310	\$ 7,531	\$ 67,061	\$ 59,530
Reason for Increase: Cost increase is due to replacement of entire heat exchanger. During replacement of header gasket, it was discovered that the heat exchanger had an interior crack that is not repairable.						
Notes: FM Program Budget Share is 79.4%, therefore cost increase to FM Budget is \$47,266.						

Action Item 4

List C – Cost Increases Over \$50K

Los Angeles - Van Nuys Courthouse West – Plumbing

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Van Nuys Courthouse West	19-AX2	FM-2008621	\$ 80,264	\$ 148,650	\$ 68,386

Reason for Increase: Cost increase is due to the following:

- 1) Addition of scaffolding to access the plenum and ceiling areas. Scaffolding was not included in the original funded amount.
- 2) Increased remediation costs.
- 3) Carpet replacement costs not included in the original estimate.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$68,386.

Action Item 5

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

- Impacts 4 FM projects
- Total FM Value - \$2,545,003
- Program Budget Impact - \$2,471,578

Action Item 6

List G – Pre-Approval of Planned FM Projects over \$100K for FY 2025–26

- Subject to enactment of FY 2025–26 budget, approve list G Planned Facility Modifications over \$100K recommend for FY 25–26.
 - 4 FM Projects
 - FM Program Share: \$3,136,668
 - Refer to meeting materials for List G – Planned FMs

Discussion Item 1

List E – Court Funded Requests

Approved CFRs:

1. Los Angeles – (Facilities Related) Multiple \$175,000
2. Kern – (Facilities Related) Metropolitan Division \$346,525.58
3. Kern – (Lease) Kern File Storage Facility \$360,837.96
4. Los Angeles – (Facilities Related) Multiple \$1,232,000

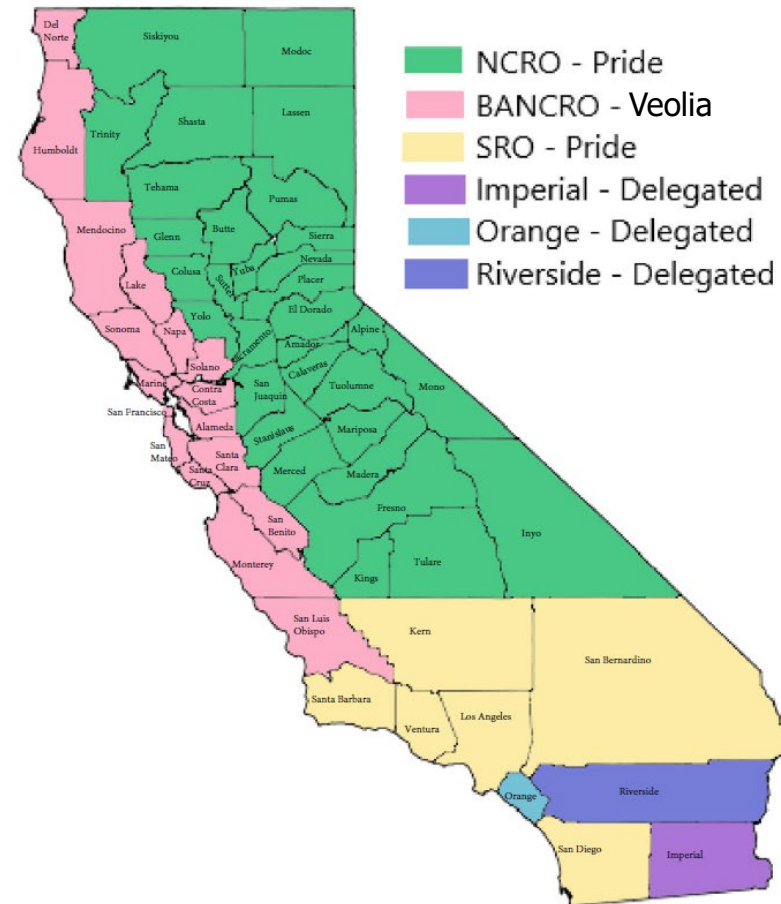
There were no cancelled CFRs this reporting period.

Discussion Item 2

Facilities Maintenance Performance Report

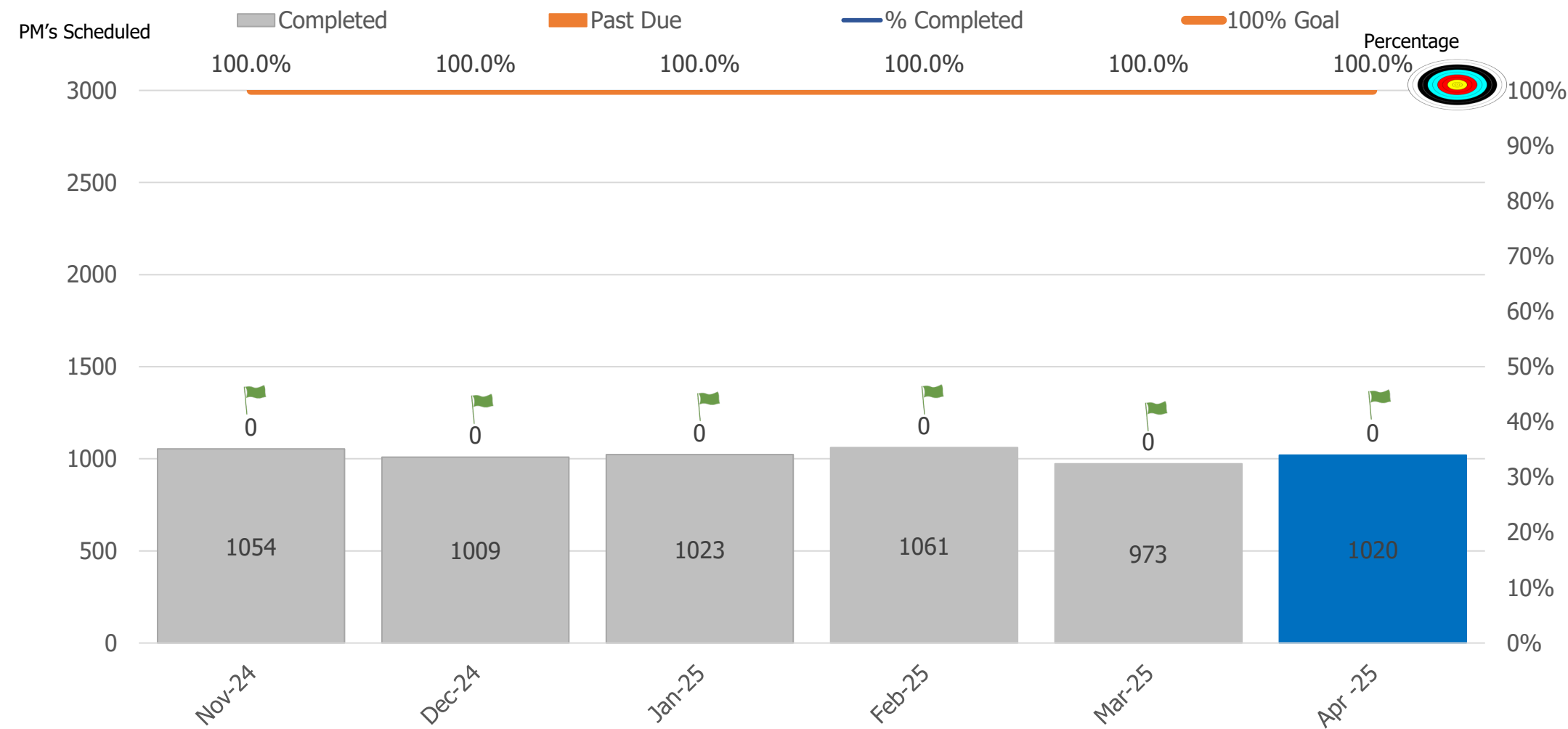
Two “Models” for Maintenance and Operations

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



Service Provider Performance Report

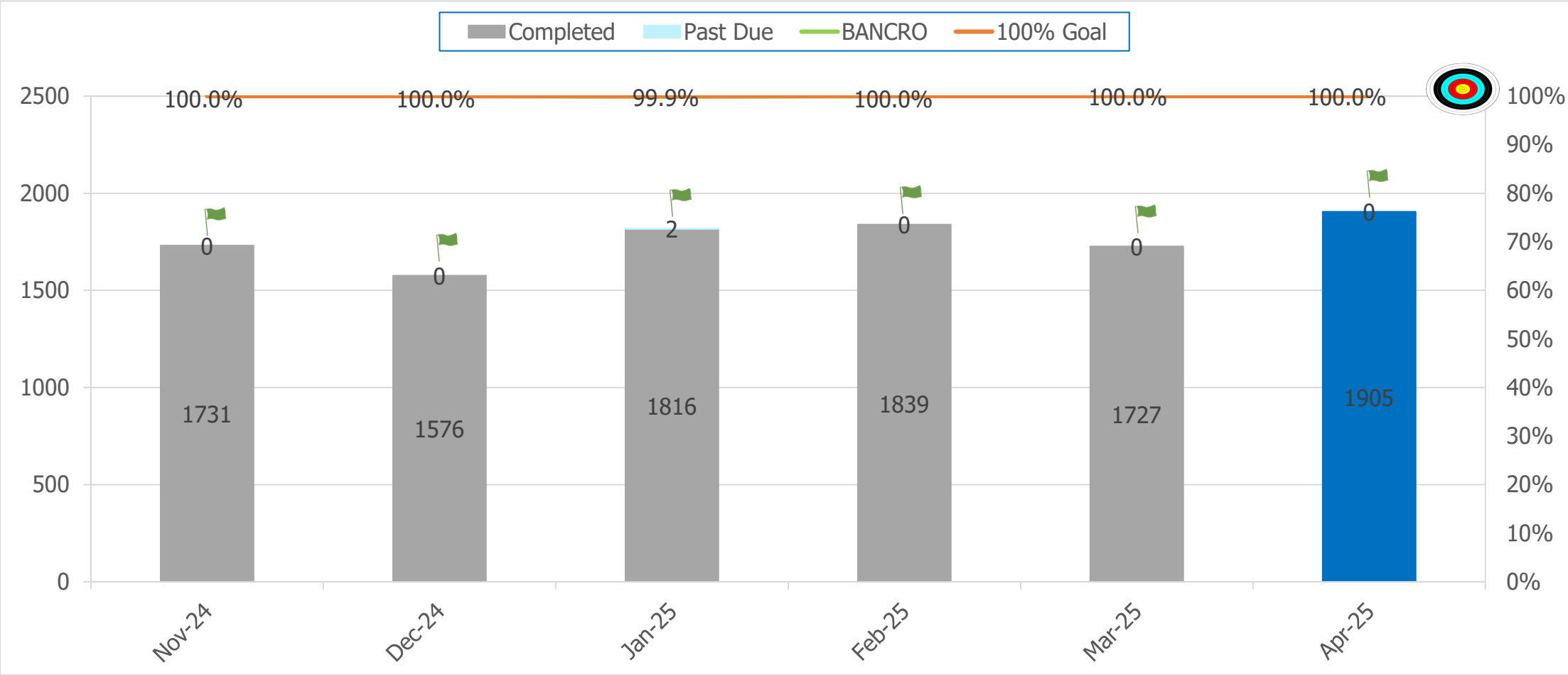
Veolia BANCRO - Preventive Maintenance



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

Veolia BANCRO	
Thursday, April 1, 2025 Snapshot	
Scheduled PMs	1020
Past Due PMs	0

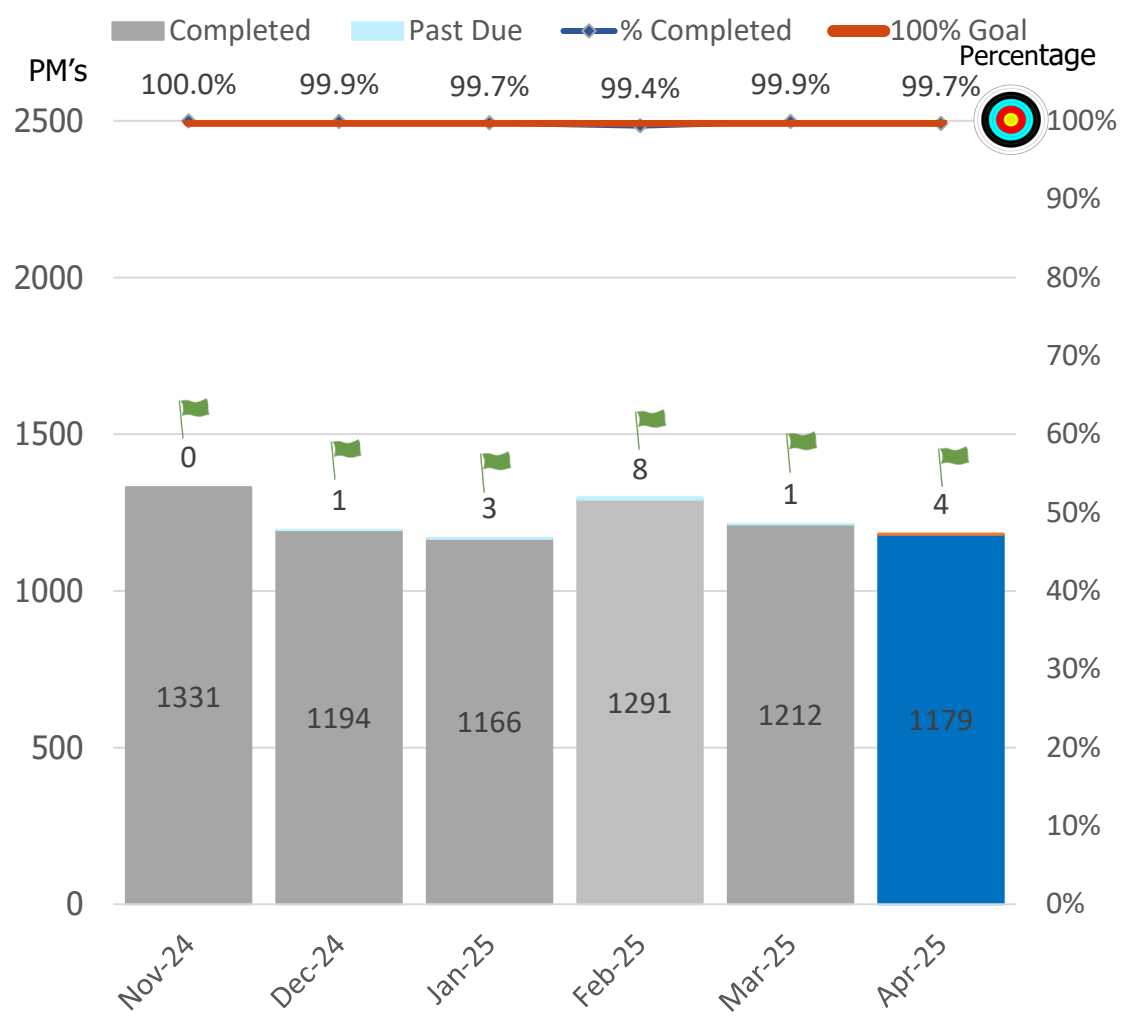
Veolia BANCRO – Past Due SWOs



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

Veolia BANCRO	
Thursday, April 1, 2025 Snapshot	
Open SWOs	1905
Past Due SWOs	0

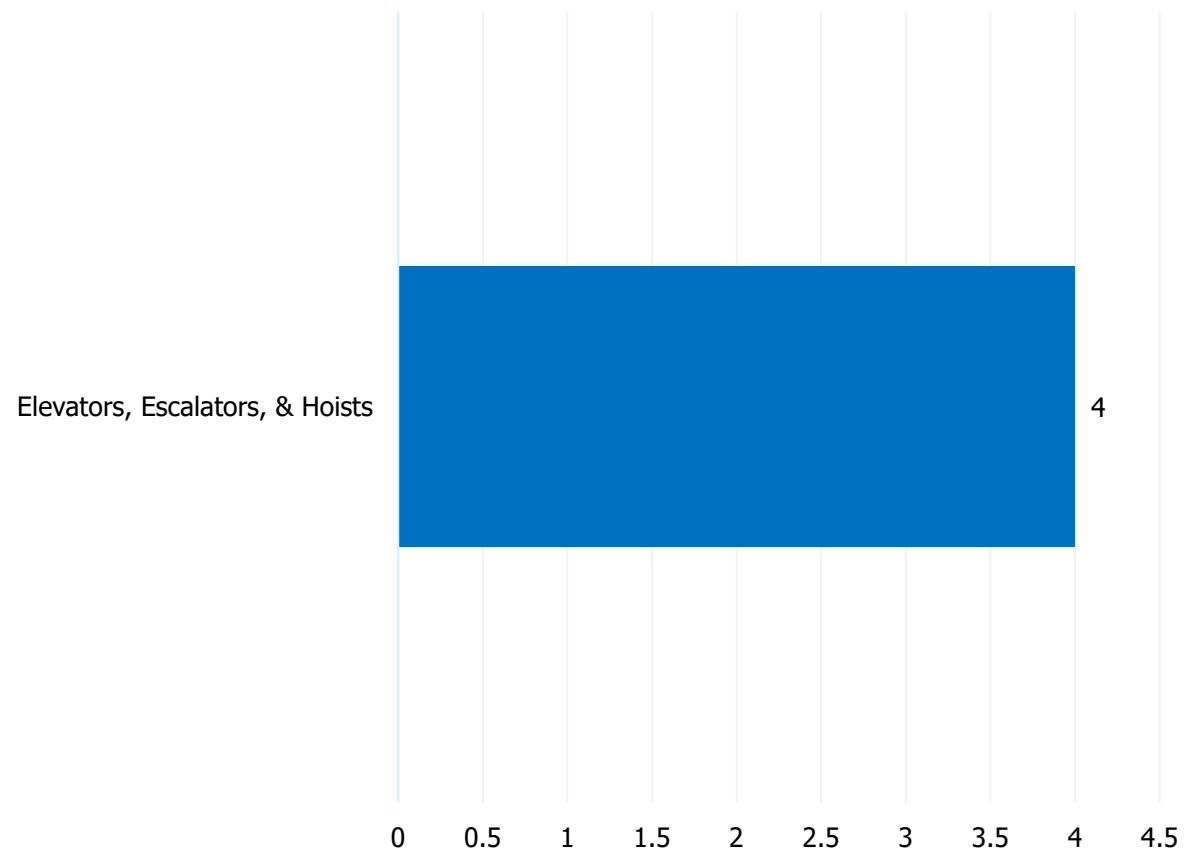
Pride NCRO - Preventive Maintenance



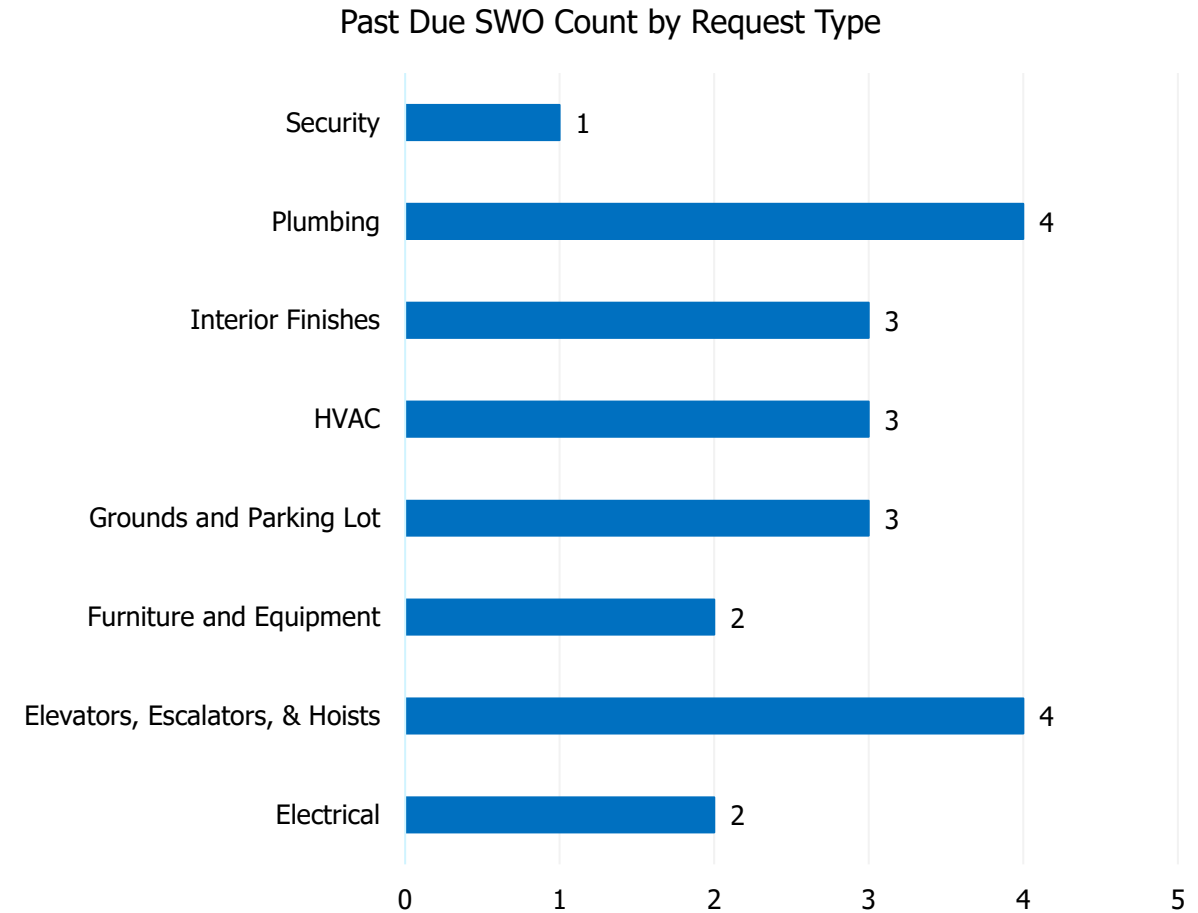
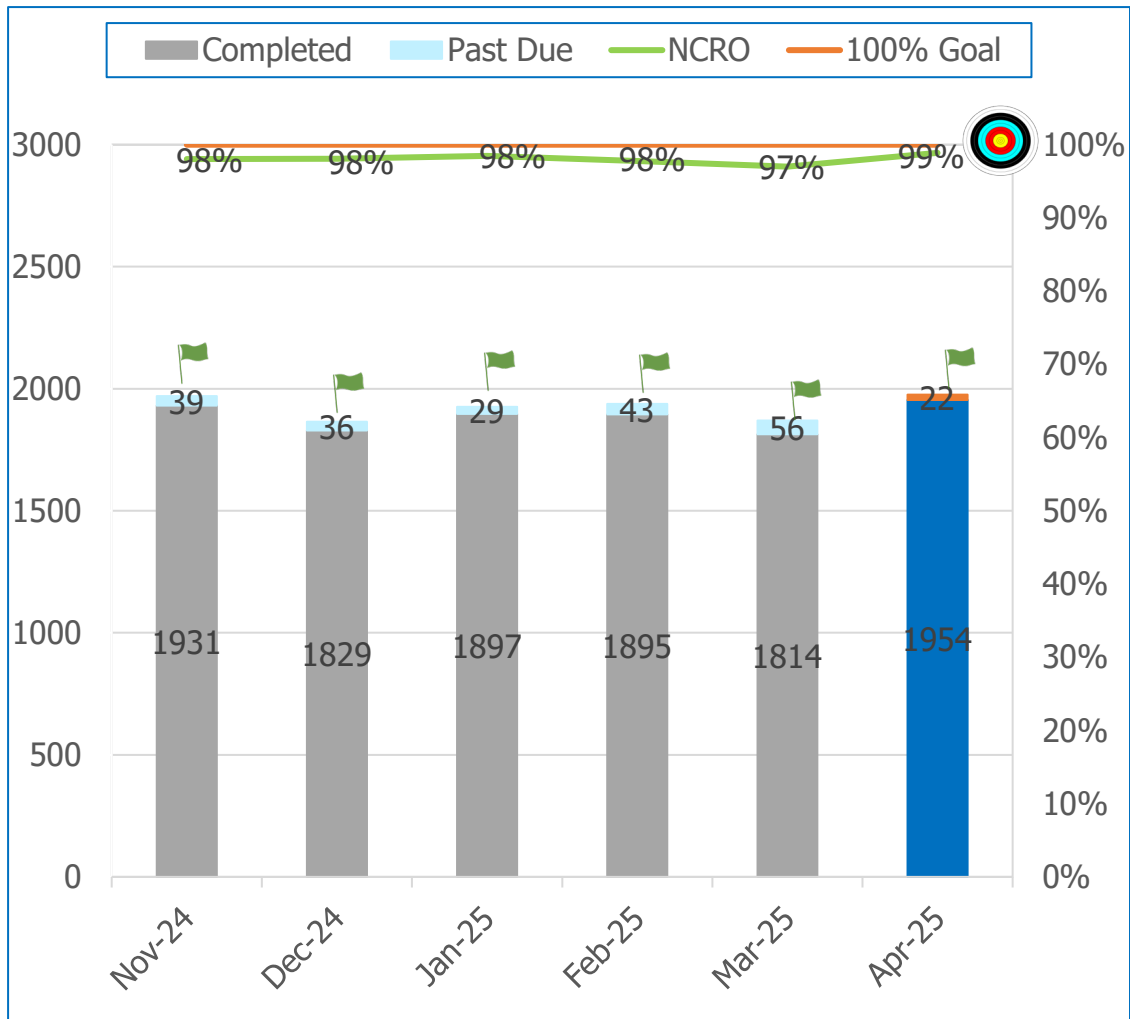
- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE NCRO	
Thursday, April 1, 2025 Snapshot	
Scheduled PMs	1183
Past Due PMs	4

Past Due SWO Count by Request Type



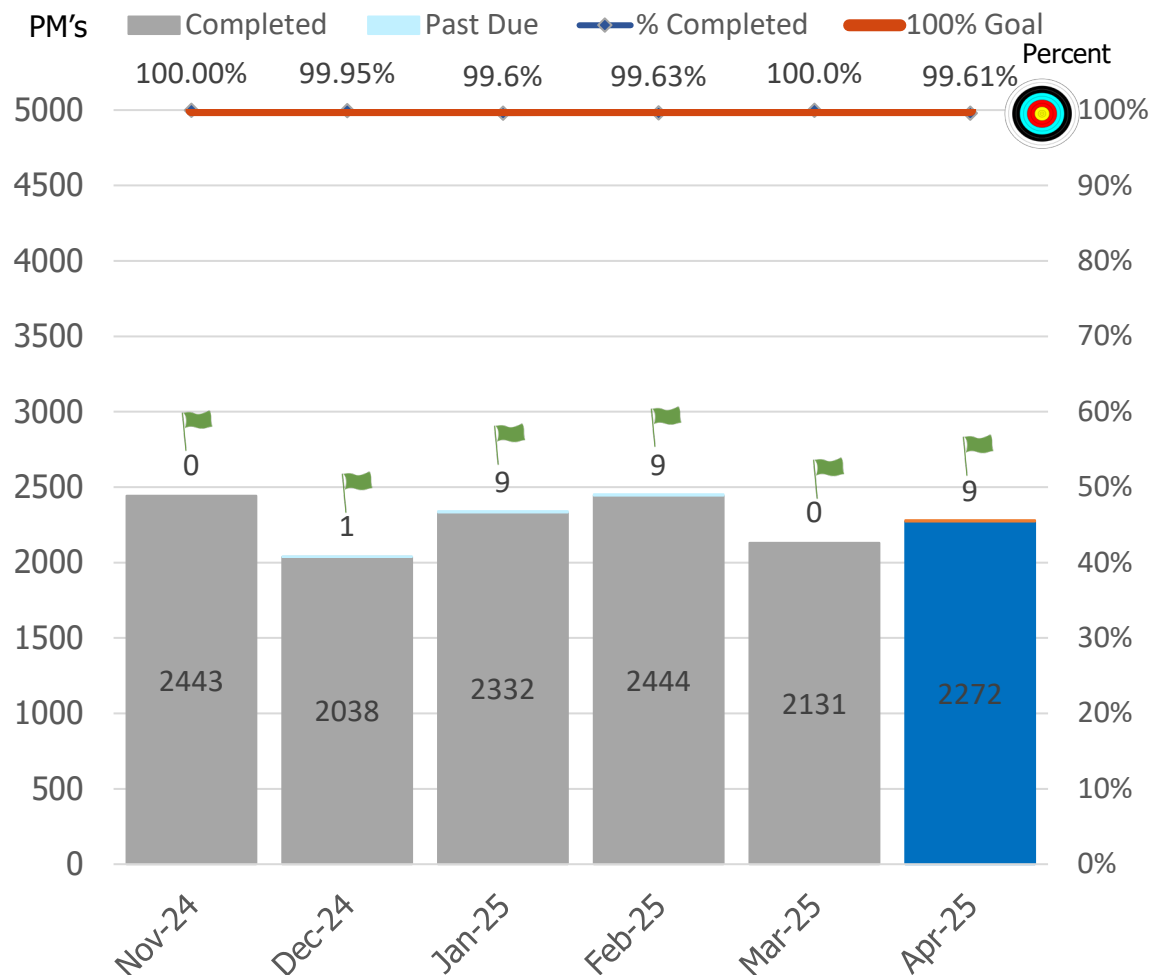
Pride NCRO – Past Due SWOs



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

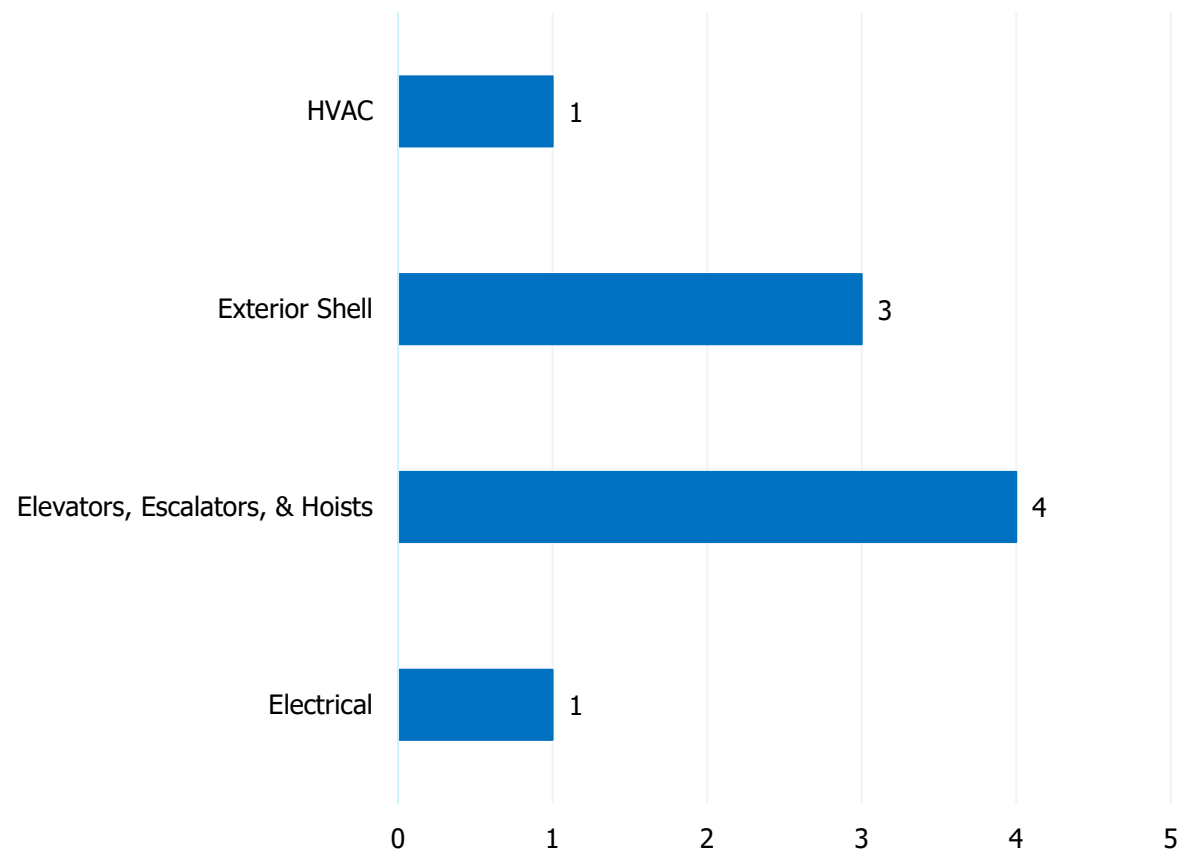
PRIDE NCRO	
Thursday, April 1, 2025 Snapshot	
Open SWOs	1976
Past Due SWOs	22

Pride SRO - Preventive Maintenance



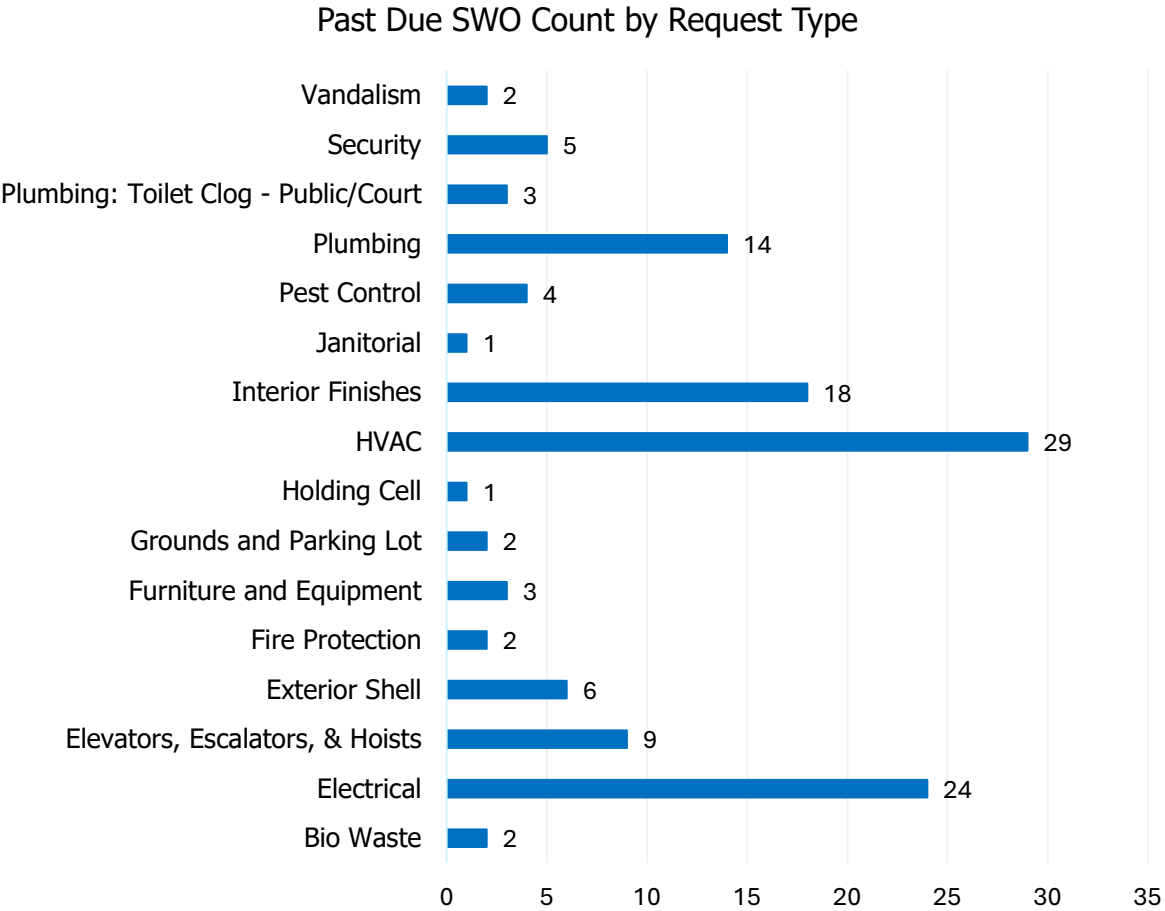
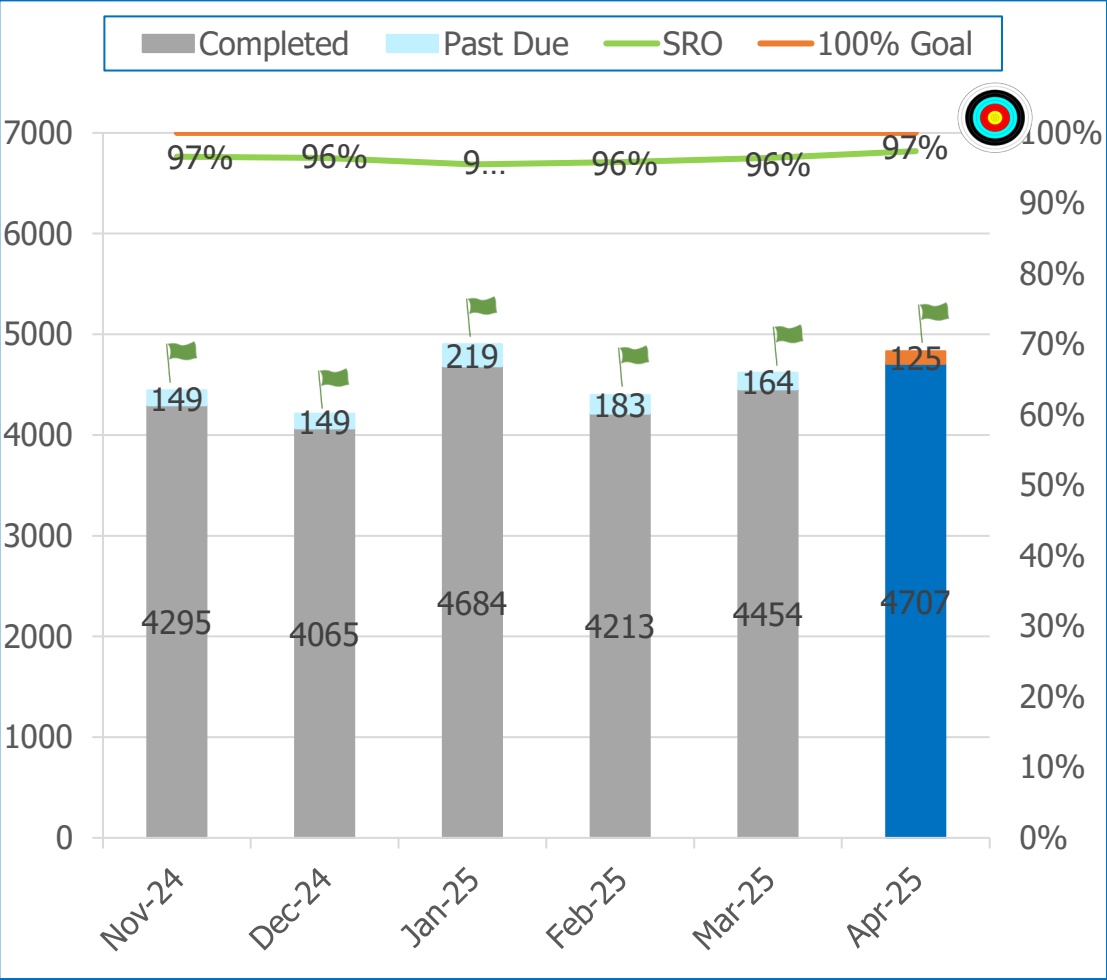
- 7%> Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

Past Due SWO Count by Request Type



PRIDE SRO	
Thursday, April 1, 2025 Snapshot	
Scheduled PMs	2281
Past Due PMs	9

Pride SRO – Past Due SWOs



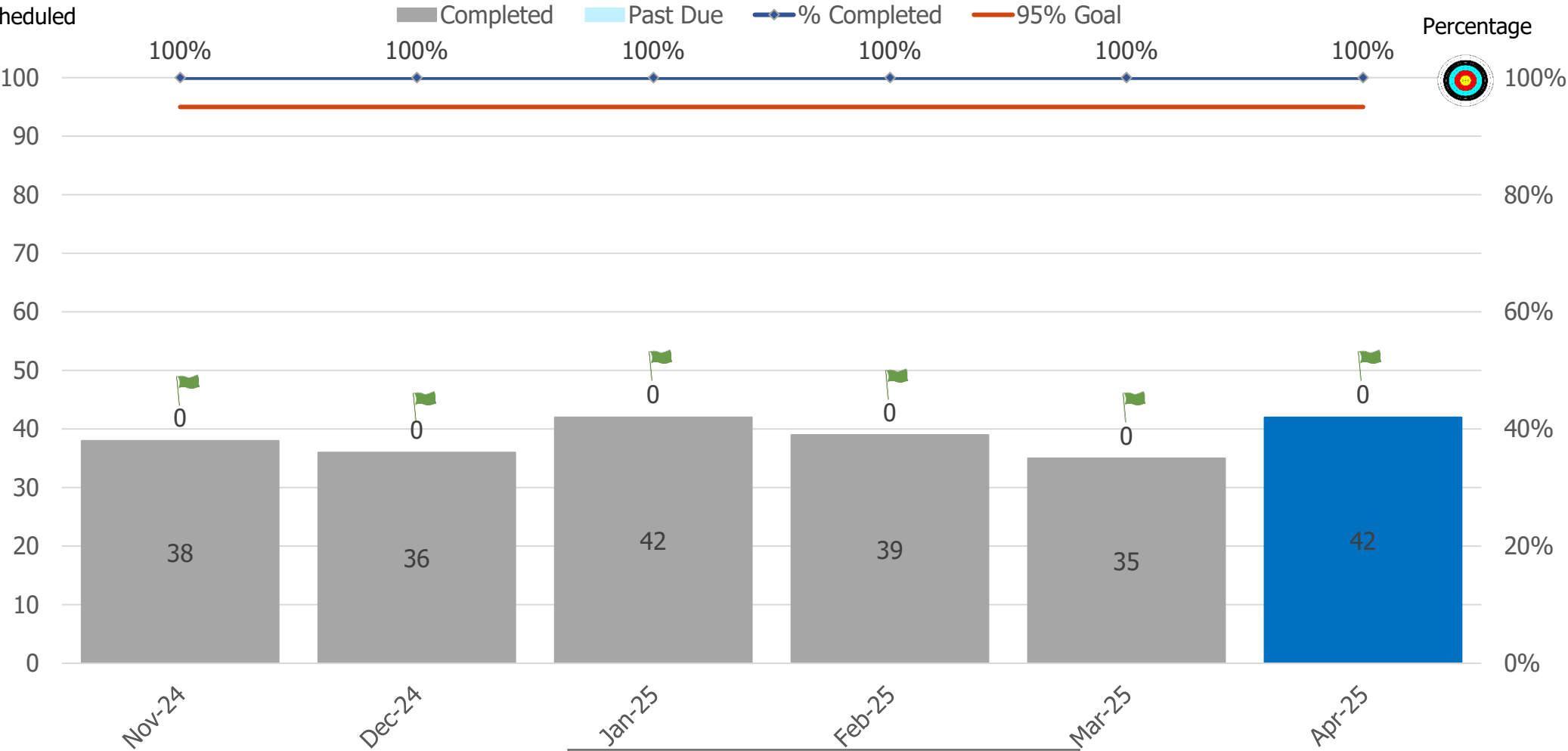
- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE SRO	
Thursday, April 1, 2025 Snapshot	
Open SWOs	4832
Past Due SWOs	125

Delegated Court Performance Report

Imperial Court - Preventive Maintenance

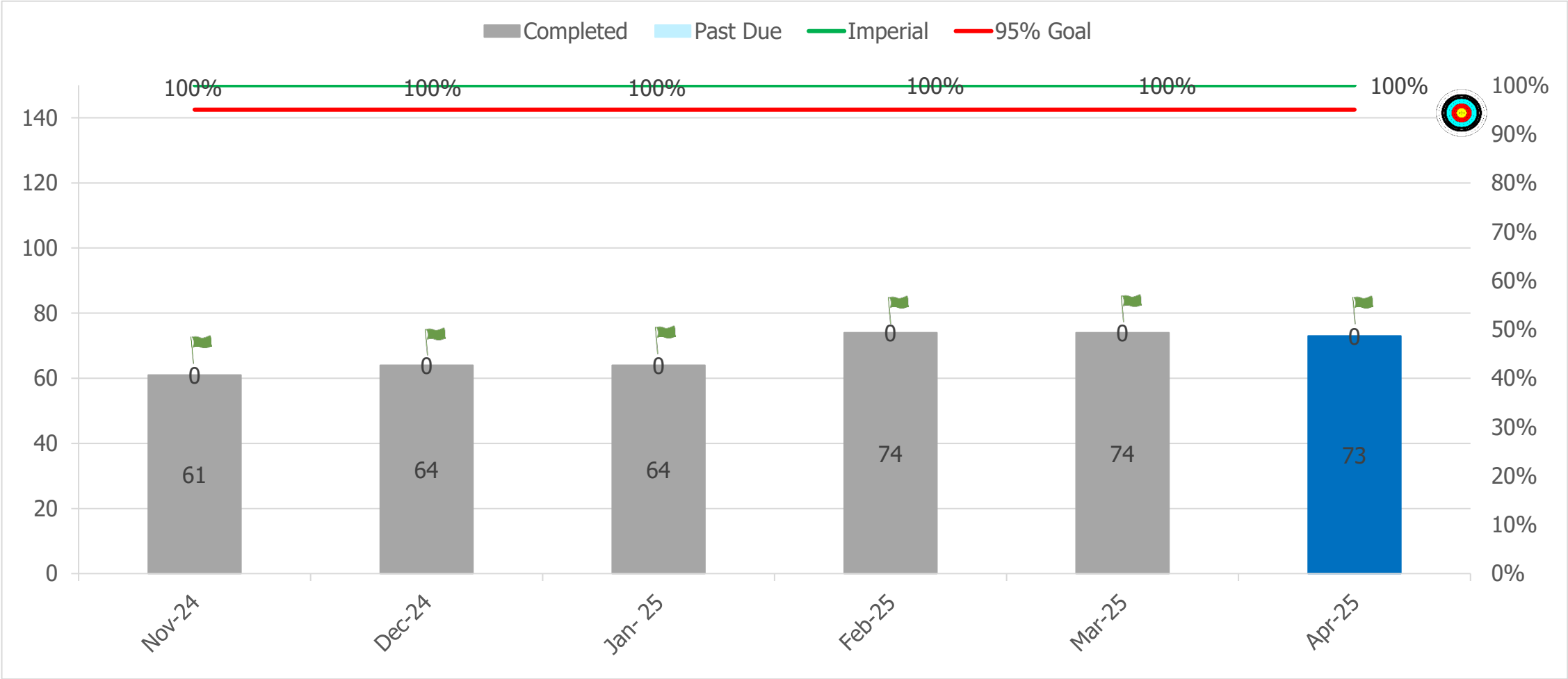
PM's Scheduled



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

Imperial County	
Thursday, April 1, 2025 Snapshot	
Scheduled PMs	42
Past Due PMs	0

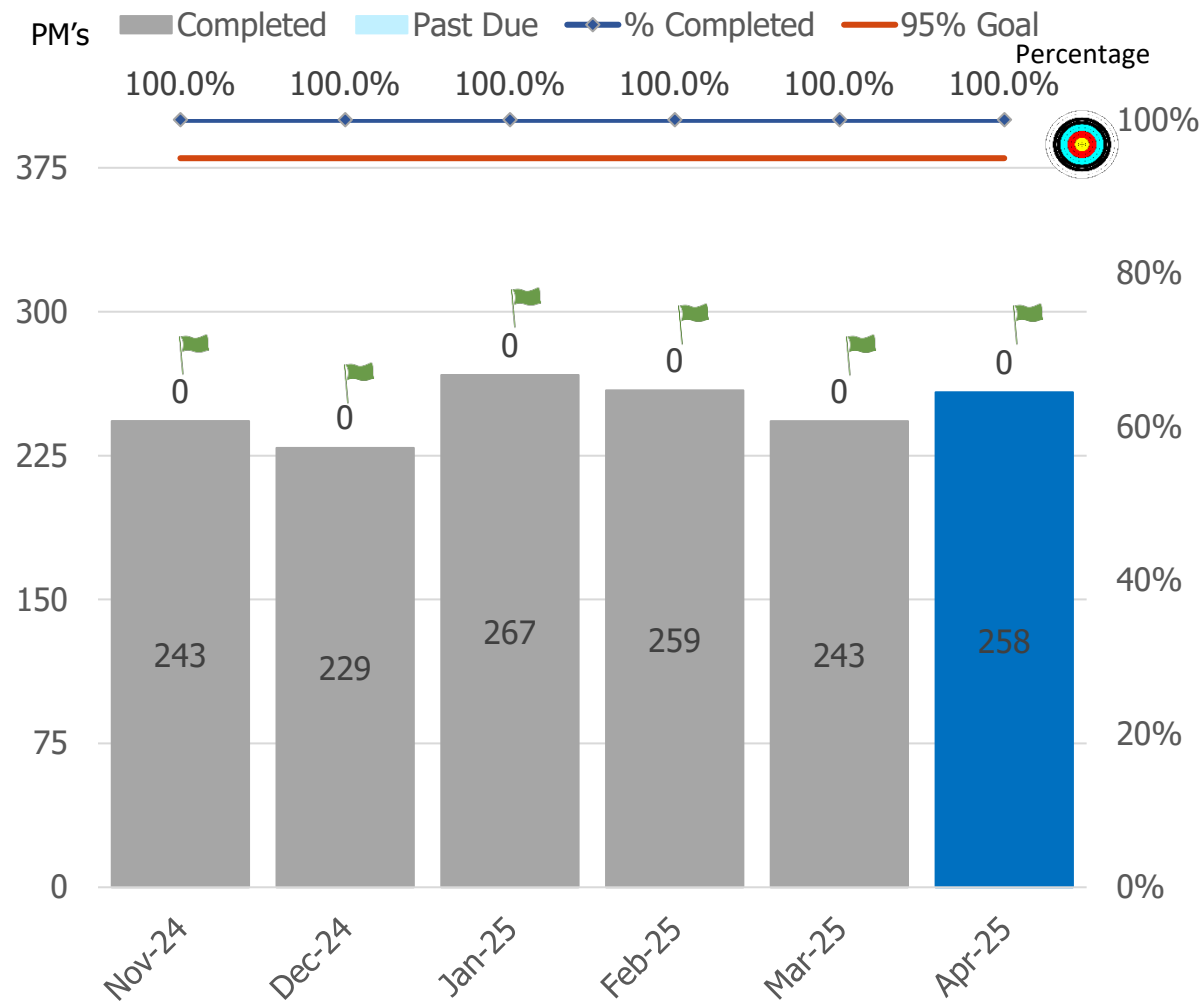
Imperial Court – Past Due SWOs



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

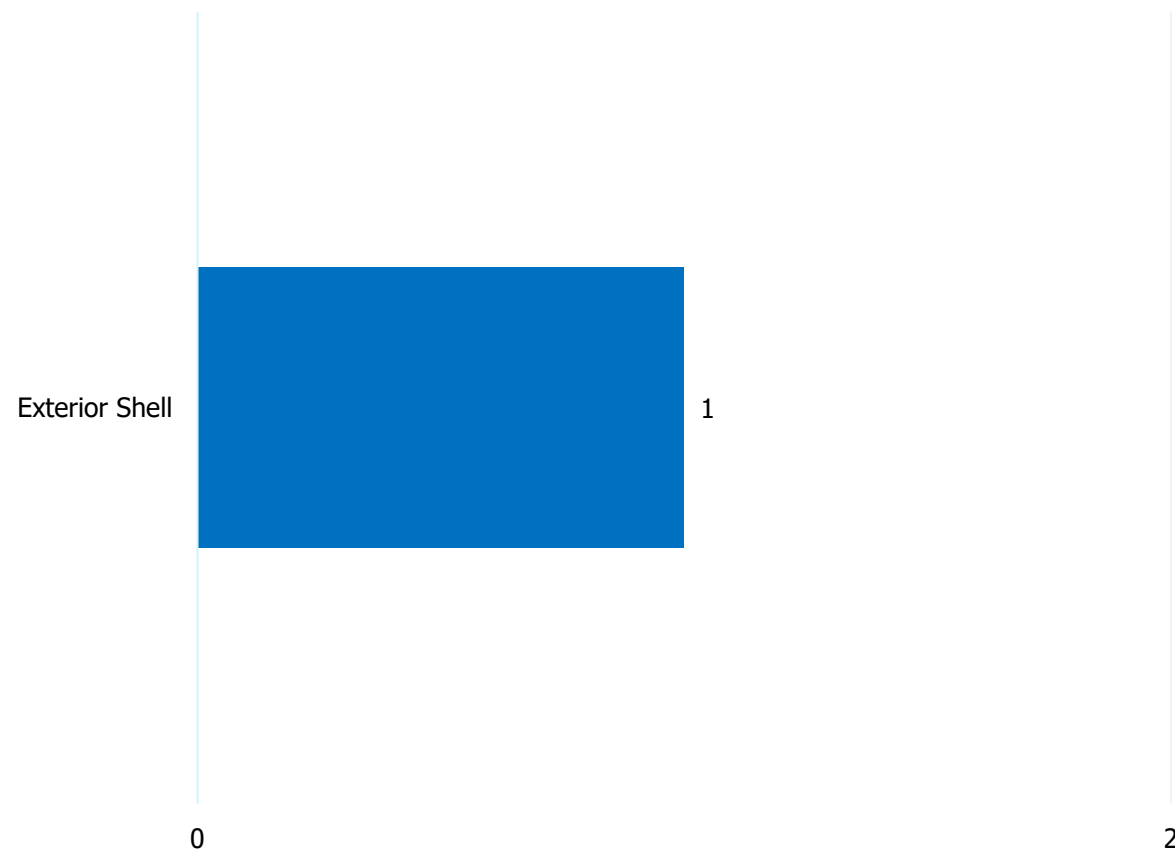
Imperial County	
Thursday, April 1, 2025 Snapshot	
Open SWOs	73
Past Due SWOs	0

Orange Court - Preventive Maintenance



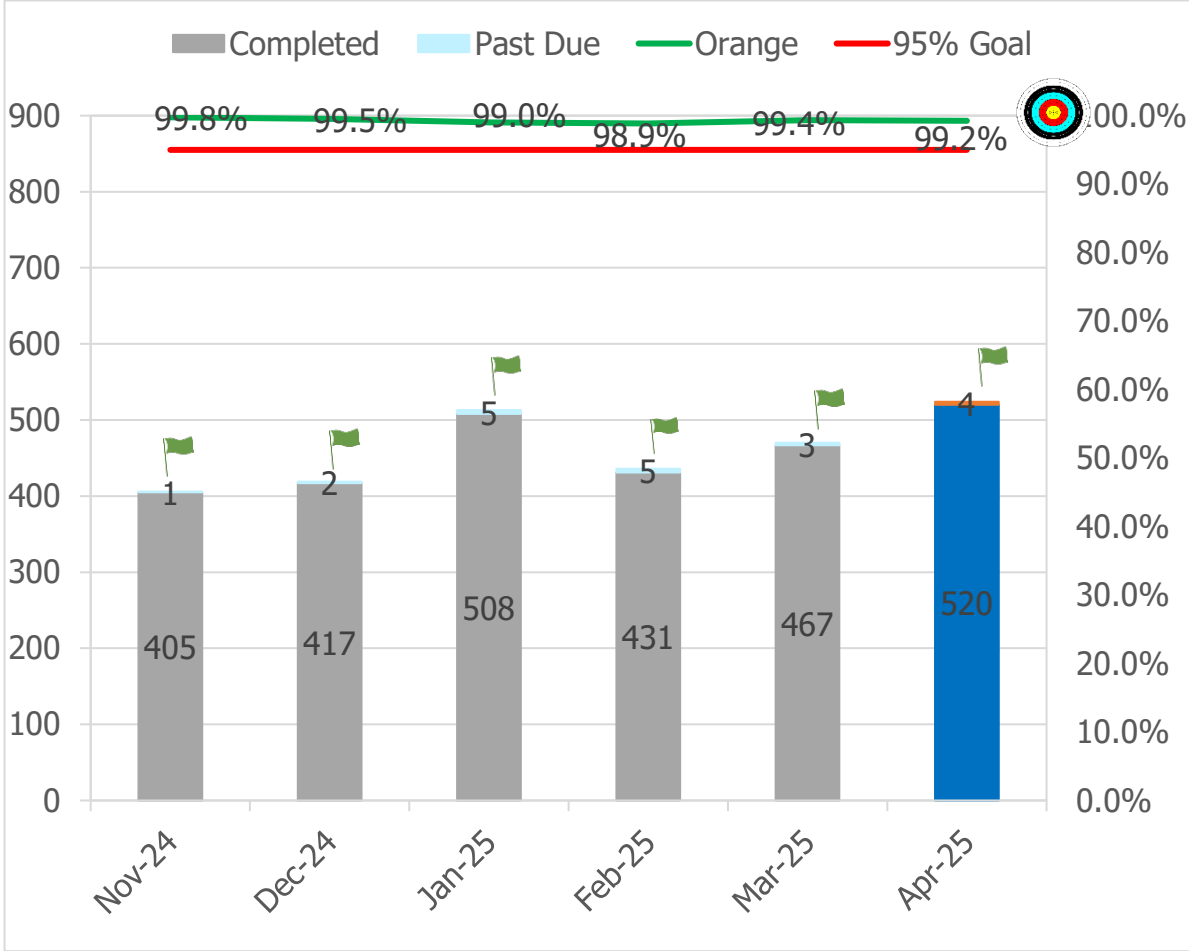
5% or less Meets expectations
6% + Does not meet expectations

Past Due SWO Count by Request Type



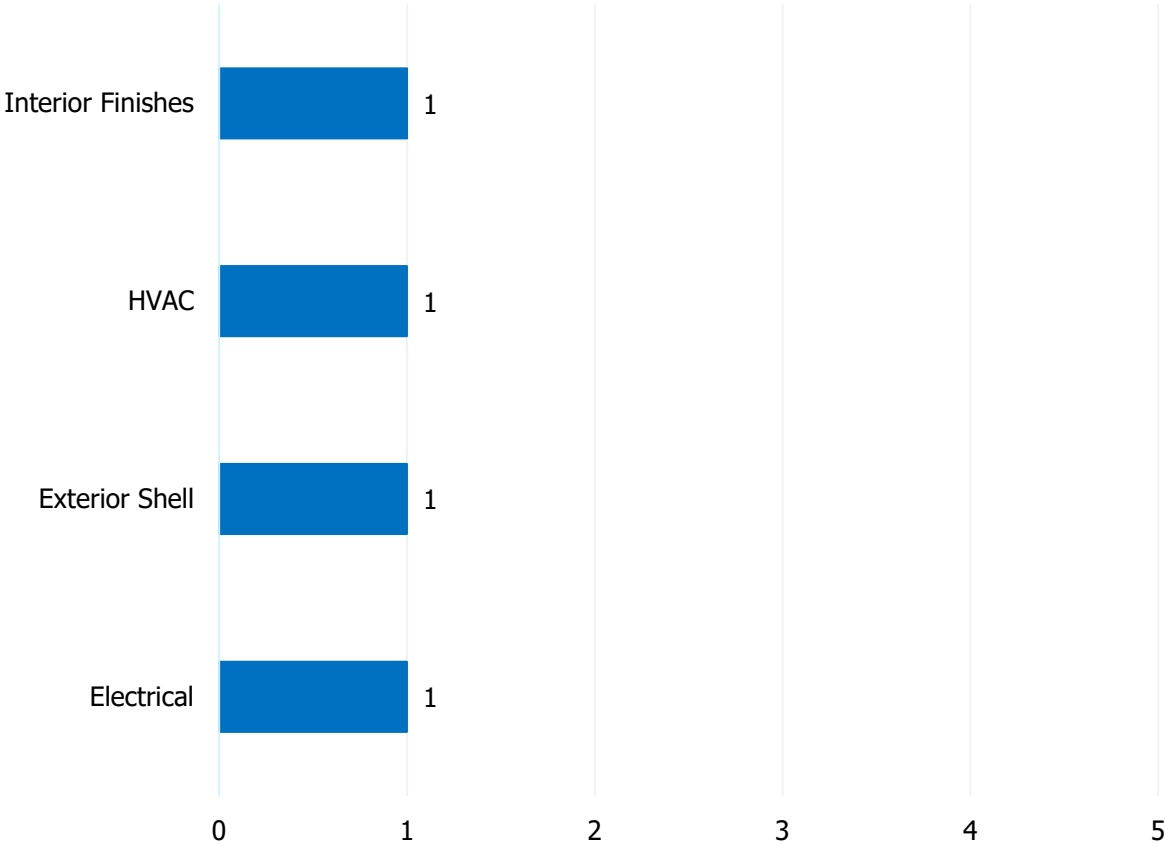
Orange County	
Thursday, April 1, 2025 Snapshot	
Scheduled PMs	258
Past Due PMs	1

Orange Court – Past Due SWOs



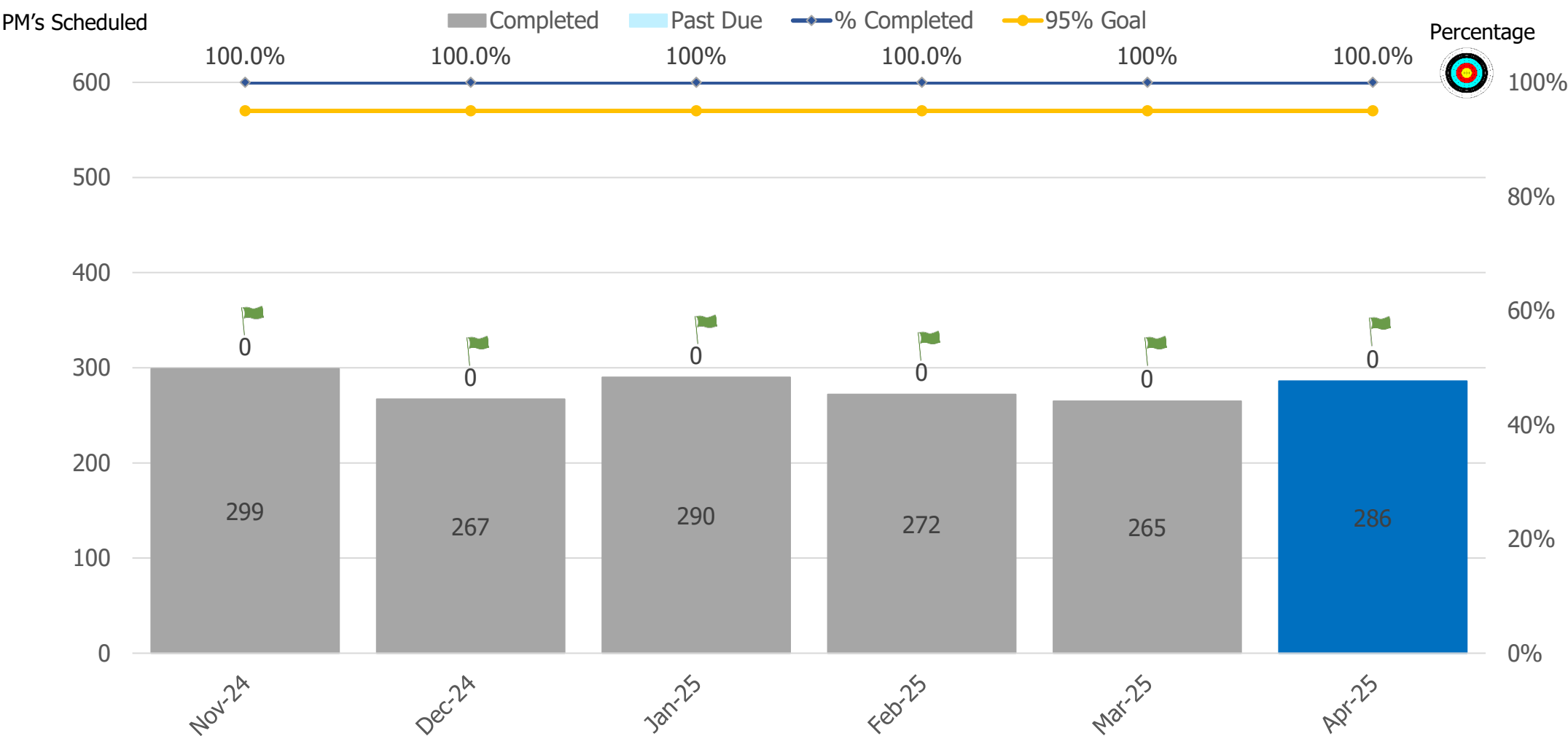
5% or less Meets expectations
6% + Does not meet expectations

Past Due SWO Count by Request Type



Orange County	
Thursday, April 1, 2025 Snapshot	
Open SWOs	524
Past Due SWOs	4

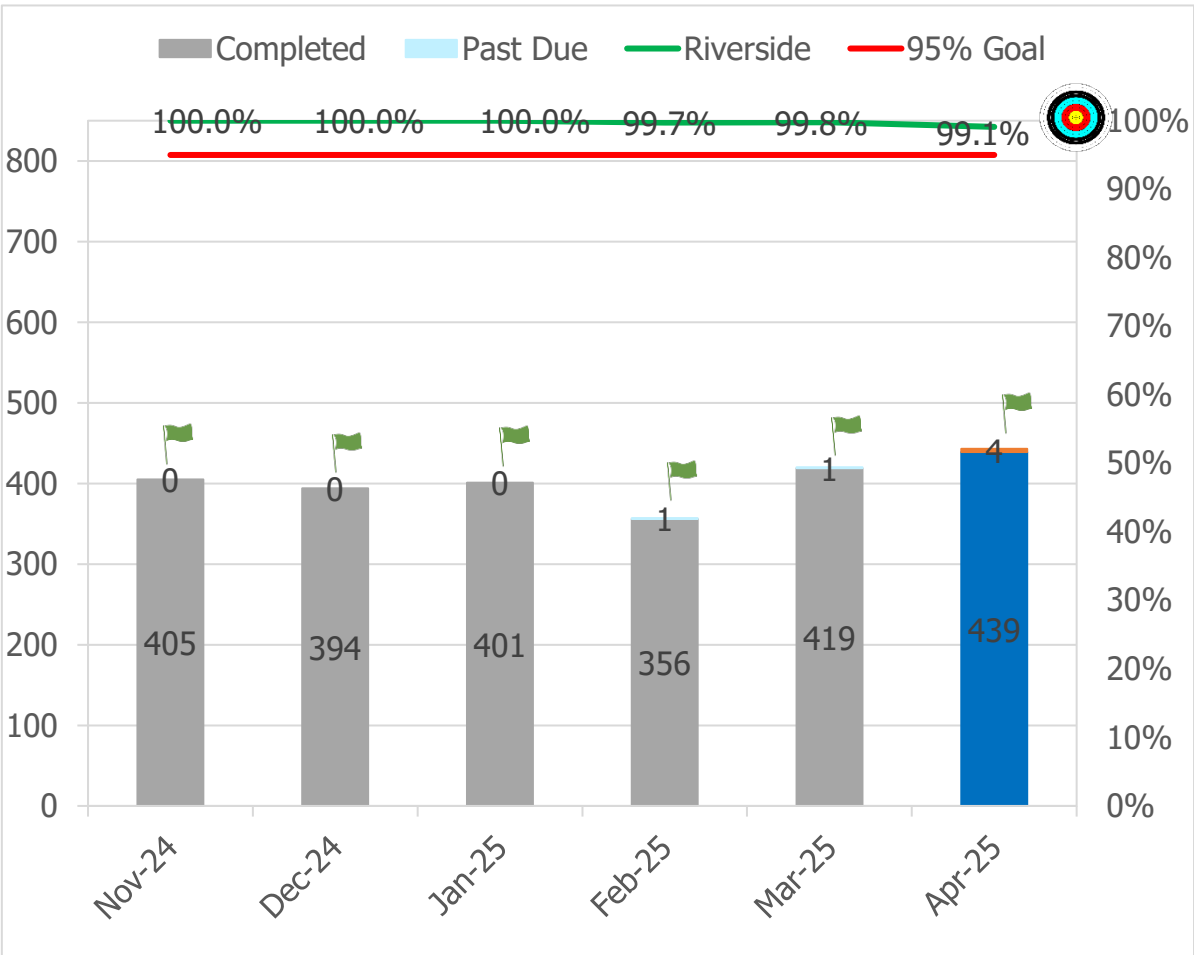
Riverside Court - Preventive Maintenance



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

Riverside County	
Thursday, April 1, 2025 Snapshot	
Scheduled PMs	286
Past Due PMs	0

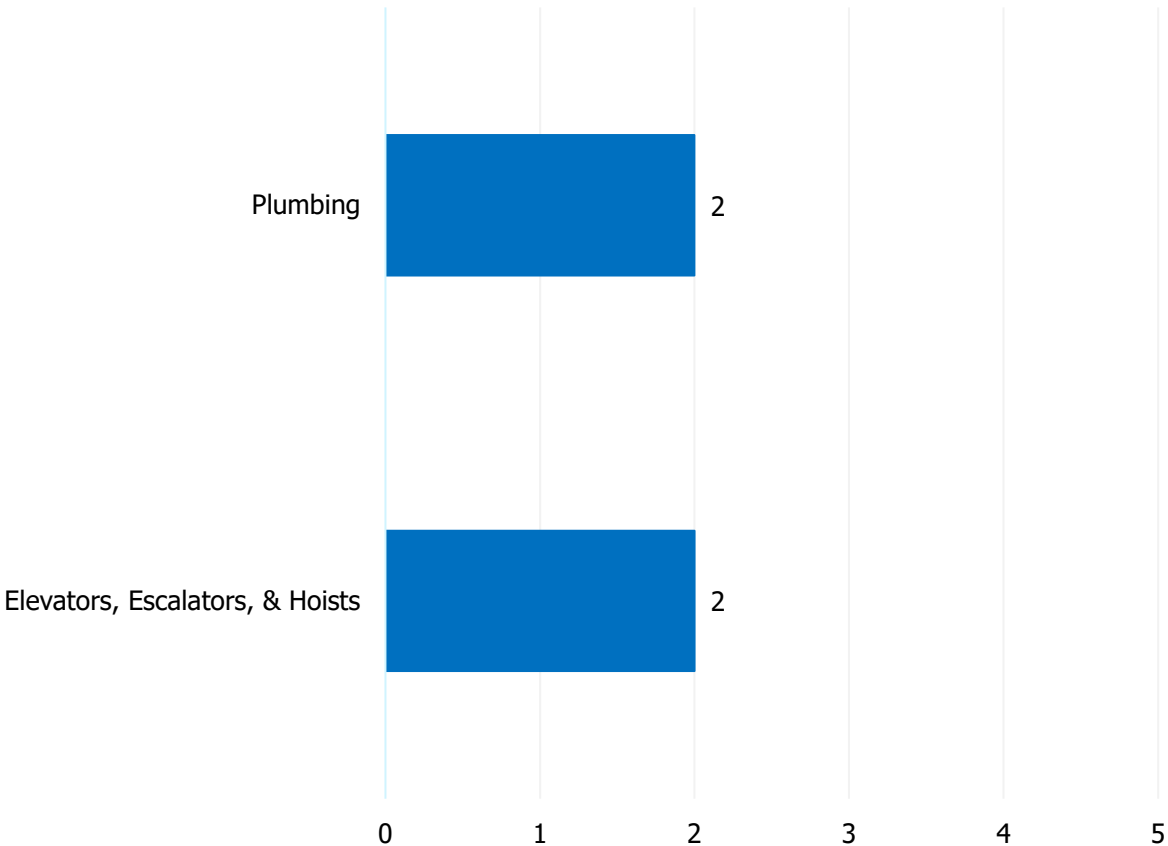
Riverside Court – Past Due SWOs



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

Riverside County	
Thursday, April 1, 2025 Snapshot	
Open SWOs	443
Past Due SWOs	4

Past Due SWO Count by Request Type



Discussion Item 3



Plumbing Water Leak

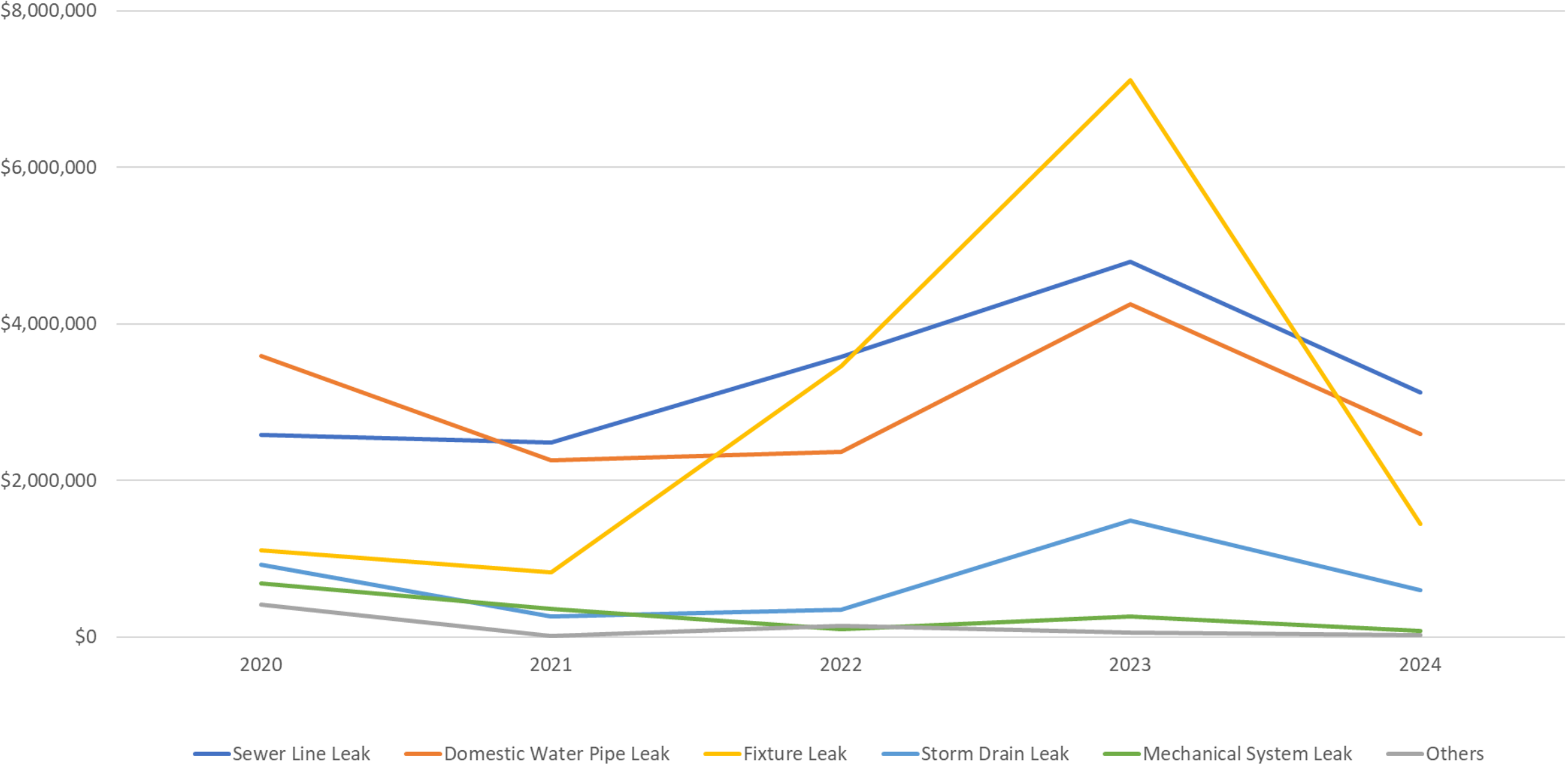
5 Fiscal Year Analysis



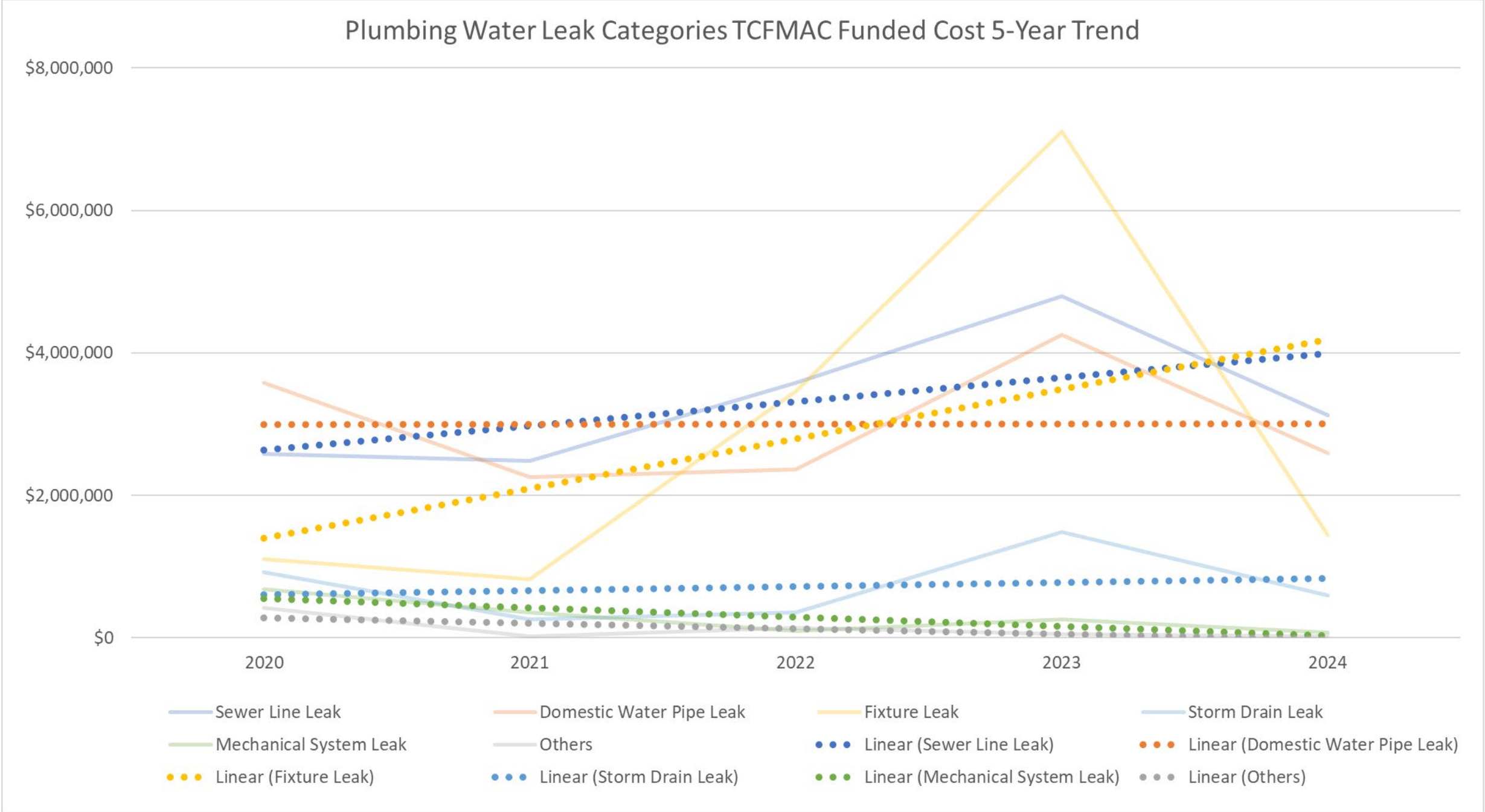
5-Year Count and Cost of Projects by Category of Plumbing Water Leaks

Fiscal Year	2020		2021		2022		2023		2024	
Categories	Count	TCFMAC Funded Cost	Count	TCFMAC Funded Cost	Count	TCFMAC Funded Cost	Count	TCFMAC Funded Cost	Count	TCFMAC Funded Cost
Sewer Line Leak	86	\$2,586,591	80	\$2,480,976.00	132	\$3,576,753.56	147	\$4,795,615.00	102	\$3,120,717.09
Domestic Water Pipe Leak	65	\$3,586,652	99	\$2,255,198.05	92	\$2,363,019.00	121	\$4,249,801.00	118	\$2,592,883.78
Fixture Leak	33	\$1,109,930	31	\$823,197.36	45	\$3,463,694.00	80	\$7,114,382.00	63	\$1,447,721.68
Storm Drain Leak	32	\$918,908	14	\$257,204.00	19	\$354,009.00	27	\$1,488,416.00	14	\$595,649.80
Mechanical System Leak	12	\$681,856	11	\$354,438.53	4	\$95,977.00	11	\$258,903.00	7	\$77,138.51
Hydronic Mechanical Pipe Leak	8	\$276,650	4	\$56,412.51	10	\$134,002.00	7	\$61,214.00	2	\$83,334.40
Condensation Leak	8	\$365,989	3	\$31,510.00	11	\$589,191.00	7	\$170,131.00		
Exterior Leak	2	\$1,813,602			3	\$50,897.61	4	\$37,372.00	2	\$20,078.51
Fire Protection Systems Leak					1	\$15,406.00	1	\$19,247.00	3	\$8,363.51
Fire Sprinkler Leak	1	\$53,096	1	\$11,394.00	3	\$54,357.00				
Roof Leak					1	\$4,891.00	2	\$38,963.00		
Grand Total	247	\$11,393,274	243	\$6,270,330.44	321	\$10,702,197.17	407	\$18,234,044.00	311	\$7,945,887.28

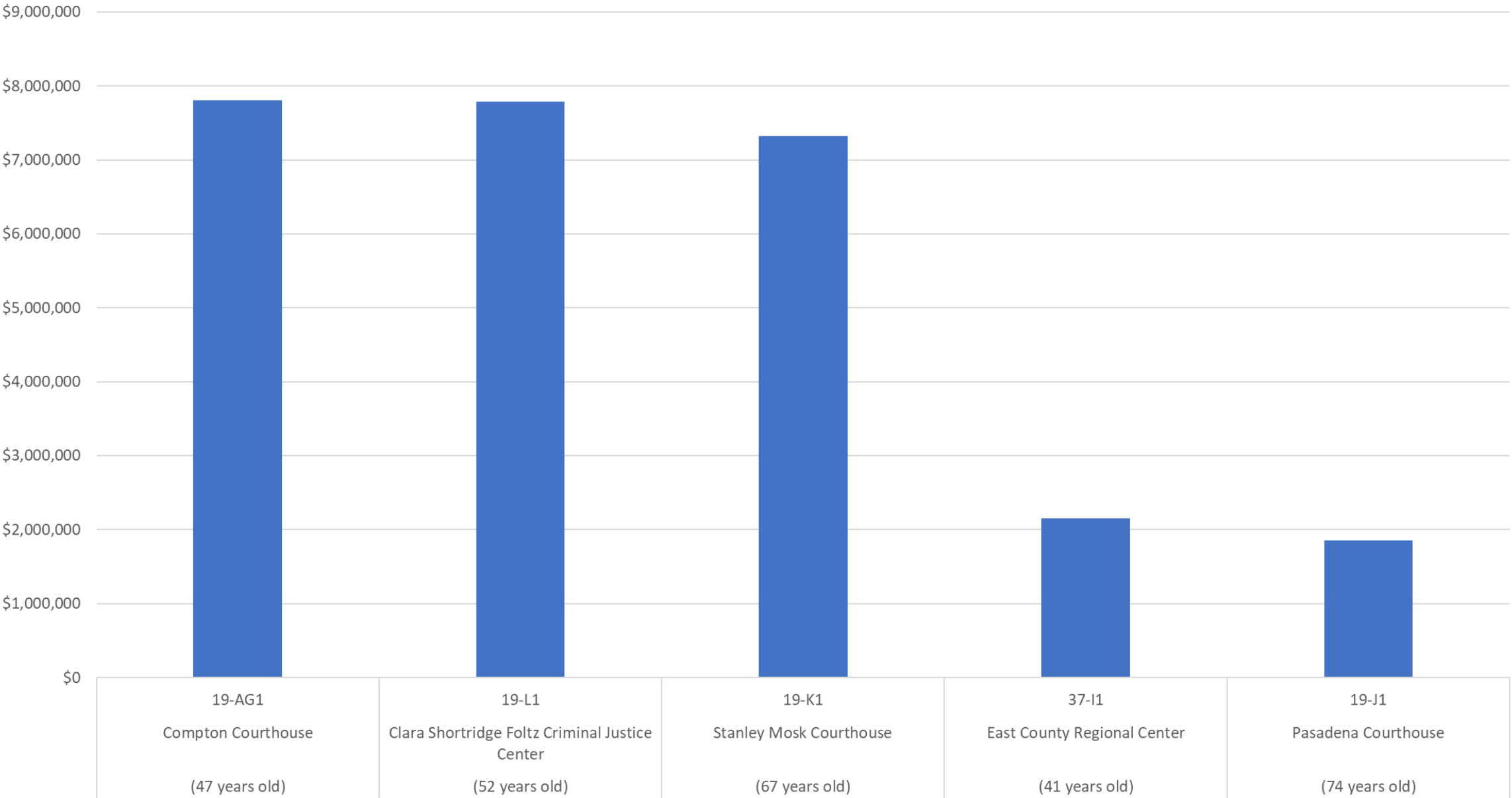
Plumbing Water Leak Categories TCFMAC Funded Cost 5-Year Trend



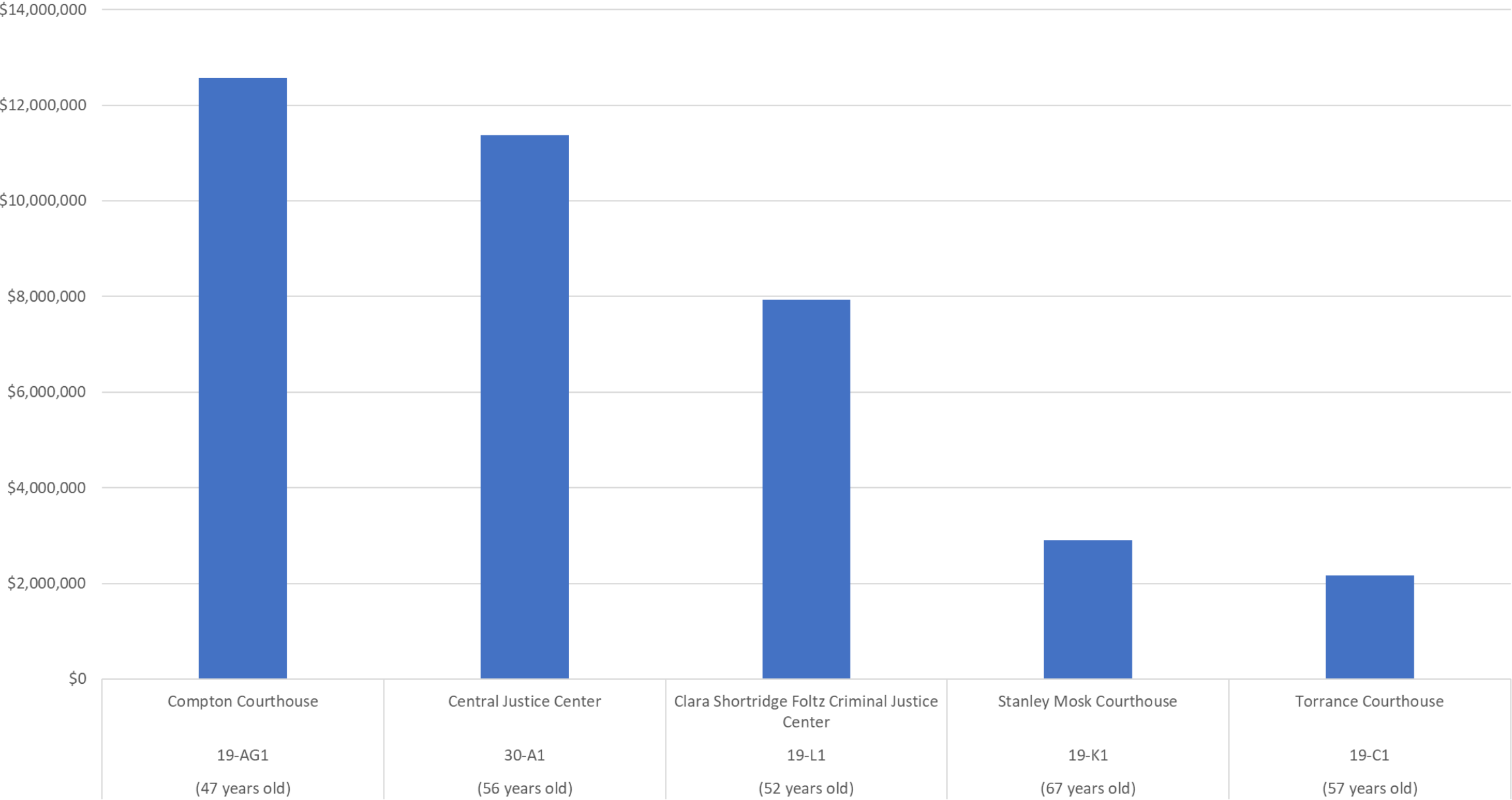
Plumbing Water Leak Categories TCFMAC Funded Cost 5-Year Trend



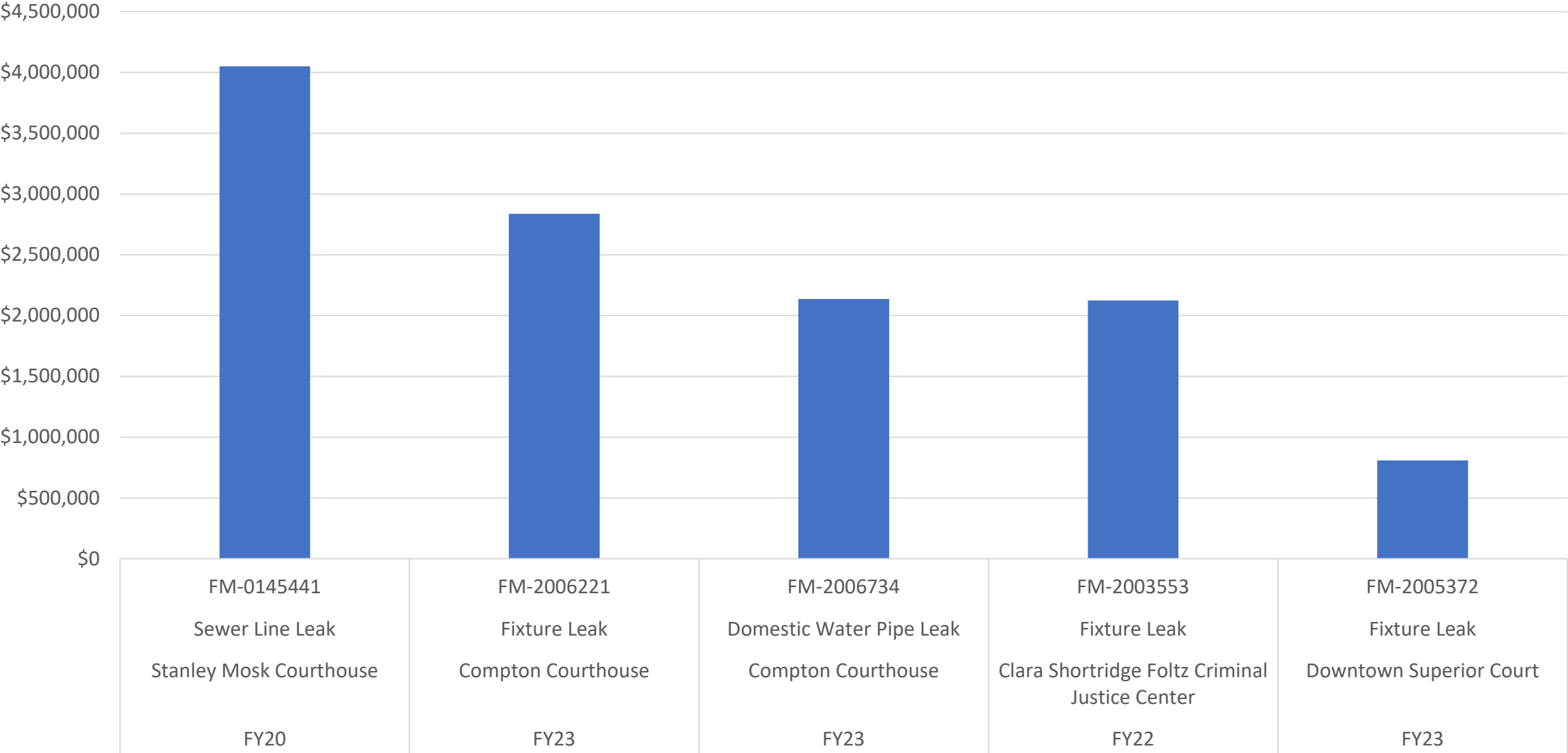
Top 5 Highest Costing Buildings in the Last 5 Years



Top 5 Highest Costing Buildings in FY24



Top 5 Highest Costing Projects in the Last 5 Years



Top 5 Highest Costing Projects in the Last 5 Years

FM-ID	List	FY	Category	TCFMAC Funded Cost	Facility Name	Description
FM-0145441	D	20	Domestic Water Pipe Leak	\$4,050,000	Stanley Mosk Courthouse	Plumbing - Elevator Escalator - GCI - Replacement of cracked 6-inch water supply line to irrigation backflow, structural engineer inspected affected areas. After repairs are complete backfill sinkhole with approved slurry material. Irrigation main water supply line ruptured and leaked over 1 million gallons of water to multiple areas, elevator/escalator equipment. All safety and environmental protocols will be followed for sink hole backfill. Affected areas from 3rd floor to 1st floor. This is the follow-up P2 to the water leak irrigation P1 (FM-0145439).
FM-2006221	A	23	Fixture Leak	\$2,837,907	Compton Courthouse	Plumbing - Fixture Leak - Replace (1) 3/4 inch water supply line in the judges chambers restroom on the 4th floor. Supply line failed due to age allowing water to leak over a holiday weekend affecting floors 4 through 1 and the basement. Environmental oversight and remediation required for category 2 water and ACM. Erect (22) 20 x 15 ft containments and critical barriers from the 1st to 4th floor. Replace 8,550 SF of ceiling tiles and sanitize 35,078 SF of ceramic floor tile, carpet, concrete, plaster walls and ceiling, cove base, wooden tables, water fountain, and cafeteria stainless steel food prep station surfaces. Work was conducted 24/7 during the 14 day building closure.
FM-2006734	A	23	Fixture Leak	\$2,136,652	Compton Courthouse	Plumbing - Fixture Leak - Replace (1) 3/4 in water supply line in the admin office on the 4th floor. Supply line failed due to age and caused water to leak from the 4th floor down to the 1st floor. Environmental and remediation protocols used due to category 2 grey water and ACM. Erect (15) 20 x 15 ft containments and critical barrier from the 1st to 4th floor. Replace 1250 SF of ceiling tiles and sanitize 23,000 SF of ceramic floor tile, carpet, concrete, plaster walls and ceiling, cove base, wooden tables, terrazzo flooring. Work was conducted 24/7 during the 7 day building closure.
FM-2003553	A	22	Fixture Leak	\$2,125,000	Clara Shortridge Foltz Criminal Justice Center	Plumbing - Fixture Leak - Clean, dry and sanitize 97 individual areas from floor 18 through 11. All construction materials, offices, courtrooms, grand jury and (2) elevators were impacted by the Category 3 water intrusion event. Replace (2) elevator cab top control cards, (2) controllers and ropes on Elevators #16 and #19. Inspect all electrical panels and replace all breakers that were affected by water intrusion. Replace (3) relays and (1) smoke detector affected by water intrusion. Environmental protocol required for all areas impacted Category 3 water intrusion event. Substantial build-back required upon clearance to return Court operations. Leak originated in County exclusive space 18th floor employee restroom, continuous flushing toilet over weekend 11/19 to 11/20/22.
FM-2005372	A	23	Sewer Line Leak	\$809,000	Downtown Superior Court	Plumbing - Sewer Line Leak - Replace 100 ft of 6 inch underground cast iron sewer pipe with new PVC pipe. Dig (3) primary access holes, pull new pipe, install new clean-outs, and reconnect line to building. Remediate 1,000 SF of category 3 water intrusion at the jury assembly room. Sewer pipe collapsed due to age causing back-up at jury assembly room.

Top 5 Highest Costing Projects in FY24

\$350,000

\$300,000

\$250,000

\$200,000

\$150,000

\$100,000

\$50,000

\$0

FM-2008795

Fixture Leak

Johnson Bldg.

FM-2008036

Domestic Water Pipe Leak

B.F. Sisk Courthouse

FM-2007369

Storm Drain Leak

Hall of Records

FM-2008343

Sewer Line Leak

Central Justice Center

FM-2008170

Sewer Line Leak

Stephen K. Tamura Courthouse

Top 5 Highest Costing Projects in FY2024

FM-ID	List	FY	Category	TCFMAC Funded Cost	Facility Name	Description
FM-2008795	A	24	Fixture Leak	\$309,389.47	Johnson Bldg.	Plumbing - Fixture Leak - Replace (1) flush valve in 2nd floor womens public restroom, (1) elevator single button hall-call station and (1) position indicator light assembly on the 1st floor elevator landing, elevator door electrical components, elevator sump pit pump, and 1,310 SF of 2 ft x2 ft ceiling tiles. The flush valve failed due to age resulting in water overflowing a toilet in the restroom and travel down to the 1st floor, resulting a 3 day court closure. Work includes patch and paint of 6,675 SF hard surfaces, replacement and staining of 541 SF of wood paneling and 190 SF of wood baseboard, and to reseal 2,060 SF of stone floor tile. Environmental oversight and remediation required due to category 2 water. Erect (3) 8 ft x 44 ft containments, (5) 8 ft x 8 ft zippered barriers, (4) HEPA water extractors, (12) air movers, (2) negative air machines, and (8) dehumidifiers. Clean, dry, and sanitize 18,411 SF of hard surfaces.
FM-2008036	A	24	Domestic Water Pipe Leak	\$293,516.96	B.F. Sisk Courthouse	Plumbing - Domestic Water Pipe Leak - Replace (1) 3/4 inch ball valve, (2) electrical outlets, (1) light pack, (1) oil return pump, and (1) VFD on air handler 7,633 SF drywall and insulation, 1055 LF of cove base, (2) 120 SF galvanized medal panels. Domestic water valve failed due to age, causing flooding in multiple areas of the basement. Environmental testing costs included. Work includes 59 air scrubbers and 10 dehumidifiers.
FM-2007369	A	24	Storm Drain Leak	\$211,465.00	Hall of Records (Stanislaus)	Plumbing - Storm Drain Leak - Replace (1) sump pump, 160 LF of rubber cove base, 250 SF of 1-1/2 inch thick plaster wall, and 453 SF of drywall. Sump pump failed due to age during significant rain event and overflowed into basement area. Environmental oversight and remediation required to mitigate category 1 water and mold. Erect (1) 8-1/2 x 40 x 10 ft containment, core vent holes in 226 LF of drywall, and clean, dry, and sanitize 900 SF of carpet and 1,275 SF resilient flooring.
FM-2008343	D	24	Sewer Line Leak	\$150,689.38	Central Justice Center	Plumbing - Sewer Line Leak - Replace 120 LF of 2 inch copper pipe, 40 LF of 3 inch copper pipe, 180 LF of 4 inch copper pipe, 40 LF of 6 inch cast iron pipe, (25) 1/4 elbows, (20) 90-degree elbows, (25) combination WYE and 1/8 bends, (10) 1/8 bends, (10) p-traps, (5) closet bends, and (300) heavy duty couplings on the 2nd and 3rd floor executive spaces. The pipes failed due to age allowing water to leak onto the ceiling and lighting fixtures below. The ceiling below has been removed as a result of a separate abatement project, allowing ease of access for this work.
FM-2008170	A	24	Sewer Line Leak	\$125,255.40	Stephen K. Tamura Courthouse	Plumbing - Replace (2) 7.5 hp sewage ejector pumps. The pumps failed due to foreign material blocking the pumps, allowing water to flood the basement detention and file storage areas. The new ejector pumps will have an integrated grinder to prevent this in the future. Environmental oversight and remediation required for category 3 water. Clean and sanitize 2,946 SF of concrete flooring.

Meeting Calendar

Meeting Date	Type of Meeting	Time
Friday, January 31, 2025	Virtual	10:00-3:00
Monday, March 3, 2025	Virtual	12:00-1:30
Monday, April 7, 2025	Virtual	10:00-3:00
Monday, May 19, 2025	Virtual	10:00-3:00
Friday, July 18, 2025	Virtual	10:00-3:00
Monday, August 25, 2025	Virtual	12:00-1:30
Friday, October 24, 2025	Courthouse tours 10/23/25 In-person meeting 10/24/25 Location: TBD	08:30-4:00 10:00-3:00
Thursday, December 4, 2025	Virtual	12:00-1:30

Next Meeting

Adjourn

- Closing Discussions
- Chair Closing Comments