



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Documents

Meeting Date

May 19, 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: May 19, 2025
Time: 11:00 – 2:00
Public Videocast: <https://jcc.granicus.com/player/event/3929>

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 April 7, 2025 and April 24, 2025, Trial Court Facility Modification Advisory Committee meetings.

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, May 16, 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 – 6)

Item 1

Fiscal Year 2024–25 Facility Modification (FM) Program Budget Actions (Action Required)

Approve the following FY 2024–25 FM Program Budget Action:

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

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 2

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

Approve 121 projects for a total of \$6,052,868 to be paid from Facility Modification program funds previously encumbered for Priority 1 projects.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 3

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

Approve 93 projects for a total of \$1,165,658 to be paid from Facility Modification program funds previously encumbered for Priority 2 projects under \$100K.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 4

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

Approve cost increases over \$50K for three (3) facility modification projects, totaling a cost increase to the Facility Modification program budget of \$271,679.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 5

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 \$2,471,578.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 6

Pre-Approval of List G Planned Facility Modification Projects Over \$100K for Fiscal Year 2025–26 (Action Required)

Approve List G Planned Facility Modification projects over \$100K recommended for 2025–26, subject to enactment of the 2025–26 State Budget.

Presenter: Mr. Robert Carlson, 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

Discussion Item 3

Plumbing Leak Assessment and Mitigation Update

Plumbing Leak Assessment and Mitigation Update.

Presenter: Mr. Jagan Singh, Deputy Director, Facilities Services

VI. ADJOURNMENT

Adjourn to Closed Session

VII. CLOSED SESSION (CAL. RULES OF COURT, RULE 10.75(D))

Call to Order and Roll Call

Approval of Minutes (Action Required)

Approve closed session minutes of the April 7, 2025 Trial Court Facility Modification Advisory Committee meeting.

Item 1

Closed pursuant to California Rules of Court, Rule 10.75(d)(5)

Security plans or procedures or other matters that if discussed in public would compromise the safety of the public or of judicial branch officers or personnel or the security of judicial branch facilities or equipment, including electronic data.

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

Approve one (1) security-related project for a total of \$3,484 to be paid from the Facility Modification Program budget.

Presenters: Mr. Robert Carlson, Manager, Facilities Services

Mr. Ed Ellestad, Security Operations Supervisor, Facilities Services

Adjourn Closed Session



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

April 7, 2025

10:04 AM – 1:47 PM

Judicial Council of California – Videocast for Public Access

Advisory Body Members Present: Hon. Donald Cole Byrd, 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
Hon. Eric J. Wersching
Hon. William F. Highberger, Vice-Chair

Staff Present: The following Judicial Council staff were present:

- Mr. Tamer Ahmed, Director, Facilities Services
- Mr. Jagan Singh, Deputy Director, Facilities Services
- Ms. Maria Atayde-Scholz, Principal Manager, Facilities Services
- Mr. Harry O'Hagin, Principal Manager, Facilities Services
- Mr. Jeff Anderson, Manager, Facilities Services
- Mr. Robert Carlson, Manager, Facilities Services
- Ms. Mimi Chung, Manager, Facilities Services
- Mr. Jack Collins, Manager, Facilities Services
- Ms. Nanci Connelly, Manager, Facilities Services
- Mr. Andre Navarro, Manager, Facilities Services
- Ms. Deepika Padam, Manager, Facilities Services
- Ms. Peggy Symons, Manager, Facilities Services
- Mr. Javier Camacho, Supervisor, Facilities Services
- Mr. Ed Ellestad, Supervisor, Facilities Services
- Mr. Paul Fitzgerald, Supervisor, Facilities Services
- Ms. Donna Jorgensen, 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. Robert Stetson, Facilities Management Administrator, Facilities Services
- Mr. Edward Gonzales, Security Coordinator, 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
- Ms. Kristin Kerr, Supervising Attorney, Legal Services
- Ms. Erin Stagg, Attorney II, Legal Services

OPEN SESSION OF MEETING

Call to Order, Opening Remarks, and Roll Call

The chair called the open session of the meeting to order at 10:04 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 March 3, 2025. (*Motion: Romero; Second: Rockwell*)

PUBLIC WRITTEN COMMENTS

No public comments were received.

DIRECTOR'S REPORT

The committee received the following update:

1. Budget Hearing Update:

- The Judicial Council Facilities Services Director attended state Senate and Assembly subcommittee hearings on the judicial branch budget.
- The Governor's Proposed Budget for FY 2025–26 includes additional funding for the following facilities-related items:
 - Facility modifications (FM) at the San Diego Hall of Justice.
 - Lactation rooms.
 - Planning studies.
 - Active capital projects.
 - New Tracy Courthouse in San Joaquin County.

2. Judicial Branch Budget Committee (JBBC) Update:

- The Judicial Council Facilities Services Director presented 11 facilities-related Budget Change Concepts at the JBBC meeting held on February 20, 2025.
- The JBBC requested Facilities Services staff conduct an analysis on two items:
 - Return on investment for water conservation and leak detection measures in courthouses.
 - Guidelines and assessments related to Building Management Systems.

3. Capital Outlay Transition to Facility Operations:

- Capital outlay projects in the cities of Sacramento, Indio, and Santa Rosa transitioned to the Facility Operations Unit of Judicial Council Facilities Services.
- This transition happens approximately one year prior to the anticipated project turnover date for familiarity with equipment layout and feedback on access including the following:
 - Punch list walks and commissioning activities.
 - Determination of attic stock.

- Identification of storage locations.
- Asset tagging.
- Managing the transfer of warranty documents.
- Establishing protocols for warranty handling and support.

4. Rainy Season Preventative Maintenance (PM) Operation:

- On October 1, 2023, Judicial Council Facilities Services enhanced the PM program to include scheduled tree trimming and roof drain maintenance for 94 courthouses with a history of interior leaks and fallen tree limbs causing property damage.
- These services have produced a significant cost reduction in Priority 1 events and interior leak damage as follows:
 - FY 2024 costs were down to \$1,500, whereas FY 2022 and FY 2023 Priority 1 costs were as high as \$69,000.
 - FY 2024 costs were down to \$500,000, whereas FY 2022 and FY 2023 interior leak damage costs were as high as \$4.4 million.

5. New Facilities Services Deputy Director Announced:

- Mr. Jagandeep Singh was announced as the new Deputy Director of Judicial Council Facilities Services.

OPEN SESSION - ACTION ITEMS (ITEMS 1–7)

Action Item 1 – Fiscal Year 2024–25 Facility Modification Program Budget Actions

The committee approved the reallocation of \$2 million from the budget for Statewide FM Planning to the budget for Priority 2 FMs Under \$100K.

(Motion: Vallarta; Second: Ellis)

Action Item 2 – List A – Emergency Facility Modification Funding (Priority 1)

The committee approved 95 projects for a total of \$2,009,348 to be paid from FM program funds previously encumbered for Priority 1 projects.

(Motion: Yamasaki; Second: Orr)

Action Item 3 – List B – Facility Modifications Under \$100K (Priority 2)

The committee approved 84 projects for a total of \$1,072,027 to be paid from FM program funds previously encumbered for Priority 2 projects under \$100K.

(Motion: Vallarta; Second: Rockwell)

Action Item 4 – List C – Facility Modification Cost Increases Over \$50K

The committee approved cost increases over \$50K for two projects for a total of \$169,495 to be paid from FM program funds.

(Motion: Ellis; Second: Yamasaki)

Action Item 5 – List D – Facility Modifications Over \$100K (Priority 2)

The committee approved five Priority 2 FMs over \$100K for a total cost to the FM program budget of \$6,161,282.

(Motion: Rockwell; Second: Yamasaki)

Action Item 6 – October Meeting Travel Plans

The committee approved one of three options for scheduling the October 2025 offsite courthouse tours and committee meeting, as follows:

- Option 1:
 - Day 1 (October 23rd) – Tour San Diego and Orange County courthouses.
 - Day 2 (October 24th) – Tour Orange County courthouses and committee meeting at an Orange County courthouse.

(Motion: Ellis; Second: Rockwell)

Action Item 7 – Trial Court Facility Modifications Report for Quarter 3 of Fiscal Year 2024–25

The committee approved the draft *Trial Court Facility Modifications Report for Quarter 3 of Fiscal Year 2024–25*—modifying the FM program’s share pie chart on page 3 and adding a description of Attachment A’s Item #241 under *Fiscal Impact and Policy Implications* section—for submission to the Judicial Council as an Information-Only item.

(Motion: Vallarta; Second: Yamasaki)

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

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

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 – Sustainability Update

The committee received an update on sustainability initiatives as well as an introduction to the Energy Use Intensity reduction project.

Discussion Item 3 – Facilities Maintenance Performance Report

The committee reviewed the report on facilities maintenance performance.

Discussion Item 4 – Operations and Maintenance Report Clarification

The committee reviewed the operations and maintenance report.

Discussion Item 5 – In-Custody Vandalism – Updated Five-Year Analysis

The committee reviewed the updated five-year analysis on in-custody vandalism.

**OPEN SESSION – INFORMATION ONLY ITEMS (ITEMS 1–3)
(NO ACTION REQUIRED)**

Information Item 1 – Deferred Maintenance Funding - DMF-3 Projects Update

The committee received an update on the status of DMF-3 projects. DMF-3 projects are funded by a one-time general fund budget allocation in July 2019 of \$15 million that is earmarked for fire alarm system projects.

Information Item 2 – Deferred Maintenance Funding - DMF-4 Projects Update

The committee received an update on the status of DMF-4 projects. DMF-4 projects are funded by a one-time general fund budget allocation in July 2021 of \$180 million (reduced to \$132.6) for trial court facilities. Funding is earmarked primarily for roof, elevator, electrical, fire protection, and heating, ventilation, and air conditioning (HVAC) projects.

Information Item 3 – 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 1:47 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

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TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

MINUTES OF OPEN SESSION OF MEETING

April 24, 2025

12:10 PM – 12:45 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
Hon. Brad R. Hill
Hon. Eric J. Wersching

Advisory Body Members Absent: Hon. Jennifer K. Rockwell

Others Present: The following Judicial Council staff/others were present:

Mr. David W. Slayton, Court Executive Officer, Superior Court of Los Angeles County
Mr. Tamer Ahmed, Director, Judicial Council Facilities Services
Mr. Jagan Singh, Deputy Director, Judicial Council Facilities Services
Mr. Robert Carlson, Manager, Judicial Council Facilities Services
Mr. James Koerner, Senior Facilities Analyst, Judicial Council Facilities Services
Ms. Sadie Varela, Facilities Analyst, Judicial Council Facilities Services
Ms. Erin Stagg, Attorney II, Judicial Council Legal Services
Ms. Maggie Stern, Attorney II, Judicial Council Legal Services

OPEN SESSION OF MEETING

Call to Order, Opening Remarks, and Roll Call

The chair called the open session of the meeting to order at 12:10 p.m., roll was taken, and opening remarks were made.

PUBLIC WRITTEN COMMENTS

No public comments were received.

OPEN SESSION - ACTION ITEM (ITEM 1)

Action Item 1 – Draft Fiscal Year 2026–27 Los Angeles Spring Street Courthouse Courtrooms Relocation Budget Change Concept

The committee received a presentation on a Budget Change Concept (BCC) to request \$42.4 million General Fund one-time to relocate courtrooms and operations from the Spring Street Courthouse in Los Angeles County. This funding is necessary because of the federal government’s planned divestment of the building of which the Superior Court of Los Angeles County is a primary tenant, leasing a portion of the building’s space to operate its 24-courtroom, civil Spring Street Courthouse in the civic center area of downtown Los Angeles. The Judicial Council was informed by the landlord, the U.S. General Services Administration (GSA), that the federal government is divesting from the building and that the lease for the superior court, which expires on December 31, 2028, will not be extended.

The committee approved the draft FY 2026–27 Spring Street Courthouse Relocation BCC for consideration by the Judicial Branch Budget Committee and the Judicial Council.

(Motion: Yamasaki; Second: Vallarta)

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:45 p.m.

Approved by the advisory body on _____.



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/19/2025

Director's Report

Summary:

Update on the following:

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

Supporting Documentation:

- See Presentation

Director's Report

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



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/19/2025

Action Item 1 – (Action Required) - Fiscal Year 2024–25 Facility Modification (FM) Program Budget Actions

Action Requested:

Approve the following FY 24–25 FM Program Budget Action:

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

Supporting Documentation:

- See presentation



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/19/2025

Action Item 2 – (Action Required) - List A – Emergency Facility Modifications (Priority 1)

Action Requested:

Approve 121 projects for a total of \$6,052,868 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.



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
3/5/2025 to 4/8/2025
Meeting Date 05/19/2025

	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-2007699	Los Angeles	Compton Courthouse	19-AG1	1	Fire Protection - Replace 10 LF of 6 inch copper pipe and 30 SF of ceramic tile in the basement sheriffs mens and womens restroom. Pipe failed due to age allowing water to leak out from the fire sprinkler line inside the wall cavity between both restrooms and onto the floor. Environmental oversight and remediation required due to ACM, lead, and category 2 water. Erect (1) 8 ft x 8 ft x 8 ft containment and (1) 36 inch x 76 inch decontamination chamber. Work includes opening a 3 ft x 5 ft section of ceramic tile wall to gain access to pipe repair.	\$ 60,395	\$ 39,939	Complete	66.13
2	FM-2008382	Madera	Main Courthouse - Madera	20-F1	1	Grounds and Parking Lot - Replace 500 SF of wooden pathways. Pathways are rotting due to climate exposure and have become a tripping hazard. New pathways will be constructed with concrete to mitigate this issue in the future. Rotted areas could not be repaired due to the spongy, sunken wood. Replacement timbers are an oversized specialty product requiring a long lead time, and providing only minimal cost savings, with likely additional remediation in the future.	\$ 47,920	\$ 47,920	Complete	100
3	FM-2008731	Los Angeles	Airport Courthouse	19-AU1	1	Plumbing - Domestic water supply leak - Replace (1) 3/4 inch copper ball valve, (1) 3/4 inch copper union, (1) 3/4 inch copper elbow, and (2) 24 inch x 24 inch ceiling tiles. Domestic cold water line failed due to age and allowing water to leak above ceiling and down the 7th floor employee hallway. Environmental oversight and remediation required due to category 2 water. Erect (1) 5 ft x 8 ft x 8 ft containment, (1) 36 inch x 76 inch decontamination chamber, (1) 24 inch x 24 inch x 15 inch water diverter, and clean, dry, and sanitize 480 SF of hard surfaces.	\$ 25,518	\$ 19,692	Complete	77.17
4	FM-2008767	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Replace 3 LF of 2 inch cast iron pipe and (1) 3 inch to 2 inch reducer coupling in 5th floor snack shop and 10 SF of carpet and (1) juror chair in 4th floor Courtroom. Snack shop floor drains were blocked, resulting in them overflowing and leaking down to the Courtroom below. Attempts to clear the blockage resulted in the pipe cracking. Environmental oversight and remediation required due to category 2 water and ACM. Erect (3) critical door barriers, (1) 15 ft x 15 ft x 10 ft containment and clean, dry, and sanitize 310 SF of floor tile, 40 SF of wood cabinetry, 50 SF of ceramic floor tile, 20 SF of ceramic wall tile.	\$ 51,918	\$ 35,714	Complete	68.79



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
3/5/2025 to 4/8/2025
Meeting Date 05/19/2025

	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
5	FM-2008790	Los Angeles	Norwalk Courthouse	19-AK1	1	Roof - Exterior Leak - Replace (3) 2 ft x 4 ft ceiling tiles in 7th floor courtroom. Ceiling tiles failed due to a roof leak allowing rainwater into the building. Environmental oversight and remediation required due to category 2 water. Erect (1) 10 ft x 10 ft x 10 ft containment, (1) 36 inch x 76 inch decontamination chamber, and clean, dry, and sanitize 410 SF of floors and walls. Roof leak address under a separate FM.	\$ 13,013	\$ 13,013	Complete	100
6	FM-2008980	Los Angeles	Compton Courthouse	19-AG1	1	Vandalism - Replace 10 SF of drywall and (6) SF of plaster in 1st floor stairwell 4. Wall had a hole due to vandalism by unknown individual. Environmental oversight and remediation required due to ACM. Erect (1) 4 ft x 4 ft x 7 ft containment, (1) 36 inch x 76 inch decontamination chamber, and clean, dry, and sanitize 120 SF of vinyl tile and walls.	\$ 14,612	\$ 9,663	Complete	66.13
7	FM-2009013	Los Angeles	Norwalk Courthouse	19-AK1	1	Roof - Replace (4) 2 ft x 4 ft ceiling tiles on the 7th floor courtroom. Ceiling tiles failed due to a roof leak allowing rainwater into the building. Environmental oversight and remediation required due to category 2 water. Erect (1) 12 ft x 12 ft x 10 ft containment, (1) 36 inch x 76 inch decontamination chamber, and clean, dry, and sanitize water fountain and 610 SF of floors and walls. Roof leak address under a separate FM.	\$ 24,059	\$ 20,457	Complete	85.03
8	FM-2009041	San Bernardino	Rancho Cucamonga Courthouse	36-F1	1	Grounds and Parking Lot - Replace (2) fence post base plates in the Judges parking lot. Fence posts with visual slats failed due to high winds, causing the fence to lean and create a safety issue.	\$ 4,738	\$ 4,738	Complete	100
9	FM-2009045	Los Angeles	Norwalk Courthouse	19-AK1	1	Roof - Replace (2) 2 ft x 4 ft ceiling tiles in the 7th floor courtroom. Ceiling tiles failed due to a roof leak allowing rainwater into the building. Environmental oversight and remediation required due to category 2 water. Erect (1) 4 ft x 4 ft x 10 ft containment, (1) 36 inch x 72 inch decontamination chamber, and clean, dry, and sanitize drinking fountain, and 196 SF of floors and walls. Roof leak address under a separate FM.	\$ 19,236	\$ 19,236	Complete	100
10	FM-2009070	San Bernardino	Fontana Courthouse	36-C1	1	County Managed - Electrical - Install (1) temporary rental generator for the Central Plant. The local utility transformer that powers the Central Plant failed, resulting in the loss of utility power to the Plant, impacting building conditioning for the campus. Transformer had to be special ordered by local utility provider and took 12 months to arrive and be installed. Cost includes sub-contractor required to maintain equipment to support the central plant. Reimbursement of costs is being sought.	\$ 278,873	\$ 278,873	In Work	100



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Trial Court Facility Modification
Emergency and Priority 1 (List A)
3/5/2025 to 4/8/2025
Meeting Date 05/19/2025

	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
11	FM-2009071	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Fire Protection - Restore (2) fire pumps. The pumps failed due inconsistent water pressure, resulting in excessive friction of the internal components. The pumps were transported offsite. Cost includes 24 hour fire watch for 3 months.	\$ 742,489	\$ 597,555	Complete	80.48
12	FM-2009076	Riverside	Banning Justice Center	33-G4	1	Security - Replace (2) upper rollers of North sally port gate and (2) upper rollers for South sally port gate. Rollers failed due to age impacting the gates operation.	\$ 8,112	\$ 8,112	In Work	100
13	FM-2009141	San Diego	North County Regional Center - South	37-F1	1	Elevators, Escalators, & Hoists - Replace elevator drive for in-custody elevator 6. Drive failed due to age resulting in an entrapment. Work to utilize space drive from elevator 5 and will be completed after-hours during holiday.	\$ 46,307	\$ 46,307	Complete	100
14	FM-2009147	Santa Barbara	Figueroa Division	42-B1	1	Roof - Exterior Leak - Replace 30 SF of 2 layer felt underlayment material. The material failed due to age, allowing water to leak into the building. Work includes the removal and reinstallation of the ceramic roof tiles to access the underlayment material. Environmental oversight and remediation required due to ACM.	\$ 39,509	\$ 39,509	In Work	100
15	FM-2009152	Los Angeles	Whittier Courthouse	19-AO1	1	Interior Finishes - Replace (3) 24 inch x 24 inch ceiling tiles in the 1st floor employees lounge. Ceiling tiles failed due to age causing them to fall. Environmental oversight and remediation required due to ACM. Erect (1) 8 ft x 6 ft x 10 ft containment, (1) 36 inch x 76 inch decontamination chamber, and clean, dry, and sanitize 50 SF of floors and walls.	\$ 8,868	\$ 8,868	Complete	100
16	FM-2009179	Los Angeles	Pomona Courthouse South	19-W1	1	Plumbing - Fixture Leak - Replace (1) toilet wax ring and (1) flush valve assembly for 6th floor mens public restroom, and 10 SF of plaster ceiling for 5th floor mens public restroom. The wax ring in the 6th floor restroom failed due to age allowing water to leak down to the 5th floor restroom. Environmental oversight and remediation required due to ACM and category 3 water. Erect (1) 3 ft x 3 ft x 7 ft decontamination chamber, (2) 3 ft x 7 ft critical barriers, and clean, dry, and sanitize 400 SF of floors, walls, and ceilings.	\$ 25,001	\$ 22,785	In Work	91.14
17	FM-2009180	Los Angeles	Pasadena Courthouse	19-J1	1	Fire Protection - Replace (1) standpipe pressure gauge and all associated fittings. The pressure gauge failed due to age, affecting the fire sprinkler system throughout the building.	\$ 2,790	\$ 1,935	Complete	69.35



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

DRAFT

Trial Court Facility Modification
Emergency and Priority 1 (List A)
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18	FM-2009182	Los Angeles	San Fernando Courthouse	19-AC1	1	Roof - Exterior Leak - Replace 20 SF of 2 ft x 2 ft ceiling tile and 3 SF of drywall. Water leaked through the roof and entered the 4th floor plenum above courtrooms, secure corridor, and court reporter office. Environmental oversight and remediation required due to category 2 water. Erect one 8 ft x 8 ft x 9 ft high containment with decontamination chamber and clean, dry, and sanitize 170 SF of drywall, 150 SF of carpet, 8 SF of 1 ft x 1 ft vinyl tile, and 5 light fixtures.	\$ 22,230	\$ 22,230	Complete	100
19	FM-2009184	Los Angeles	Pasadena Courthouse	19-J1	1	Roof - Replace 450 SF of 1/4 inch roof decking, 450 SF of 2 ply roof membrane, 40 LF of roof flashing to penthouse. The roofing on the penthouse failed due to high winds.	\$ 22,051	\$ 15,292	Complete	69.35
20	FM-2009186	Los Angeles	Compton Courthouse	19-AG1	1	Electrical - Replace (15) 277V 20 Amp single pole breakers, (2) 480V 20 Amp 3 pole breakers (1) 480V 40 Amp 3 pole breaker, (6) 600V inline fuses and all associated hardware in electrical panel for the parking structure. The breakers failed due to water intrusion from the landscaping area above the electrical panel, affecting all lighting in the parking structure and courtyard surrounding the building. Work includes rerouting the conduit and wiring and sealing the building exterior to mitigate the water issue.	\$ 6,053	\$ 4,003	Complete	66.13
21	FM-2009188	Los Angeles	Airport Courthouse	19-AU1	1	Vandalism - Replace 14 SF of graffiti film on public elevators 1, 3, and 4. Work required due to graffiti etchings on elevators.	\$ 8,659	\$ 6,682	In Work	77.17
22	FM-2009190	Los Angeles	Inglewood Juvenile Court	19-E1	1	HVAC - Replace (1) ignition module, (1) burner controller, (2) 1/3 HP blower motor assembly units, and (1) surge protector for boilers 1 and 2. Components failed due to voltage spike in the boiler system impacting building heating.	\$ 11,946	\$ 9,650	In Work	80.78
23	FM-2009192	Tulare	South County Justice Center	54-I1	1	Elevators, Escalators, & Hoists - Replace (1) belt monitor on public elevator 1. Monitor failed due to age impacting the elevators operation.	\$ 25,308	\$ 25,308	In Work	100
24	FM-2009193	Kern	Metropolitan Division	15-A1	1	Plumbing - Domestic water leak - Replace 60 LF of 2 inch copper pipe, (1) 2 inch valve, (2) 2 inch dielectric unions, all associated fittings, 400 SF of 1 FT x 1 FT ceiling tiles, 30 SF of insulation, and 400 SF of plaster walls. The domestic hot water pipe failed due to age allowing water to leak down into the basement public hallway. Environmental oversight and remediation required due to ACM and category 2 water. Erect (2) 8 ft x 10 ft critical barriers in the public hallway and clean, dry, and sanitize 1,500 SF of flooring, walls, and light fixtures.	\$ 80,837	\$ 50,523	In Work	62.50



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25	FM-2009194	Orange	Central Justice Center	30-A1	1	Vandalism - Fixture Leak - Mechanically clear 50 LF of drain line in 8th floor holding cell and replace (20) 2 ft x 2 ft ceiling tiles in 7th floor jury room. An in-custody blocked the holding cell toilet resulting in water flooding the cell and traveling down to the jury room. The blockage was not recovered. Environmental oversight and remediation required due to category 2 water. Clean, dry, and sanitize 396 SF of flooring and ceiling grid. Restitution is being sought.	\$ 8,388	\$ 8,388	Complete	100
26	FM-2009195	Los Angeles	Pasadena Courthouse	19-J1	1	HVAC - Replace (1) Variable Frequency Drive (VFD) and all associated wiring for cooling tower 2. The VFD failed due to age, affecting the HVAC system throughout the building.	\$ 14,025	\$ 9,726	Complete	69.35
27	FM-2009199	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	HVAC - Replace (1) drive and (1) VFD 10HP drive system for return fan motor 2. Drive failed due to age impacting 2nd floor temperatures.	\$ 9,905	\$ 7,876	In Work	79.52
28	FM-2009202	Los Angeles	West Covina Courthouse	19-X1	1	County Managed - Roof - Replace 200 SF of roofing membrane. Membrane failed due to age allowing water to leak down affecting the jury assembly room. Environmental oversight and remediation oversite required due to category 2 water. Erect (1) 20 ft x 15 ft containment, (1) 3 ft x 7 ft decontamination chamber, and clean, dry, and sanitize 300 SF of carpet, walls, and seats.	\$ 7,886	\$ 7,886	In Work	100
29	FM-2009203	Orange	Civil Complex Center	30-A3	1	Exterior Shell - Replace (1) 10 ft x 10 ft roll up sally port door. The gate failed due to age, resulting in its malfunction.	\$ 4,845	\$ 4,845	In Work	100
30	FM-2009205	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	Roof - Exterior Leak - Replace 20 SF of drywall and install (1) 2 ft x 2 ft access panel for the jury assembly room. Rain penetrated through the roof into the plenum of the Jury Assembly Room. Environmental oversight and remediation required due to category 2 water and mold. Erect (1) 4 ft x 8 ft containment and clean, dry, and sanitize 20 SF of carpet and (1) desk. Roof issue will be handled under separate FM.	\$ 33,245	\$ 24,439	Complete	73.51
31	FM-2009206	San Joaquin	Stockton Courthouse	39-F1	1	Vandalism - Replace (2) 105 inch x 62 inch x 1/4 inch glazing on East Side of Building. Glazing damaged due to vandalism by unknown person. Cost include 4 technicians onsite for two days due to the weight of the glazing.	\$ 18,083	\$ 18,083	In Work	100
32	FM-2009208	Los Angeles	Whittier Courthouse	19-AO1	1	HVAC - Replace (1) 7.5HP motor and (1) belt for cooling tower 2. The motor and belt failed due to age, which impacted cooling to the building.	\$ 10,250	\$ 8,859	Complete	86.43



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33	FM-2009211	Los Angeles	Stanley Mosk Courthouse	19-K1	1	HVAC - Replace 8 LF of 30 inch x 58 inch ducting and insulation for cold deck supply air, (1) set of turning guide vanes, (1) damper assembly, and 20 inch x 38 inch access door on ducting for AHU 15. Ducting corroded due to age causing it to collapse.	\$ 76,166	\$ 74,079	In Work	97.26
34	FM-2009212	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Replace (3) pump floats for sump pump in the basement machine room. Floats failed due to age, preventing the pumps from draining the pit, resulting in the floor drain backing up and overflow.	\$ 3,407	\$ 2,253	Complete	66.13
35	FM-2009216	Los Angeles	West Covina Courthouse	19-X1	1	County Managed - HVAC - Replace (2) 2 1/2 inch isolation valves, (4) 2 1/2 inch pipe spools, (1) control valve, (2) pressure gauges, all associated fittings, hardware, and wiring on heating hot water boiler. Components failed due to age affecting the comfort heating throughout the building.	\$ 29,884	\$ 29,884	In Work	100
36	FM-2009217	Los Angeles	Inglewood Courthouse	19-F1	1	Electrical - Replace 15 LF of 4 1/2 inch diameter flex piping and 15 LF of pipe insulation for the generator exhaust system. Components failed due to age causing system to disconnect.	\$ 5,551	\$ 4,139	Complete	74.56
37	FM-2009219	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Plumbing - Domestic water pipe leak - Replace (1) valve assembly for the 3rd floor detention and (3) 2 ft x 2 ft ceiling tiles for 2nd floor clerks office. The valve failed due to age allowing water to leak down into the clerks office. Environmental oversight and remediation required due to category 2 water. Clean, dry, and sanitize (1) office desk and (1) plastic floor mat.	\$ 4,048	\$ 3,258	Complete	80.48
38	FM-2009223	Los Angeles	Pasadena Courthouse	19-J1	1	HVAC - Replace (1) Impeller assembly, (2) shaft bearings, (1) 2 1/2 inch check valve, (1) gasket kit, and associated hardware and fittings on the heating hot water pump. The components failed due to age affecting comfort heating throughout the entire building.	\$ 6,607	\$ 4,582	Complete	69.35
39	FM-2009224	Los Angeles	Glendale Courthouse	19-H1	1	Interior Finishes - Replace (7) 12 inch x 12 inch ceiling tiles for 1st floor sheriffs office. Ceiling tiles mastic failed due to age. Environmental oversight and remediation required due to ACM. Erect (1) 8 ft x 6 ft x 9 ft containment and (1) 7 ft x 3 ft decontamination chamber and clean, dry, and sanitize 50 SF of floor.	\$ 11,943	\$ 11,943	In Work	100
40	FM-2009225	Napa	Criminal Court Building	28-A1	1	Elevators, Escalators, & Hoists - Replace car doors and landing doors at first floor, left side door frame, door trim, clutch assembly, key switch, housing, and refurbish frame and secured panels for in-custody elevator 3. Elevator failed due to age resulting in entrapment. Fire department response required to extract an in custody due to medical issue, resulting in subsequent damage to the elevator at the first-floor level.	\$ 118,018	\$ 118,018	Complete	100



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41	FM-2009226	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Fixture Leak - Replace (1) flush valve assembly for 2nd floor mens public restroom and associated fittings and (8) 24 inch x 24 inch ceiling tiles in 1st floor public hallway. The flush valve failed due to age, allowing water to leak down to 1st floor public hallway. Environmental oversight and remediation required due to ACM and category 2 water. Erect (1) 10 ft x 10 ft x 9 ft containment, (1) 3 ft x 7 ft decontamination chamber, and clean, dry, and sanitize 250 SF of floors, walls.	\$ 24,968	\$ 17,316	In Work	69.35
42	FM-2009227	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Replace (2) angle stops and repair (4) 3/4 inch isolation valves and all associated fittings for domestic hot and cold water in the 1st floor staff office. Angles stops failed due to age. During work it was discovered that the isolation valves failed affecting the ability to isolate water. Work includes draining, refilling, and purging air from the system throughout the building.	\$ 7,370	\$ 5,111	Complete	69.35
43	FM-2009228	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Sewer Line leak - Replace 10 LF of 6 inch cast iron pipe and associated fittings, 20 SF of plaster in and 12th floor Judges chambers restroom and (5) 1 ft x 1 ft ceiling tiles in the 12th floor secured hallway. The pipe failed due to age, allowing water to leak onto the hard lid ceiling in judges chamber and into the secured hallway. Environmental oversight and remediation required due to ACM and category 2 water. Erect (1) 8 ft x 4 ft x 9 ft containment with decontamination chamber in the judges chambers restroom, (1) 10 ft x 10 ft x 9 ft containment with decontamination chamber in the secure corridor, and clean, dry, and sanitize 75 SF of floor and walls.	\$ 21,423	\$ 14,167	Complete	66.13
44	FM-2009229	Los Angeles	Pasadena Courthouse	19-J1	1	Interior Finishes - Replace (2) 2 FT x 4 FT ceiling tiles in 4th floor courtroom. The ceiling tile failed due to age, affecting courtroom audience seating area. Environmental oversight and remediation required due to ACM. Erect (1) 7 ft x 12 ft x 10 ft containment, (1) 3 ft x 7 ft x3 ft decontamination chamber, and clean, dry, and sanitize 150 SF of floors and walls.	\$ 13,059	\$ 13,059	In Work	100
45	FM-2009230	Solano	Hall of Justice	48-A1	1	HVAC - Replace (1) return fan motor and VFD on AHU-02. Component failed due to age impacting building conditioning.	\$ 21,076	\$ 15,348	In Work	72.82
46	FM-2009231	Los Angeles	Glendale Courthouse	19-H1	1	HVAC - Replace (20) burners, (2) igniters and all associated fittings for boiler 1. The burners failed due to age, affecting heating throughout the building.	\$ 5,163	\$ 4,674	Complete	90.54
47	FM-2009232	Los Angeles	Pasadena Courthouse	19-J1	1	HVAC - Replace (1) 8 ft x 10 ft outside air damper bank, (2) actuators and all associated wiring for Air Handler Unit (AHU) 2. Outside air dampers failed due to heavy winds impacting AHU operation and ability to control temperatures throughout the 2nd floor.	\$ 19,297	\$ 13,383	Complete	69.35



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48	FM-2009234	Los Angeles	Catalina Courthouse	19-AA1	1	County Managed - Interior Finishes - Replace (2) front entrance doors and locks. Doors failed due to age, impacting security to the building.	\$ 4,426	\$ 4,426	In Work	100
49	FM-2009235	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Replace (2) domestic water angle stops and (2) 1/2 inch flex lines for 2nd floor courtroom chambers restroom. The angle stops failed due to age, allowing water to leak onto the restroom floor.	\$ 3,575	\$ 3,575	Complete	100
50	FM-2009236	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Mechanically clear 25 LF of sewer line in 2nd floor mens restroom and replace (2) 2 ft x 4 ft ceiling tiles for 1st floor cafeteria. The 2nd floor Mens public restroom toilet was blocked allowing water to travel down to the 1st floor cafeteria. Environmental oversight and remediation required due to category 2 water and ACM. Erect (1) 12 ft x 13 ft containment, (1) critical door barrier, and clean, dry, and sanitize 60 SF of 1 inch x 1 inch ceramic floor tile, 60 SF of 2 inch x 4 inch white ceramic wall tile, (2) toilet stall walls, (1) trash can, 60 SF of plaster wall, 60 SF of 12 inch x 12 inch vinyl floor tile, (1) wooden table, and (2) plastic dining chairs.	\$ 31,092	\$ 21,388	In Work	68.79
51	FM-2009237	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Replace (1) 750 gallon insulated water tank with (1) 8 inch carbon steel diameter heat exchanger, 10 LF of 2 inch black iron pipe, 20 LF of 2 inch copper pipe, (2) 2 inch ball valves on the 8th floor. Tank failed due to age allowing steam to leak from multiple locations. Work included temporary weld and pipe replacement to provide hot water while waiting on lead time of new tank.	\$ 160,108	\$ 155,721	In Work	97.26
52	FM-2009238	Napa	Criminal Court Building	28-A1	1	Elevators, Escalators, & Hoists - Replace (1) transfer pump and re-pack shaft seal on judges elevator 4. Pump failed due to age impacting the elevators operation.	\$ 33,824	\$ 33,824	Complete	100
53	FM-2009241	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace (1) expansion tank and (1) 4 inch by-pass valve on the Service level. The tank failed due to corrosion causing allowing steam to leak from the system. Work includes draining and refilling the hot loop system to the building.	\$ 67,025	\$ 46,106	In Work	68.79
54	FM-2009250	Los Angeles	East Los Angeles Courthouse	19-V1	1	Grounds and Parking Lot - Restore (1) limit switch for the Judges parking gate. The limit switch failed due to a power outage affecting the secured parking gate. The gate was stuck in the closed position, not allowing vehicles to exit.	\$ 4,223	\$ 4,223	Complete	100
55	FM-2009251	Imperial	El Centro Courthouse	13-A1	1	HVAC - Replace (1) 2 ton mini split air conditioning unit and associated parts for IT room. Compressor failed due to age impacting cooling to the IT Room.	\$ 3,959	\$ 3,959	Complete	100



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56	FM-2009255	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Exterior Shell - Replace (10) door slats, (1) spring, and (1) barrel for roll up gate. Gate failed due to being struck by sheriffs in-custody bus causing the gate to be inoperable. Reimbursement being sought.	\$ 18,362	\$ 18,362	In Work	100
57	FM-2009256	San Bernardino	Juvenile Dependency Courthouse	36-P1	1	Plumbing - Domestic Water Line Leak- Replace (1) spring and associated components on courtyard backflow preventer. Spring failed due to age allowing water to leak into the landscape.	\$ 2,187	\$ 1,193	In Work	54.53
58	FM-2009257	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	HVAC - Replace (1) 1HP wheel motor, (1) 1HP blower motor (1) burner barrel, (1) diffuser, (1) flame rod, and (1) ignition electrode on boiler 2. Components failed due to age, impacting temperature throughout the building.	\$ 23,204	\$ 18,452	In Work	79.52
59	FM-2009259	Imperial	El Centro Courthouse	13-A1	1	HVAC - Replace (1) circulating pump and motor, (2) 3 inch threaded male slip copper fittings, (4) 45 degree 3 inch slip copper fittings, and 10 LF of 3 inch copper piping for boiler 1. Pump and motor failed due to age. Work required to restore heating and cooling throughout the building.	\$ 10,189	\$ 10,189	Complete	100
60	FM-2009262	Los Angeles	Airport Courthouse	19-AU1	1	HVAC - Replace (1) 3/4 inch service valve, 3 lbs of R410A refrigerant, (1) register damper, and (3) airflow supply grills. Valve failed due to age and airflow restricted due to dampers and supply grills seized in place, impacting temperatures.	\$ 4,937	\$ 3,810	In Work	77.17
61	FM-2009263	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Roof - Exterior Leak - Restore 25 SF of carpet and restore 10 SF of roofing. Rainwater leaked through the roof into the plenum on the 7th floor and down into the office and onto the carpet. Environmental oversight and remediation required due to category 2 water. Erect (1) 6 ft x 6 ft x 9 ft high containment with decontamination barrier and clean, dry and sanitize (1) metal light fixture and 25 SF of concrete subfloor.	\$ 25,634	\$ 23,004	In Work	89.74
62	FM-2009272	Los Angeles	Pomona Courthouse South	19-W1	1	Roof - Replace 30 LF of roof sealant, 6 SF of roof flashing, and (8) 12 inch x 12 inch ceiling tiles, . Roof sealant and flashing failed due to age allowing rainwater to leak down affecting the 7th floor sheriffs and 6th floor emergency stairwell. Environmental oversight and remediation require due to ACM and category 2 water. Erect (1) 10 ft x 6 ft x 9 ft containment, (1) 8 ft x 8 ft x 9 ft containment, (2) 3 ft x 7 ft decontamination chambers, and clean, dry, and sanitize 650 SF of floors, walls.	\$ 39,985	\$ 36,443	In Work	91.14
63	FM-2009277	Merced	Charles James Ogletree, Jr. Courthouse	24-A8	1	HVAC - Replace (1) VFD on return air fan of AHU 2. VFD failed due to age, impacting building conditioning.	\$ 6,858	\$ 6,858	Complete	100



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64	FM-2009283	Los Angeles	Pomona Courthouse South	19-W1	1	Interior Finishes - Replace (1) door push panic bar, (1) mortise lock kit, (1) key cylinder and all associated hardware for 2nd floor south employee secured hallway door. The push bar failed due to age impacting the doors operation. During the work the other components were also identified as failed.	\$ 5,500	\$ 5,500	Complete	100
65	FM-2009285	San Diego	Kearny Mesa Court	37-C1	1	Roof - Replace 8 SF of 2 ft x 4 ft ceiling tiles in 1st floor courtroom and 4 SF of 2 ft x 2 ft ceiling tiles in 1st floor east public corridor. Rain water penetrated the roof and traveled down to the 1st floor. Environmental oversight and remediation required due to ACM. Erect (1) 8 ft x 2 ft x 10 ft and (1) 3 ft x 3 x 8 ft containments with decontamination chamber and de-humidifier. Clean, dry, and sanitize 12 SF of metal T-bar. Roof issues to be handled by separate FM.	\$ 15,292	\$ 15,292	Complete	100
66	FM-2009289	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	1	Vandalism - Hydro-flush 1,600 LF of 4 inch sewer line and perform 160 LF of camera inspection. The line was blocked by debris flushed by an unknown in-custody.	\$ 11,414	\$ 9,624	Complete	84.32
67	FM-2009294	San Diego	Trailer - Family Support	37-F7	1	Exterior Shell - Replace 10 SF of drywall and remove leaves and debris from rainwater gutter above the entry door. The gutter was blocked by leaves, allowing water to overflow the gutter and enter the building through the door. Environmental oversight and remediation required for category 2 water. Erect (1) 4 ft x 4 ft x 8 ft containment, (1) dehumidifier, and clean, dry, and sanitize 15 sf of carpet and 7 LF of 4 inch cove base.	\$ 17,086	\$ 17,086	Complete	100
68	FM-2009297	Los Angeles	Compton Courthouse	19-AG1	1	Interior Finishes - Replace (1) 72 inch x 84 inch double steel door, (1) panic bar, (1) exit device, (2) door closers, (6) ball bearing hinges, and (2) 1 inch kick plates on the 1st floor southeast stairwell. The door failed due to age, causing the panic bar to be stuck in the open position, preventing the door from closing, resulting in a security concern.	\$ 24,583	\$ 16,257	Complete	66.13
69	FM-2009298	El Dorado	Main St. Courthouse	09-A1	1	Vandalism - Replace (1) 39 1/4 inch x 45 inch x 1/4 inch diamond wire glazing with silver reflective film in the 3rd floor jury room. Exterior window damaged by In-custody who struck the glazing with his head. Restitution is being sought.	\$ 3,185	\$ 3,185	Complete	100
70	FM-2009299	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevators, Escalators, & Hoists - Replace (2) contactors, (2) position indicator boards, (2) control boards for public elevator 6. Components failed due age causing the elevator to lose signal and become unresponsive on all floors.	\$ 29,754	\$ 28,939	In Work	97.26



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71	FM-2009300	Lassen	Hall of Justice	18-C1	1	HVAC - Replace (1) circulating pump with associated seals, (1) chemical feeder pump with associated seals, and 40 gallons of anti-freeze. The pumps failed due to age impacting heating in the building. Work includes draining and refilling the hot water loop to complete replacement and repairs.	\$ 8,564	\$ 8,564	Complete	100
72	FM-2009303	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Domestic water supply leak - Replace 1 LF of 1/2 inch copper supply line, (1) elbow, and (4) 2 ft x 2 ft ceiling tiles in 6th floor secured hallway. Copper supply line failed due to age allowing water to leak onto the ceiling and floor below. Environmental oversight and remediation required due to category 2 water. Erect (1) 10 ft x 14 ft containment, (1) critical door barrier, and clean, dry, and sanitize 8 LF of ceiling grid, and 10 SF of 12 inch x 12 inch floor files.	\$ 37,693	\$ 36,660	In Work	97.26
73	FM-2009304	Imperial	El Centro Courthouse	13-A1	1	HVAC - Replace (1) recirculating pump and motor, (4) 3 inch threaded male slip copper fittings, (8) 3 inch slip elbow copper fittings and (15) feet of 3 inch copper pipe for chiller 1. Pump and motor failed due to age causing the chiller to stop working, impacting building conditioning. Environmental oversight and remediation required due to ACM.	\$ 61,923	\$ 61,923	Complete	100
74	FM-2009305	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Storm Line Leak - Restore (1) exterior floor drain. Debris blocked the drain, allowing rainwater to flood the 2nd floor grand park entrance and the weapons screening area. Environmental oversight and Remediation required due to category 2 water. Erect (3) critical door barriers and clean, dry, and sanitize 400 SF of carpet, 230 SF of ceramic floor tile, (2) office chair bases, (4) table bases, (1) wooden cabinet base, (14) security post bases, (1) metal file cabinet base, (1) storage container base, (4) traffic cone bases, (2) trash bins, (1) x-ray machine base, (1) metal detector base, (1) carpet mat, and (2) small containers.	\$ 24,276	\$ 23,611	In Work	97.26
75	FM-2009306	Los Angeles	El Monte Courthouse	19-O1	1	HVAC - Replace (1) heat exchanger, (5) burners, (20) gaskets and all associated parts for boiler 1. Heat exchanger failed due to age, affecting comfort heating throughout the entire building.	\$ 27,380	\$ 15,913	Complete	58.12
76	FM-2009311	Imperial	El Centro Criminal Courthouse	13-G1	1	HVAC - Replace (1) high pressure safety switch, (1) condenser pressure switch, and associated wiring for Chiller 1. Components failed due to age affecting the HVAC system.	\$ 9,711	\$ 9,711	Complete	100
77	FM-2009314	Kern	Delano/North Kern Court	15-D1	1	Fire Protection - Replace (1) exterior weatherproof junction box and (2) batteries for the fire alarm panel. The parts have failed due to age, causing intermittent alarms.	\$ 2,315	\$ 1,867	Complete	80.64



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78	FM-2009315	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	Elevators, Escalators, & Hoists - Replace (1) elevator cab pad, (1) set of brake contactors, and (1) set of hall door pins for freight elevator 5, and (1) set of brake contactors for staff elevator 6. Parts failed due to age impacting both elevators operation.	\$ 24,561	\$ 18,055	Complete	73.51
79	FM-2009317	Placer	Howard G. Gibson Courthouse	31-H1	1	Elevators, Escalators, & Hoists - Replace (1) cable assembly, (1) pulley, (1) limit switch, and (1) backup power battery for the elevator 6 smoke curtain. Equipment failed due to age, causing the smoke curtain in the basement to not automatically retract	\$ 4,137	\$ 4,137	Complete	100
80	FM-2009320	Tulare	South County Justice Center	54-I1	1	Plumbing - Replace (1) vacuum breaker and (1) O-Ring on 2nd floor holding cell toilet and (20) 4 ft x 6 ft ceiling tiles in the 1st floor staff office. Parts failed due to age allowing water to leak from the 2nd floor down to the 1st floor staff office.	\$ 2,405	\$ 2,405	In Work	100
81	FM-2009321	Placer	Howard G. Gibson Courthouse	31-H1	1	Exterior Shell - Restore 20 LF of stucco cracks on exterior wall and decorative siding above the 1st floor Research Attorney window. The stucco cracked due to age, allowing water to enter the building.	\$ 4,951	\$ 4,951	In Work	100
82	FM-2009322	Sacramento	Carol Miller Justice Center Court Facility	34-D1	1	HVAC - Replace Chiller 1 oil line. The oil line failed due to age and is obsolete. Work includes fabricating a new oil line and draining and refilling oil.	\$ 3,191	\$ 3,191	In Work	100
83	FM-2009324	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior Finishes - Replace (6) 2 ft x 2 ft ceiling tiles and (60) SF of carpet in the 3rd floor court interpreters office. The ceiling tiles failed due to age. Environmental oversight and remediation required due to ACM. Erect (1) 3 1/2 ft x 7 1/2 ft containment, (1) 3 ft x 6 1/2 ft decontamination chamber, and clean, dry, and sanitize 410 SF of office chairs, ceiling tiles, and carpet.	\$ 19,927	\$ 19,927	Complete	100
84	FM-2009327	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Storm drain leak - Replace 80 LF of 10 inch cast iron pipe, (6) 10 inch hangers, and (7) 10 inch couplings, (2) 10 inch cast iron 45 degree elbows above the sheriffs bus parking area. Pipe failed due to age, allowing water to leak into the sheriffs bus parking area. Clean, dry, and sanitize 800 SF of concrete surfaces.	\$ 23,092	\$ 15,885	In Work	68.79
85	FM-2009328	Imperial	El Centro Courthouse	13-A1	1	Plumbing - Sewer Line Leak - Replace 20 LF of 2 inch cast iron pipe, (4) 2 inch elbow fittings, and (1) 2 inch male adapter fitting for Bailiff restroom sink. Piping failed due to age and corrosion.	\$ 2,477	\$ 2,477	Complete	100
86	FM-2009330	Riverside	Blythe Courthouse - Superior Court	33-D1	1	Fire Protection - Replace (1) landline communicator dialer. Dialer failed due to age preventing the fire alarm panel from contacting the monitoring company. New dialer to use cellular technology.	\$ 4,831	\$ 4,831	In Work	100



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

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Trial Court Facility Modification

Emergency and Priority 1 (List A)

3/5/2025 to 4/8/2025

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	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
87	FM-2009333	Orange	Central Justice Center	30-A1	1	Fire Protection - Replace 10 LF of 4 inch steel pipe and (1) 4 inch grooved pipe coupling for the basement fire suppression system. Pipe failed due to age resulting in the system de-pressurizing and trouble alarms on the main fire panel.	\$ 5,532	\$ 5,532	Complete	100
88	FM-2009334	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	1	Vandalism - Main Sewer Line - Hydro-jet 1,200 LF of 4-inch sewer pipe and a camera inspection of 300 LF of pipe. The blockage was caused by an unknown in-custody flushing debris, resulting in flooding of detention area, sheriffs office, and DAs office. Environmental oversight and remediation required for category 2 water. Clean and sanitize 2,100 SF of hard surfaces.	\$ 28,113	\$ 23,705	Complete	84.32
89	FM-2009336	Orange	Central Justice Center	30-A1	1	HVAC - Replace (1) VFD for 8th floor return fan 8. The VFD failed due to age resulting in a loud noise and disrupting court operations.	\$ 6,330	\$ 5,771	In Work	91.17
90	FM-2009337	Orange	Civil Complex Center	30-A3	1	HVAC - Replace (1) 15K BTU mini split air conditioning unit for the main IDF and electrical room. The unit failed due to age, resulting in refrigerant leaks, and impacting court operations.	\$ 17,019	\$ 17,019	In Work	100
91	FM-2009347	San Diego	Kearny Mesa Court	37-C1	1	Grounds and Parking Lot - Install 300 LF of silicon joint sealer on the concrete accessibility ramp and storm water gutter on the east side of the building. The joints have failed due to age allowing water to leak into the East Wing basement. Environmental oversight and remediation required due to Category 2 water. Erect (1) 10 ft x 2 ft containment, and (1) dehumidifier. Clean, dry and sanitize 10 SF of CMU wall, 4 LF of cove base, and 5 SF of carpet. Work to be performed afterhours.	\$ 32,578	\$ 32,578	In Work	100
92	FM-2009350	Ventura	Juvenile Courthouse	56-F1	1	Fire Protection - Replace (1) cellular dialer for the fire alarm panel. The dialer failed due to age causing fire alarm panel alarms	\$ 7,834	\$ 7,834	In Work	100
93	FM-2009351	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Replace (1) 1/3 hp sump pump, 40 LF of 1/2 electrical conduit, and all associated fittings in the public parking structure. The sump pump failed due to age, allowing water to flood the area from the recent rains. The conduit was damaged by the flooding.	\$ 14,298	\$ 9,455	In Work	66.13
94	FM-2009352	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior Finishes - Replace (6) 1 ft x 1 ft ceiling tiles in the 4th floor secure corridor. The ceiling tiles failed due to age. Environmental oversight and remediation required due to ACM. Erect (1) 4 ft x 7 ft x 8 ft containment and (1) 36 inch x 76 inch decontamination chamber and clean, dry, and sanitize 210 SF of floors and wall.	\$ 16,290	\$ 16,290	Complete	100



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95	FM-2009353	Los Angeles	Pomona Courthouse South	19-W1	1	Fire Protection - Replace (30) 12v 7AH batteries on all floors and (2) power supplies various fire alarm panels throughout building. Batteries failed due to age and were identified during preventive maintenance. Work to be completed after-hours.	\$ 17,812	\$ 16,234	Complete	91.14
96	FM-2009357	Los Angeles	Compton Courthouse	19-AG1	1	Vandalism - Remove 360 SF of graffiti around the exterior wall of the building including walls, columns, doors and trash cans. Work includes removal of trash and debris left behind by unknown individuals.	\$ 6,242	\$ 4,128	Complete	66.13
97	FM-2009358	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Fire Protection - Replace (1) 1/2 inch pressure relieve valve for the booster pump. The valve failed due to age causing flooding on the concrete floor.	\$ 8,592	\$ 6,915	In Work	80.48
98	FM-2009361	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Replace (1) 2 inch 2 HP sump pump and (1) electrical switch on sump pump 1 in the parking structure. The sump pump failed due to age, preventing it from pumping out water from the recent rains and causing a flood in the basement. The switch was obsolete and replaced while the technician was on site.	\$ 5,310	\$ 3,512	Complete	66.13
99	FM-2009368	Kern	Arvin/ Lamont Branch	15-H1	1	Electrical - Replace (1) safety edge and (1) receiver on sally port gate. The parts failed due to age, impacting the gates operation.	\$ 2,291	\$ 2,291	Complete	100
100	FM-2009371	San Bernardino	Juvenile Dependency Courthouse	36-P1	1	Fire Protection - Replace (1) velocity controller and associated wiring on fire suppression system. Controller failed due to age causing the fire panel to go into alarm.	\$ 2,426	\$ 1,323	Complete	54.53
101	FM-2009375	San Bernardino	Rancho Cucamonga Courthouse	36-F1	1	Elevators, Escalators, & Hoists - Replace (4) 24v relays, (2) 480v contactors on judges Elevator 5. Parts failed due to age, impacting the elevators operation.	\$ 11,779	\$ 11,779	Complete	100
102	FM-2009378	Santa Barbara	Santa Maria Courts, Bldg G	42-F5	1	Plumbing - Replace (1) water heater and install (2) isolation valves for the building hot water. Water heater failed due to age affecting the buildings hot water and the isolation valve were installed to isolate the water heater.	\$ 7,432	\$ 7,432	Complete	100
103	FM-2009379	San Diego	Juvenile Court	37-E1	1	Exterior Shell - Replace 4 SF of 2 ft x 2 ft ceiling tiles and 20 SF of drywall in the 1st floor lobby. Rainwater penetrated the exterior shell and into the lobby area. Environmental oversight and remediation required due to category 2 water. Erect (1) 13 ft x 3 ft x 9 ft and (1) 8 ft x 4 ft x 8 ft containments. Clean, dry, and sanitize 7 SF of drywall, 10 SF of brick, 10 SF of ceramic tile, and 15 SF of stucco.	\$ 18,500	\$ 13,805	Complete	74.62



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104	FM-2009381	Kern	Delano/North Kern Court	15-D1	1	Plumbing - Replace (1) adjustment valve, (2) low voltage harnesses, and (1) high voltage harness for building water heater. The parts have failed due to age, impacting hot water to the building.	\$ 2,107	\$ 1,697	Complete	80.54
105	FM-2009382	Sutter	Sutter County Superior Courthouse	51-C1	1	Fire Protection - Replace (1) water pressure sensor and flow switch. Pressure sensor failed due to age, causing fire alarm panel to produce false low water pressure alarm.	\$ 2,546	\$ 2,546	Complete	100
106	FM-2009385	Los Angeles	Stanley Mosk Courthouse	19-K1	1	HVAC - Replace (2) 1 1/2 inch isolation valves on heating hot water coil for AHU 18. Valves corroded due to age, impacting courthouse temperatures. Work includes draining and refilling hot water loop to perform repairs.	\$ 15,102	\$ 14,688	In Work	97.26
107	FM-2009390	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	Grounds and Parking Lot - Replace (1) circuit board for the south sally port gate operator. The board failed due to age causing the roll up gate to remain in the closed position.	\$ 7,404	\$ 7,404	In Work	100
108	FM-2009395	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Elevators, Escalators, & Hoists - Replace (1) load sensor for elevator 3. Sensor failed due to age impacting the elevators operation. Work includes performing calibration and testing.	\$ 17,337	\$ 11,926	In Work	68.79
109	FM-2009398	Los Angeles	West Covina Courthouse	19-X1	1	County Managed - Vandalism - Replace (1) 3 ft x 6 ft glazing at public entrance doors. The glazing was vandalized above the public entrance doors by unknown persons, impacting building security.	\$ 6,724	\$ 6,724	In Work	100
110	FM-2009401	Los Angeles	Airport Courthouse	19-AU1	1	HVAC - Replace (1) 20hp motor, (1) pulley, and (3) belts to evaporator cooler. Components failed due to age causing irregular air balancing on the 1st floor of the building.	\$ 6,951	\$ 5,364	In Work	77.17
111	FM-2009402	El Dorado	Johnson Bldg.	09-E1	1	HVAC - Replace (1) hot surface ignitor and (1) flame sensor for the heating boiler. Equipment failed due to a power outage impacting heating to the entire building.	\$ 2,993	\$ 2,993	Complete	100
112	FM-2009405	Tulare	South County Justice Center	54-I1	1	Fire Protection - Replace (2) tamper switches on main fire panel. Tamper switches failed due to corrosion resulting in fire panel trouble alarms.	\$ 3,958	\$ 3,958	In Work	100



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113	FM-2009409	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Vandalism - Sewer Line Leak - Mechanically clear 100 LF of sewer line in 10th floor holding cell and replace (150) 1 ft x 1 ft ceiling tiles and (4) 2 ft x 2 ft ceiling tiles in (2) 9th floor courtrooms. An in-custody intentionally flushed sandwich bags down the holding cell toilet allowing water to flood the cell and down to the 9th floor courtrooms. Debris was recovered. Environmental oversight and remediation required due to category 2 water. Erect (2) 8 ft x 6 ft and (2) 6 ft x 4 ft containments. Clean, dry and sanitize 290 SF of concrete floor, and 235 SF of terrazzo floor. Restitution is being sought.	\$ 35,004	\$ 35,004	In Work	100
114	FM-2009410	San Diego	Juvenile Court	37-E1	1	HVAC - Replace (1) 15 HP motor, (1) shaft, (2) bearings, and (1) blower wheel assembly located on the roof AHU 1. Components failed due to age, impacting 1st floor courtrooms and 2nd floor district attorneys office. Work includes (12) 1.5 TON temporary air conditioners.	\$ 92,777	\$ 69,230	In Work	74.62
115	FM-2009412	Contra Costa	Wakefield Taylor Courthouse	07-A2	1	HVAC - Replace (1) temperature sensor on the chiller. Temperature sensor failed due to age, impacting cooling to the courthouse.	\$ 3,732	\$ 3,732	In Work	100
116	FM-2009415	Kern	Arvin/ Lamont Branch	15-H1	1	Electrical - Replace (1) 120V lighting system contactor and (7) exterior 100-watt LED wall fixtures. Contactor failed due to age and light fixtures were missing, impacting lighting around the courthouse.	\$ 8,425	\$ 5,137	In Work	60.97
117	FM-2009417	Kern	Arvin/ Lamont Branch	15-H1	1	Plumbing - Domestic Water Pipe Leak - Replace (1) 3 inch valve for the domestic main water line to the building. The valve failed due to age, causing water to leak into the planters. Work includes draining and refilling the water system.	\$ 6,588	\$ 4,013	Complete	60.91
118	FM-2009423	San Diego	Juvenile Court	37-E1	1	HVAC - Mechanical systems leak - Replace (2) valves and (2) wye strainers on water source heat pump. Valves have failed due to age allowing water to leak from the system.	\$ 4,118	\$ 3,073	Complete	74.62
119	FM-2009426	Los Angeles	Downey Courthouse	19-AM1	1	Elevators, Escalators, & Hoists - Replace (1) circuit board and (1) 5 amp fuse for in-custody elevator 4. The fuse and board failed due to a power surge impacting the elevators operation. Work requires reprogramming the controller to restore operation.	\$ 6,631	\$ 6,631	Complete	100
120	FM-2009427	Orange	Central Justice Center	30-A1	1	Interior Finishes - Restore the second floor return fan housing. ACM fireproofing fell onto the fan housing, requiring it to be abated. Environmental oversight and remediation required due to ACM.	\$ 7,804	\$ 7,115	In Work	91.17



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121	FM-2009446	Alameda	East County Hall of Justice	01-J1	1	Electrical - Replace bus duct assembly for the courthouse. The assembly failed due to condensation corroding the bus bars inside the duct. Costs temporary generator rental 20 weeks to maintain court operation.	\$ 3,185,192	\$ 3,185,192	In Work	100
							\$ 6,496,650	\$ 6,052,868		



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/19/2025

Action Item 3 – List B – Facility Modifications Under \$100K (Priority 2)

Action Requested:

Approve 93 projects for a total of \$1,165,658 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-2008025	Sutter	Sutter County Superior Courthouse	51-C1	2	Electrical - Install (4) 7 inch wall mounted touch screens, (5) ethernet bridges, (2) ethernet switches and (1) control on the existing lighting control system. The lighting control system has limited functionality and requires additional components to improve functionality of the system.	\$ 25,715	\$ 25,715	In Work	100
2	FM-2009037	San Bernardino	San Bernardino Justice Center	36-R1	2	Elevators, Escalators, & Hoists - Shorten hoist cable and replace associated hardware for elevator 8. Cable stretched due to age impacting the elevators operation.	\$ 4,327	\$ 4,327	Complete	100
3	FM-2009094	San Bernardino	San Bernardino Justice Center	36-R1	2	Elevators, Escalators, & Hoists - Shorten hoist ropes and replace associated hardware on elevators 1, 2, 3, 4, 5, 6, 7, 9, 10 & 13. Ropes have stretched out of range due to age and were discovered during preventative maintenance.	\$ 38,881	\$ 38,881	In Work	100
4	FM-2009160	San Joaquin	Stockton Courthouse	39-F1	2	HVAC - Replace the BMS Network Automation Engine (NAE). The NAE is obsolete and cannot accommodate future growth of the BMS.	\$ 9,314	\$ 9,314	In Work	100
5	FM-2009183	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Elevators, Escalators & Hoist - Replace (1) handrail track on escalator 2. Part failed due to damage by a foreign object penetrating into the handrail inlet.	\$ 2,346	\$ 1,888	Complete	80.48
6	FM-2009187	Los Angeles	Chatsworth Courthouse	19-AY1	2	Fire Protection - Replace (2) signs and install (1) break lock and chain on the west riser and restore the water flow switch. The switch was seized and the signs and break lock were missing. Issues were found during preventative maintenance. Attempts to restore the switch were not successful and the replacement will be under a separate FM. Work occurred after hours.	\$ 7,618	\$ 6,384	In Work	83.80
7	FM-2009191	Los Angeles	Airport Courthouse	19-AU1	2	Fire Protection - Replace (1) control relay, (3) modules for AHU 2, 5, and 6. Parts failed due to age resulting in trouble alarms.	\$ 6,139	\$ 4,738	In Work	77.17
8	FM-2009196	Los Angeles	Van Nuys Courthouse East	19-AX1	2	Electrical - Replace (12) 4 ft lamps and (6) ballasts in the 1st floor staff area. The lamps and ballasts have failed due to use. Work requires scaffolding to perform the work.	\$ 6,999	\$ 6,999	In Work	100
9	FM-2009207	San Bernardino	Rancho Cucamonga Courthouse	36-F1	2	Plumbing - Fixture Leak - Replace (1) angle stop, (1) toilet, and (1) toilet wax ring in 2nd floor secured hallway staff restroom. Parts failed due to age allowing water to leak onto the floor.	\$ 1,961	\$ 1,961	Complete	100



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10	FM-2009209	San Bernardino	Barstow Courthouse	36-J1	2	Security - Replace (2) 14 Volt 0.3 Amp batteries for Judges secured entrance door. Batteries failed due to age, causing the door to not lock and posing a security concern. Work Includes after hours repairs.	\$ 3,350	\$ 3,350	Complete	100
11	FM-2009210	Los Angeles	Santa Monica Courthouse	19-AP1	2	HVAC - Replace (2) 2 inch isolation valves, (2) 2 inch circuit setters, (1) 3 way 2 inch mixing valve, 15 LF of 2 inch copper pipe and 15 LF of 2 inch fiberglass pipe insulation. The pipe and components failed due to debris build-up in the line, impacting heating in the building. Attempts to clear the debris were unsuccessful.	\$ 28,773	\$ 22,584	In Work	78.49
12	FM-2009213	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	Elevators, Escalators, & Hoists - Replace (1) hoisting rope for public elevator 4. The hoisting rope failed due to use, impacting the elevators operation.	\$ 19,587	\$ 13,709	Complete	69.99
13	FM-2009218	Monterey	Salinas Courthouse- North Wing	27-A1	2	Plumbing - Replace (4) gaskets, (2) retainers, and (2) springs and (1) relief valve on 4 inch domestic water backflow preventor 4. Backflow preventer failed due to age and was found during testing.	\$ 3,954	\$ 3,954	In Work	100
14	FM-2009220	Alameda	Hayward Hall of Justice	01-D1	2	HVAC - Replace (2) 2 inch copper unions, (1) 2 inch copper valve at heating hot water pipe, and (1) 2 FT x 4 FT ceiling tile above security screening checkpoint. Pipe leaked due to age allowing water to leak onto the ceiling tile below.	\$ 4,937	\$ 4,360	Complete	88.30
15	FM-2009221	Monterey	Salinas Courthouse- North Wing	27-A1	2	Plumbing - Replace (4) O-rings, (2) retainers, and (3) springs at 6 inch backflow preventer 1. Backflow preventer failed due to age and was found during testing.	\$ 5,058	\$ 5,058	In Work	100
16	FM-2009239	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Fire Protection - Replace (1) angle fire hose valve in hose cabinet located on the Service floor. The valve failed due to age and was found during standpipe system testing. Work includes draining and refilling the sprinkler system and fire watch while repair was made.	\$ 5,702	\$ 3,923	In Work	68.79
17	FM-2009240	Madera	Main Courthouse - Madera	20-F1	2	Vandalism- Replace (1) 20 1/4 inch x 47 1/4 inch x 1/2 bullet resistant glazing in basement holding cell. Glazing was broken by an in-custody. Restitution being sought.	\$ 6,556	\$ 6,556	In Work	100



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18	FM-2009242	Los Angeles	Hall of Records	19-AV1	2	County Managed - HVAC - Replace (1) 6 ft kitchenette, (15) 2 ft x 4 ft ceiling tiles, and primer and paint entire room. Remove 650 SF carpet squares, 12 inch x 12 inch flooring, and 180 SF of drywall. Damage due to steam condensate line rupture. Environmental oversight and remediation required due to category 2 water. LA County ISD will provide material and labor to replace all damaged or removed material and equipment.	\$ 65,000	\$ 65,000	In Work	100
19	FM-2009243	San Joaquin	Stockton Courthouse	39-F1	2	Exterior Shell - Replace (1) 4 ft x 8 ft Skylight glazing. The glazing broke due to unknown cause. Cost includes a temporary plywood scaffolding bridge to avoid damage to adjacent area and a lift rental.	\$ 37,360	\$ 37,360	In Work	100
20	FM-2009244	Yolo	Yolo Superior Court	57-A10	2	Elevators, Escalators, & Hoists - Replace (7) elevator drive on staff elevators 1 and 2, public elevators 1, 2, and 3, and in-custody elevators 1 and 2. The drives have failed due to age impacting elevator operation.	\$ 17,020	\$ 17,020	In Work	100
21	FM-2009252	Los Angeles	Hollywood Courthouse	19-S1	2	Grounds and Parking Lot - Replace (2) security limit rollers for exterior sally port gate. The rollers failed due to age, impacting the gates operation.	\$ 2,576	\$ 2,576	Complete	100
22	FM-2009253	San Bernardino	Victorville Courthouse	36-L1	2	Plumbing - Fixture Leak - Replace (1) toilet flange, (1) wax ring, (1) Sloan valve vacuum breaker and associated bolts, and restore caulking base of toilet in clerks office restroom. Flange and bolts broke due to age causing toilet to leak when flushed.	\$ 2,022	\$ 2,022	Complete	100
23	FM-2009254	Tehama	Tehama County Courthouse	52-E1	2	Fire Protection - Restore (2) smoke hatches. Hatches failed due to unknown cause, resulting in them not opening. Deficiencies found during recent annual Fire Alarm Inspection.	\$ 3,403	\$ 3,403	In Work	100
24	FM-2009258	Riverside	Banning Justice Center	33-G4	2	Exterior Shell - Replace (1) front entrance floor mounted door closer and (1) bottom door guide. Closer and guide failed due to age, making door difficult to secure. Work includes temporary removal of door to access floor closer.	\$ 5,014	\$ 5,014	In Work	100
25	FM-2009260	Yolo	Yolo Superior Court	57-A10	2	Fire Protection - Install (1) cellular dual dialer with 100 ft antenna for basement fire panel. The hardline dialer failed due to water exposure.	\$ 4,482	\$ 4,482	In Work	100
26	FM-2009273	San Diego	Central Courthouse	37-L1	2	Vandalism - Replace (1) glazing stainless steel rail cap on the 4th floor. Cap missing, exposing the glazing edge.	\$ 2,114	\$ 2,114	Complete	100



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27	FM-2009274	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	2	Grounds and Parking Lot - Replace 20 LF of PVC irrigation pipes, (4) controllers, 30 broken sprinkler heads, and (2) valves for the landscape irrigation system. Parts failed due to age, allowing water to leak from the system and impacting the exterior landscaping.	\$ 13,917	\$ 11,734	In Work	84.32
28	FM-2009275	Riverside	Banning Justice Center	33-G4	2	Fire Protection - Replace (6) pressure gauges, (1) 4 inch valve, and (1) 2 inch drain valve of the fire sprinkler and standpipe system. Parts failed resulting in several trouble alarms.	\$ 5,939	\$ 5,939	In Work	100
29	FM-2009276	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Elevators, Escalators, & Hoists - Replace (1) relay cable and (1) pulley for public elevator 6. Parts failed due to age impacting the elevators operation.	\$ 4,155	\$ 2,858	In Work	68.79
30	FM-2009278	San Bernardino	San Bernardino Justice Center	36-R1	2	Elevators, Escalators, & Hoists - Replace (1) service elevator call button on the 3rd and 6th floors. The call buttons have failed, impacting the elevators operation.	\$ 5,120	\$ 5,120	In Work	100
31	FM-2009280	Santa Clara	Morgan Hill Courthouse	43-N1	2	HVAC - Replace (1) oil solenoid on chiller 2 and (2) internal oil filters and (2) external oil filters for chiller circuits A and B. The solenoid failed due to age, resulting in the chiller shutting down and impacting cooling to the building. The filters were changed as a preventative maintenance item while the technician was on site.	\$ 11,282	\$ 11,282	In Work	100
32	FM-2009282	San Diego	Central Courthouse	37-L1	2	Plumbing - Replace (1) toilet bowl and (1) wall gasket for 9th floor Judges chamber restroom. Toilet failed due to age, causing repeated backups.	\$ 5,503	\$ 5,503	In Work	100
33	FM-2009284	Del Norte	Del Norte County Superior Court	08-A1	2	Exterior Shell - Replace (2) control boards on main entry doors. Units have failed due to age impacting their operation.	\$ 7,271	\$ 4,455	In Work	61.27
34	FM-2009290	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Interior Finishes - Replace (4) door power switches, (1) coordinator bar, and restore (17) door closers. The components failed due to age and use and were identified during preventative maintenance.	\$ 13,212	\$ 10,633	In Work	80.48
35	FM-2009291	Riverside	Larson Justice Center	33-C1	2	Plumbing - Replace (1) 4 inch backflow preventer. The device has failed due to age and was discovered during annual testing.	\$ 11,569	\$ 11,267	In Work	97.39
36	FM-2009293	Riverside	Banning Justice Center	33-G4	2	Plumbing - Replace (1) 1 1/4 inch backflow preventer. The device failed due to age and was identified during annual testing.	\$ 4,707	\$ 4,707	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
37	FM-2009296	Los Angeles	Chatsworth Courthouse	19-AY1	2	HVAC - Install 100 SF ducting epoxy on air handler units 01 and 04. The internal seams on both AHUs have cracked due to age allowing condensation to leak to the lower floor. Work includes removing rust from ducting and occurred afterhours.	\$ 16,442	\$ 13,779	In Work	83.80
38	FM-2009301	Santa Cruz	Watsonville Courthouse	44-B2	2	HVAC - Replace (1) 3-ton compressor at rooftop AC condensing unit. Compressor failed due to age causing loss of cooling to server room. Work includes installation of temporary AC units.	\$ 15,739	\$ 15,739	In Work	100
39	FM-2009302	Alameda	Fremont Hall of Justice	01-H1	2	Plumbing - Replace (1) 1 1/2 inch galvanized heat exchange valve, (1) 1 1/2 inch pneumatic control actuator, (1) 1 1/2 inch 3-way valve, and pipe insulation at domestic hot water heat exchanger. Valve failed due to age impacting hot water supply.	\$ 11,937	\$ 9,478	In Work	79.40
40	FM-2009307	Riverside	Family Law Court	33-A1	2	HVAC - Replace (1) condenser fan motor, (1) VFD cabinet fan, and (1) chill water flow switch on chiller 3. Chiller devices failed due to age. Deficiencies found during annual testing.	\$ 14,314	\$ 14,314	In Work	100
41	FM-2009308	Monterey	Monterey Courthouse	27-C1	2	Elevators, Escalators, & Hoists - Replace (1) emergency light, (1) alarm bell, (1) electrical box cover, and (1) door edge at elevator 1. Components failed due to age and were identified during regulatory inspection.	\$ 6,976	\$ 3,498	Complete	50.14
42	FM-2009309	Siskiyou	Siskiyou County Superior Court	47-H1	2	HVAC - Replace (1) 30 gallon boiler expansion tank. Tank failed due to water pressure fluctuations.	\$ 3,661	\$ 3,661	In Work	100
43	FM-2009310	Santa Clara	Hall of Justice (East)	43-A1	2	HVAC - Replace (1) 3 ton compressor at rooftop AC condensing unit. Compressor failed due to age, resulting in the loss of cooling to server room. Work includes installation of temporary AC units to support downtime.	\$ 22,426	\$ 22,426	Complete	100
44	FM-2009312	Madera	Main Courthouse - Madera	20-F1	2	Grounds and Parking Lot - Replace (22) slats and (22) clips on judges parking roll up gate. Clips failed due to age. Work includes painting new slats to match existing.	\$ 7,554	\$ 7,554	In Work	100
45	FM-2009313	San Benito	San Benito County Superior Court	35-C1	2	Vandalism - Replace (2) 72 inch x 58 inch exterior double paned windows for family court services area. Window broken by individual identified through surveillance footage. Restitution is being sought.	\$ 24,885	\$ 24,885	Complete	100



	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCF MAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
46	FM-2009316	Santa Clara	Hall of Justice (West)	43-A2	2	Plumbing - Replace 3 LF of 3 inch copper pipe and fittings on isolation valve at main domestic water supply line. Pipe failed due to age, resulting in water leaking from the system.	\$ 5,922	\$ 5,922	Complete	100
47	FM-2009318	Fresno	B.F. Sisk Courthouse	10-O1	2	HVAC - Replace (1) compressor and 25 lbs of refrigerant. Compressor failed due to age and was discovered during normal rounds and readings.	\$ 6,523	\$ 6,523	In Work	100
48	FM-2009323	Fresno	Fresno County Courthouse	10-A1	2	Interior Finishes - Replace (1) automatic sliding door retrofit kit on basement floor level entrance ADA door. Parts have failed due to age impacting the doors operation.	\$ 12,005	\$ 11,514	In Work	95.91
49	FM-2009326	Tulare	South County Justice Center	54-I1	2	Plumbing - Domestic Water Leak - Replace 3 LF of 3/4 inch copper pipe in the 1st floor womens employee restroom. The pipe failed due to age and was discovered by court staff. Work was completed after hours.	\$ 4,612	\$ 4,612	Complete	100
50	FM-2009329	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Fire Protection - Replace (1) detection line conduit, (4) brackets, and (2) duct nozzles. Components failed due to age and were identified during annual testing.	\$ 5,050	\$ 3,474	In Work	68.79
51	FM-2009332	San Diego	Central Courthouse	37-L1	2	Interior Finishes - Replace (2) concealed vertical rod exit devices and (2) extension kits on 20th floor courtroom doors. Rods failed due to use, impacting operation. Work includes reinstalling the existing hardware.	\$ 15,172	\$ 15,172	In Work	100
52	FM-2009335	Kern	Metropolitan Division	15-A1	2	Plumbing - Replace 20 LF of 2 inch galvanized pipe, 20 LF of 2 inch copper pipe, (1) 2 inch gate valve, and associated fittings. The gate valve failed due to age allowing water to leak from the system. The piping was replaced as preventative maintenance as they had several temporary repairs.	\$ 4,277	\$ 2,673	In Work	62.50
53	FM-2009348	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Grounds and Parking Lot - Replace (2) 1 inch PVC couplings and 1 LF of 1 inch PVC irrigation pipe. The pipe failed due to age, allowing water to flood the basement staff offices. Environmental oversight and remediation required for category 1 water. Extract 20 gallons of water and clean and sanitize 120 SF of tile floor.	\$ 3,775	\$ 3,163	Complete	83.80
54	FM-2009355	San Francisco	Polk St. Annex	38-A2	2	Vandalism - Replace (1) 12 ft x 6 ft glazing pane. The glazing was struck by an unidentified person. Work includes installing a 1/4 inch powder coated aluminum panel in lieu of glazing.	\$ 13,498	\$ 13,498	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
55	FM-2009363	Los Angeles	Alfred J. McCourtney Juvenile Justice Center	19-AE1	2	Interior Finishes - Replace (2) 36 inch x 24 inch swing doors and (2) sets of hardware for the 2nd floor courtroom. The door and components failed due to age.	\$ 16,184	\$ 16,184	In Work	100
56	FM-2009366	San Diego	North County Regional Center - South	37-F1	2	County Managed - HVAC - Replace (4) boiler tubes, (1) blast tube, and (1) burner head for 1st floor mechanical room boiler 3. Boiler failed due to age causing BMS automation to fail, impacting heating and cooling to the building. Work includes reprogramming the BMS, verifying all AHUs and HHW valves in the south building are functioning.	\$ 60,676	\$ 60,676	In Work	100
57	FM-2009367	Los Angeles	Chatsworth Courthouse	19-AY1	2	Electrical - Replace 100 LF of underground conduit and wire to the east and west light poles, planters, and monument. The conduit and wiring have failed due to age, resulting in an electrical short, impacting lighting levels in the public parking area.	\$ 31,434	\$ 26,342	In Work	83.80
58	FM-2009369	San Benito	San Benito County Superior Court	35-C1	2	HVAC - Replace (4) fuses on air handling unit variable frequency drive. Fuses failed due to age, impacting cooling to all courtrooms.	\$ 3,902	\$ 3,902	In Work	100
59	FM-2009370	San Diego	East County Regional Center	37-I1	2	HVAC - Replace (1) grooved coupling on the main heating pipe located in the 1st floor restraining order office. Coupling failed due to age causing water to drip onto ceiling tile. Work includes freezing pipe to perform repair to mitigate draining the entire system.	\$ 17,470	\$ 11,829	In Work	67.71
60	FM-2009372	Orange	North Justice Center	30-C1	2	Fire Protection - Replace (12) fire sprinkler heads located in the in-custody tunnel. Fire sprinkler heads failed due to corrosion.	\$ 3,772	\$ 3,406	In Work	90.31
61	FM-2009373	Fresno	Fresno County Courthouse	10-A1	2	Electrical - Replace (1) gear pump, (1) lift pump and (1) fuel filter for the backup generator. Parts failed due to age impacting the generators operation.	\$ 12,196	\$ 11,697	In Work	95.91
62	FM-2009374	San Bernardino	San Bernardino Courthouse - Annex	36-A2	2	Elevators, Escalators, & Hoists - Replace (1) operation key and wiring components on elevator 1. Parts failed due to age impacting the elevators operation.	\$ 10,263	\$ 9,815	In Work	95.64
63	FM-2009376	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Elevators, Escalators, & Hoists - Perform hoist rope shortening for elevator 6. The rope has stretched due to use, impacting the elevators operation.	\$ 15,188	\$ 12,223	In Work	80.48



	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
64	FM-2009377	San Benito	San Benito County Superior Court	35-C1	2	HVAC - Replace (1) 3 HP failed fan motor and assembly on chiller condenser unit. Fan motor failed due to age causing loss of cooling.	\$ 15,617	\$ 15,617	Complete	100
65	FM-2009383	Los Angeles	Whittier Courthouse	19-AO1	2	Interior Finishes - Replace (1) wood door, (1) door closer and associated hardware on the 1st floor courtroom. The door failed due to age, impacting its ability to close and secure properly.	\$ 4,937	\$ 4,937	In Work	100
66	FM-2009386	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	Plumbing - Replace (2) check valves for 8 inch domestic backflow. The valves failed due to age and were discovered during preventive maintenance.	\$ 5,516	\$ 4,055	In Work	73.51
67	FM-2009387	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	2	HVAC - Replace (4) VFDs on air handler units in 3rd floor fan room. VFDs failed due to age impacting building conditioning.	\$ 9,518	\$ 9,518	In Work	100
68	FM-2009389	San Diego	Central Courthouse	37-L1	2	Plumbing - Install (1) 16 inch x 16 inch access panel and replace (2) bands and (1) clean-out cap for 4th floor drinking fountain. Drinking fountain drain line was blocked by debris in the pipe. Work includes removal of drinking fountain to access the drain pipe.	\$ 4,482	\$ 4,482	In Work	100
69	FM-2009397	Monterey	Salinas Courthouse-North Wing	27-A1	2	HVAC - Replace (1) 3-ton compressor at rooftop AC condensing unit. Compressor failed due to age causing loss of cooling to server room. Cost includes installation of temporary AC units.	\$ 3,049	\$ 3,049	Complete	100
70	FM-2009399	Tulare	South County Justice Center	54-I1	2	HVAC - Install (1) workstation and software for BAS System. The workstation and software is obsolete resulting in communication issues with the system	\$ 38,213	\$ 38,213	Complete	100
71	FM-2009406	Los Angeles	Beverly Hills Courthouse	19-AQ1	2	HVAC - Install (1) thermostat, (2) dampers, (2) actuators, and (1) 16 inch x 16 inch access door in the 2nd floor Jury Assembly Room. The assembly room does not have dampers and actuators to regulate airflow impacting room temperatures.	\$ 11,086	\$ 11,086	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
72	FM-2009411	Del Norte	Del Norte County Superior Court	08-A1	2	Fire Protection - Replace (2) hardline telephone communication lines and install (1) radio connection and 200 LF of Cat 5 network cable to IDF room. Phone lines have failed due to age impacting fire alarm reporting. Cat 5 cabling will provide a redundant back-up for the system.	\$ 12,777	\$ 7,829	In Work	61.27
73	FM-2009413	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	2	HVAC - Replace (2) bearings with grease kits, and (1) 3 belt drive sheave on AHU 2. Bearings and sheave have failed due to age impacting building conditioning.	\$ 11,941	\$ 11,941	In Work	100
74	FM-2009414	Contra Costa	Wakefield Taylor Courthouse	07-A2	2	Interior Finishes - Restore 400 SF of wall plaster and paint in 3rd floor courtroom. Plaster and paint damaged due to a previous rain water leak. Costs include environmental testing. Leak being addressed under separate FM.	\$ 11,889	\$ 11,889	In Work	100
75	FM-2009416	Contra Costa	Wakefield Taylor Courthouse	07-A2	2	Interior Finishes - Replace 20 SF of ceiling plaster in 3rd floor jury restroom. Plaster was damaged from a previous drain line water leak. Costs include environmental testing. Leak being addressed under separate FM.	\$ 11,064	\$ 11,064	In Work	100
76	FM-2009418	Los Angeles	Torrance Courthouse	19-C1	2	HVAC - Replace (1) coil and (1) motor armature in chiller 1 motor control center panel. Components failed due to age impacting building temperatures.	\$ 3,670	\$ 3,125	In Work	85.14
77	FM-2009419	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	2	HVAC - Replace (2) bearings with grease kits, and (1) 3 belt drive sheave on AHU 1. Bearings and sheave have failed due to age impacting building conditioning.	\$ 11,941	\$ 11,941	In Work	100
78	FM-2009422	San Bernardino	San Bernardino Courthouse - Annex	36-A2	2	Roof - Replace 50 SF of membrane and restore seals on all pipe penetrations and perimeter of roof membrane. Roofing due to age allowing rainwater to leak into the judges entrance door. Work include priming 50 SF of roof membrane.	\$ 6,125	\$ 5,858	In Work	95.64
79	FM-2009424	San Diego	North County Regional Center - South	37-F1	2	Elevators, Escalators, & Hoists - Replace (1) bottom hinge on wheelchair lift 7 door in 4th floor courtroom. The hinge failed due to age, impacting the door from closing. Work to be completed after hours.	\$ 4,808	\$ 4,808	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
80	FM-2009425	San Bernardino	Barstow Courthouse	36-J1	2	Security - Replace (1) internal push bar kit on exit push bars on main entrance doors. Parts failed due to age preventing doors from latching, resulting a security concern.	\$ 2,273	\$ 2,273	Complete	100
81	FM-2009429	Alameda	Fremont Hall of Justice	01-H1	2	Plumbing - Replace 10 LF of 4 inch cast iron pipe, (1) 4 inch wye, and all no-hub couplings on storm water drainpipe and (4) 2 ft x 4 ft ceiling tiles in 2nd floor secured hallway. Pipe failed due to age allowing water to leak from pipe onto the ceiling below. Work includes removal of (20) 2 ft x 4 ft ceiling tiles and grid to access via lift.	\$ 17,382	\$ 13,801	In Work	79.40
82	FM-2009430	Madera	Main Courthouse - Madera	20-F1	2	HVAC - Replace (1) compressor on chiller 2. Compressor failed due to age an is impacting cooling throughout the building.	\$ 99,055	\$ 99,055	In Work	100
83	FM-2009431	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	2	Interior Finishes - Replace (3) speak through devices at ground floor clerks windows. Units have failed due to age.	\$ 10,426	\$ 10,426	In Work	100
84	FM-2009432	Monterey	Salinas Courthouse- North Wing	27-A1	2	Elevators, Escalators & Hoist - Repair (1) VFD at elevator 3. VFD failed due to age resulting in an entrapment.	\$ 22,372	\$ 22,372	Complete	100
85	FM-2009433	San Diego	Kearny Mesa Court	37-C1	2	Grounds and Parking Lot - Restore (2) 46 ft x 6 ft flexible PVC banners located on each side of parking lot sign. Sign damaged due to high winds. Work requires use of 2 boom lifts to reach 50 ft height.	\$ 60,495	\$ 60,495	In Work	100
86	FM-2009434	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Vandalism - Mechanically clear toilet at 4th floor holding cell and replace 1,000 SF of carpet, (650) 1 ft x 1 ft ceiling tiles, (40) 2 ft x 4 ft ceiling tiles, 80 SF of drywall, and 25 LF of base molding in 3rd floor courtroom, staff offices, and interview room. An in custody flushed debris down the toilet, allowing water to leak down to the 3rd floor. Environmental oversight and remediation required due to category 3 water. Work includes (4) dehumidifiers and clean and sanitized 350 SF of tile floor and 250 SF of concrete floor. Restitution is being sought.	\$ 23,428	\$ 23,428	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
87	FM-2009436	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Vandalism - Mechanically clear toilet at 4th floor holding cell and replace (120) 1 ft x 1 ft ceiling tiles in 3rd floor staff offices and interview rooms. In-custody flushed debris, causing flooding in 4th floor down holding cell and down to 3rd floor. Environmental oversight and remediation required due to category 3 water. Clean, dry, and sanitize 125 SF of carpet, 300 SF of tile floor, and 700 SF of concrete floor.	\$ 13,085	\$ 13,085	Complete	100
88	FM-2009437	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Vandalism - Clear blockage for toilet at 5th floor holding and replace (25) 2 ft x 2 ft ceiling tiles in 4th floor secured hallway. In-custody flushed debris, causing flooding at 5th floor holding cell down to 4th floor. Environmental oversight and remediation required due to category 3 water. Erect (1) dehumidifier and clean, dry, and sanitize 150 SF of carpet and concrete floor.	\$ 12,080	\$ 12,080	Complete	100
89	FM-2009438	Riverside	Larson Justice Center	33-C1	2	Plumbing - Replace (1) 1 1/2 inch backflow device. The device has failed due to age. The deficiency was noted during testing.	\$ 5,107	\$ 4,974	In Work	97.39
90	FM-2009439	San Diego	East County Regional Center	37-I1	2	Fire Protection - Replace (1) 1/2 inch fusible link on 3rd floor fire sprinkler pipe. Link failed due to age allowing water to leak from the system.	\$ 2,825	\$ 1,913	Complete	67.71
91	FM-2009442	Imperial	El Centro Criminal Courthouse	13-G1	2	Elevators, Escalators, & Hoists - Replace (1) drive block track, and (1) interlock safety assembly on elevator 5. Parts failed due to use, impacting the elevators operation.	\$ 6,964	\$ 6,964	Complete	100
92	FM-2009443	San Diego	East County Regional Center	37-I1	2	HVAC - Replace (1) module and board on chiller 1. Chiller module failed due to age, impacting the chillers operation.	\$ 12,007	\$ 8,130	In Work	67.71
93	FM-2009444	Santa Clara	Family Justice Center Courthouse	43-B5	2	HVAC - Replace (1) 7 LF x 6 inch diameter steel condenser water pipe with 4 outlets and (6) vitriolic couplings at chiller 1. Condenser pipe failed due to corrosion. Pipe had to be custom fabricated.	\$ 13,104	\$ 13,104	Complete	100
							\$ 1,235,970	\$ 1,165,658		



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/19/2025

Action Item 4 – (Action Required) - List C – Cost Increases Over \$50K

Action Requested:

Approve cost increases of over \$50K for three (3) facility modification projects, for a total cost increase to the Facility Modification program budget of \$271,679.

Supporting Documentation:

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



	LOCATION	FACILITY NAME	BUILDING ID	FM NUMBER	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	CURRENT COST ESTIMATE	NOTES	TOTAL COST INCREASE	FACILITY MODIFICATION PROGRAM COST INCREASE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
1	Stanislaus	Modesto Main Courthouse	50-A1	FM-2007803	1	HVAC - Replace chiller 1 with new 135 ton chiller. Chiller 1 has failed and is abandoned in place. Existing chiller 2 is also at end of life and cannot maintain comfort temperatures when outside temps reach 100 degrees or higher, impacting court operations.	\$ 335,934	\$ 492,289	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.	\$ 156,355	\$ 156,027	In Work	99.79
2	Alameda	Fremont Hall of Justice	01-H1	FM-2008310	2	HVAC - Replace (1) header gasket and (1) broken mounting stud on boiler heat exchanger. Parts failed due to age. Issues found during preventative maintenance.	\$ 7,531	\$ 67,061	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.	\$ 59,530	\$ 47,266	In Work	79.40
3	Los Angeles	Van Nuys Courthouse West	19-AX2	FM-2008621	1	Plumbing - Sewer line leak - Replace 40 LF 6 inch of cast iron pipe, (1) 6 inch cast iron 90 degree fitting, (1) 6 inch x 4 inch wye, 20 LF 2 inch cast iron pipe, (1) 2 inch cast iron 90 degree fitting, (8) 6 inch couplings, (6) 2 inch couplings, 10 LF 4 inch cast iron pipe, (10) 4 inch bands, and 68 SF of fiberglass insulation in the plenum space between the 3rd and 2nd floors, and 87 SF of 2 ft x 4 ft ceiling tiles, (6) 1 ft x 1 ft ceiling tiles and 200 SF of carpet in 2nd floor clerks office. A blockage of the sewer line resulted in water backing up into the 3rd floor mechanical room, holding cell, and corridor. Due to the blockage water also leaked from cracks in the top of the cast iron piping down into the 2nd floor clerks office. Environmental oversight and remediation required due to category 3 water. Erect (1) 10 ft x 40 ft x 9ft and (2) 6 ft x 9 ft containments.	\$ 80,264	\$ 148,650	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.	\$ 68,386	\$ 68,386	In Work	100
							\$ 423,729	\$ 708,000		\$ 284,271	\$ 271,679		



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/19/2025

Action Item 5 – (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 \$2,471,578.

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.



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

DRAFT

Trial Court Facility Modification

FMs \$100K and greater (List D)

06/01/2005 to 04/11/2025

Meeting Date 05/19/2025

	FMNUMBER	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-2007692	San Diego	East County Regional Center	37-I1	2	Fire Protection - Replace (1) diesel fire pump located in the 1st floor. Pump failed due age, impacting fire suppression in the building.	\$ 115,290	\$ 78,063	\$ 78,063	67.71
2	FM-2009396	Merced	Old Court	24-A1	2	Fire Protection - Replace the building fire detection system. The system is obsolete and failing due to age, resulting in reoccurring false alarms and fire department responses.	\$ 123,669	\$ 123,669	\$ 201,732	100
3	FM-2004040	Monterey	Salinas Courthouse-North Wing	27-A1	2	Elevators, Escalators, and Hoists - Modernize elevators 1 and 2. Both elevators are failing due to age, impacting their operation and resulting in entrapments. The elevators will be converted to a machine-room-less elevators and elevator 1 work includes accessibility improvements.	\$ 2,199,455	\$ 2,199,455	\$ 2,401,187	100
4	FM-2009058	Santa Clara	Palo Alto Courthouse	43-D1	2	HVAC - Replace the BAS system workstation. The workstation has failed due to age impacting control of the HVAC system throughout the courthouse. Work includes a new workstation, UPS, graphics, equipment controls, and software.	\$ 106,590	\$ 70,392	\$ 2,471,578	66.04
							\$ 2,545,003	\$ 2,471,578		



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/19/2025

Action Item 6 – (Action Required) – Pre-Approval of List G Planned Facility Modification Projects Over \$100K for FY 2025–26

Action Requested:

Approve List G Planned Facility Modification projects over \$100K recommended for Fiscal Year 2025–26, subject to enactment of the FY 25–26 State Budget.

Supporting Documentation:

- List G – Planned Facility Modifications Over \$100K



	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	MODIFICATION PROGRAM % OF COST
1	FM-2005182	Los Angeles	Pasadena Courthouse	19-J1	2	Grounds and Parking Lot - Restore basement and underground tunnel waterproofing and interior finishes. The waterproofing failed due to age, allowing water into the basement and damaging the finishes. Work to be completed afterhours. Environmental oversight and remediation costs included.	\$ 242,455	\$ 168,143	\$ 168,143	69.35
2	FM-2009404	Riverside	Riverside Hall of Justice	33-A3	2	Interior finishes - Restore (47) upholstered bench seats in (2) 2nd floor courtrooms, (1) 3rd floor courtroom, and (2) 4th floor courtrooms. Upholstery failed due to age and use.	\$ 132,016	\$ 132,016	\$ 300,159	100
3	FM-2009550	Monterey	Salinas Courthouse-North Wing	27-A1	2	Elevators, Escalators, and Hoists - Modernize public elevator 3 and in-custody elevator 4. Both elevators are failing due to age. Work includes converting elevator 3 to a traction elevator.	\$ 1,761,632	\$ 1,761,632	\$ 2,061,791	100
4	FM-2009407	Los Angeles	Compton Courthouse	19-AG1	2	Plumbing - Replace approximately (400) domestic water system isolation valves. The valves have failed due to age or corrosion and are seized. Cost include after hours work, draining of the water system, and hazardous materials oversight and remediation	\$ 1,625,400	\$ 1,074,877	\$ 3,136,668	66.13
							\$ 3,761,503	\$ 3,136,668		



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/19/2025

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

Summary:

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

Facilities Related:	3
Lease:	1
Annual Budget:	0
Total Approved CFRs:	4
Cancelled CFRs:	0

Supporting Documentation:

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



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Trial Court Facility Modification
Approved Court-Funded Facilities Requests (CFR) (List E)
Open Meeting Items
Meeting Date: 5/19/2025

	ID	County	Building ID	Facility Name	CFR Type	Scope Description	Application Date	Fiscal Year	Lease Start Date	Lease End Date	Total CFR Amount	Approval Date
1	19-24-765	Los Angeles	19-00	Multiple Facilities	Facilities Related	FUNDED BY SELF HELP GRANT Funding for the project will be used to provide the required electrical and data infrastructure for the installation of the Qtrac Kiosks and monitors at multiple Self-Help Centers throughout the county. All environmental testing, 3rd party escorting, CEQA analysis, and permitting fees should be included in the cost of the CFR.	02/27/2025	2024	N/A	N/A	\$ 175,000.00	04/23/2025
2	15-24-782	Kern	15-A1	Metropolitan Division	Facilities Related	Installation of fencing including one vehicle gate and one pedestrian gate, to secure the exterior middle area of the court.	03/13/2025	2024	N/A	N/A	\$ 346,525.58	04/23/2025
3	15-25-785	Kern	15-O1	Kern File Storage Facility	Lease	Last two extensions for the lease of the property at 3947 E Brundage Lane.	04/25/2025	2024	N/A	N/A	\$ 360,837.96	04/29/2025
4	19-25-786	Los Angeles	19-00	Multiple Facilities	Facilities Related	Court Funded Request for project management services needed to support court funded projects from May 2025 to June 2026	04/29/2025	2024	N/A	N/A	\$ 1,232,000.00	05/01/2025
						Total:					\$ 2,114,363.54	



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/19/2025

Discussion Item 2 – Facilities Maintenance Performance Report

Summary:

Facilities Maintenance Performance Report.

Supporting Documentation:

- See Presentation

Discussion Item 2

Facilities Maintenance Performance Report

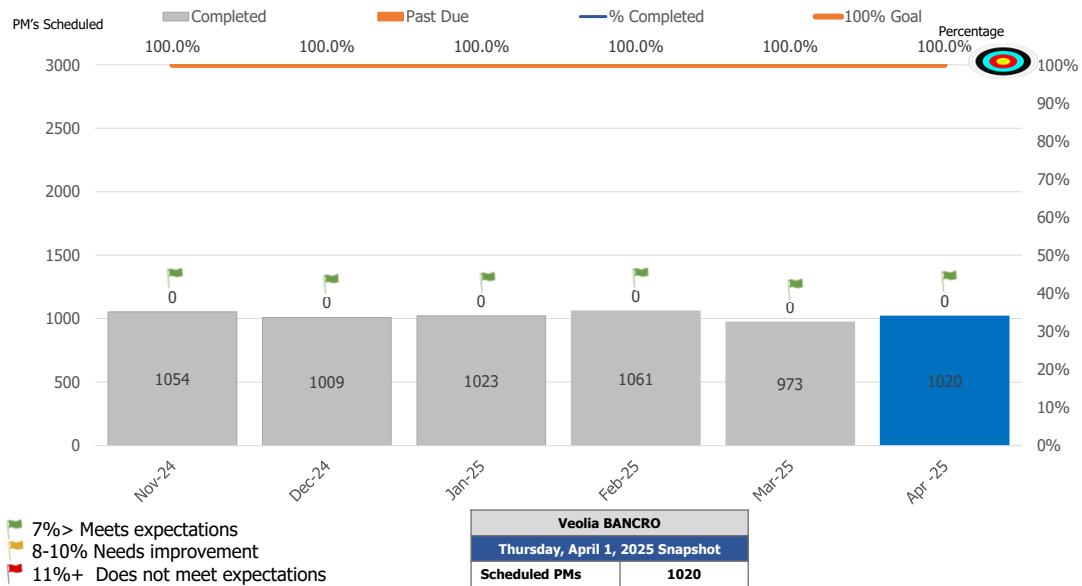
Two “Models” for Maintenance and Operations

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

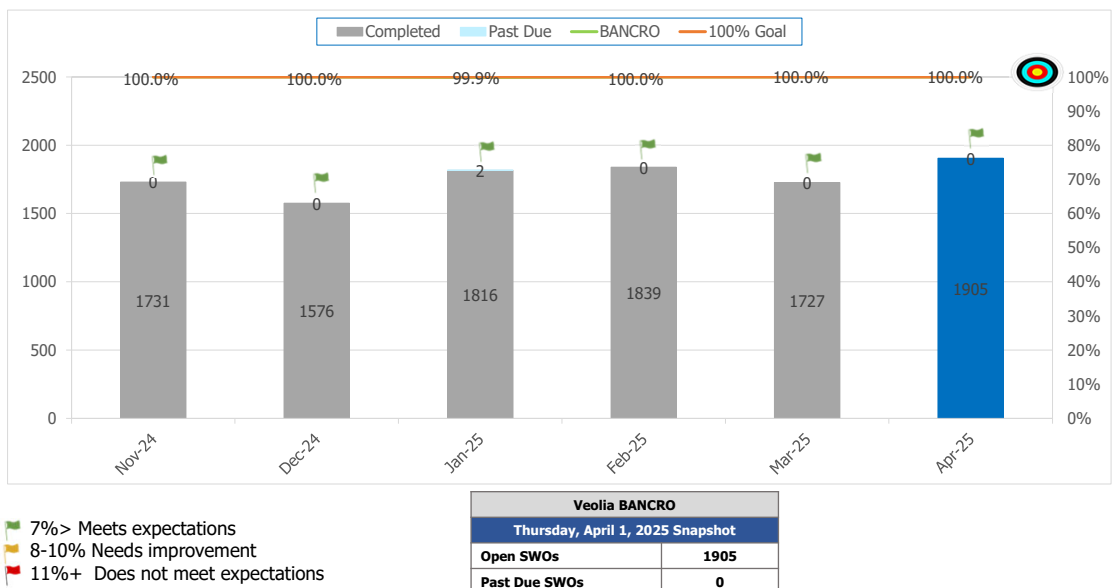


Service Provider Performance Report

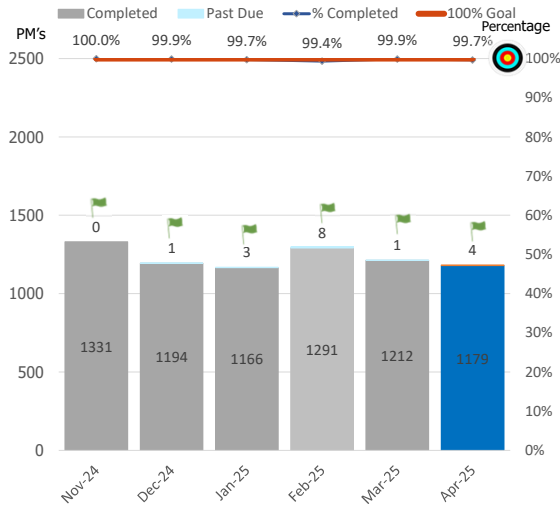
Veolia BANCRO - Preventive Maintenance



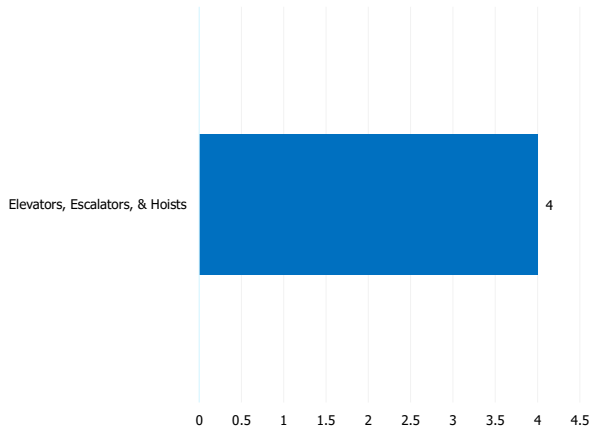
Veolia BANCRO – Past Due SWOs



Pride NCRO - Preventive Maintenance



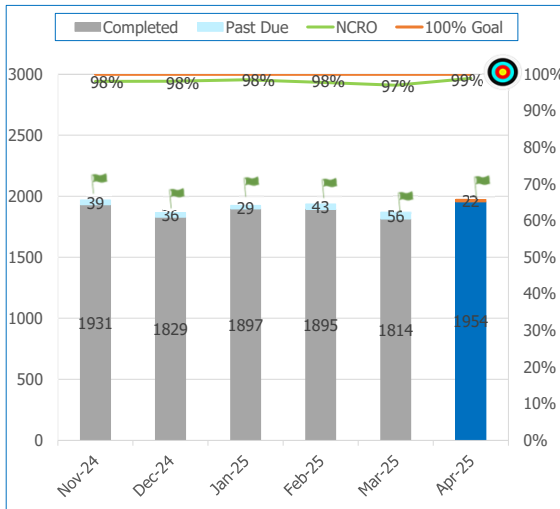
Past Due SWO Count by Request Type



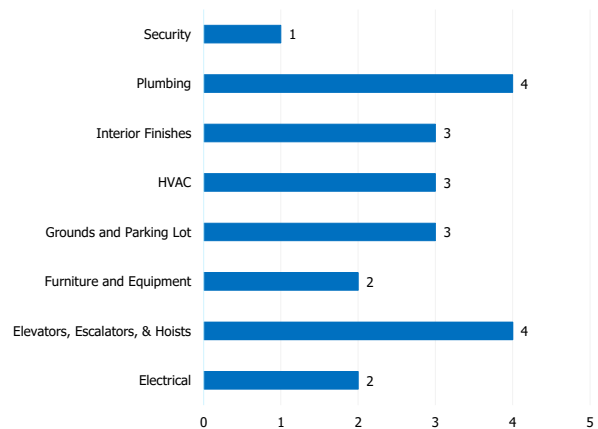
- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

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

Pride NCRO – Past Due SWOs



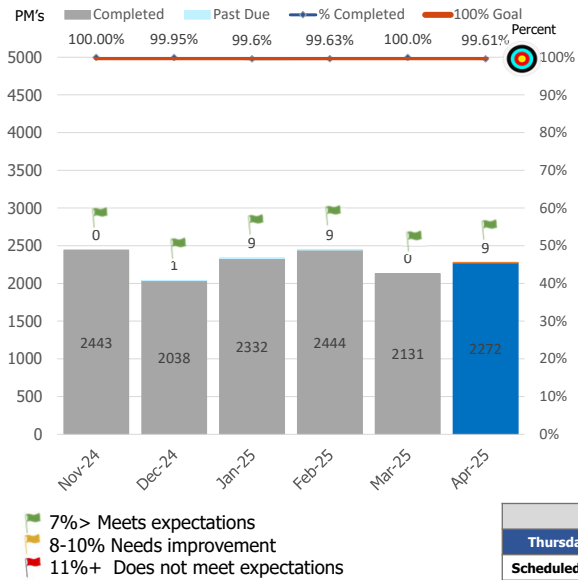
Past Due SWO Count by Request Type



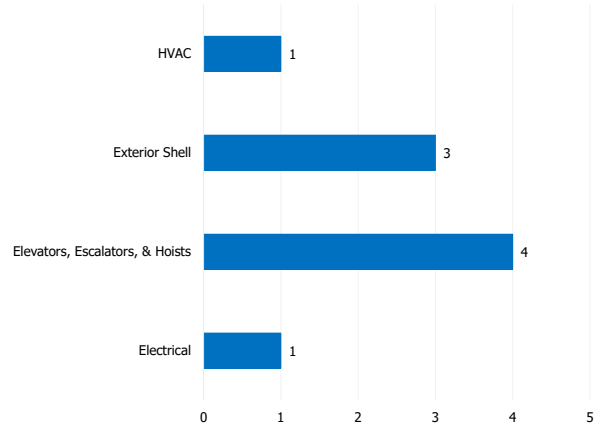
- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

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

Pride SRO - Preventive Maintenance

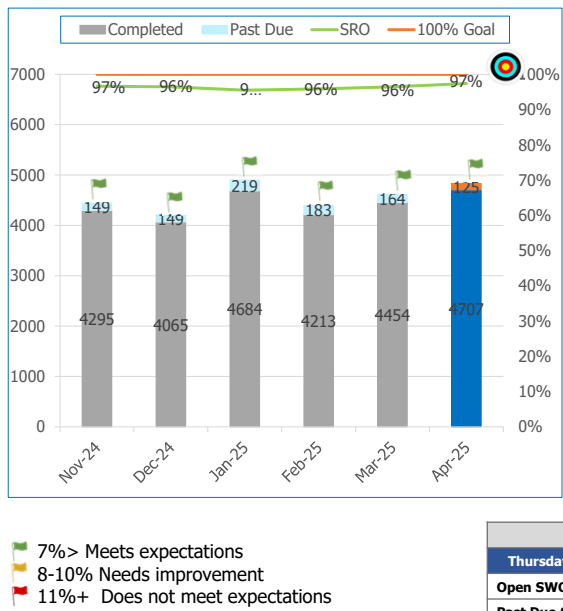


Past Due SWO Count by Request Type

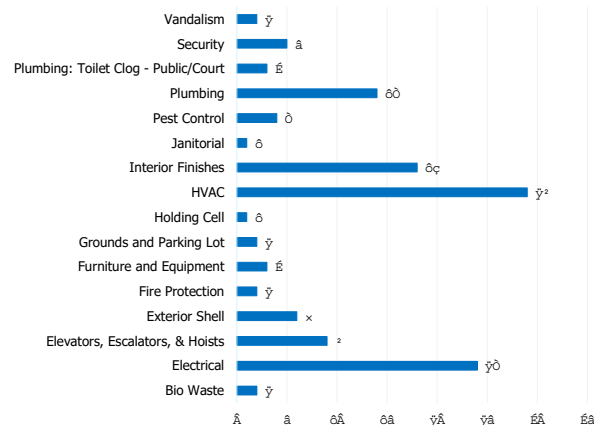


PRIDE SRO	
Thursday, April 1, 2025 Snapshot	
Scheduled PMs	2281
Past Due PMs	9

Pride SRO – Past Due SWOs



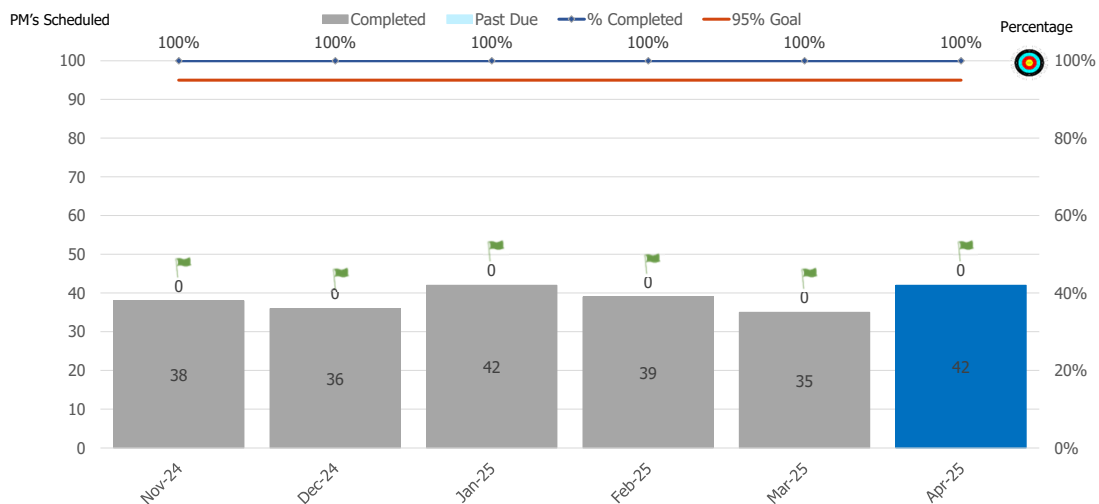
Past Due SWO Count by Request Type



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

Delegated Court Performance Report

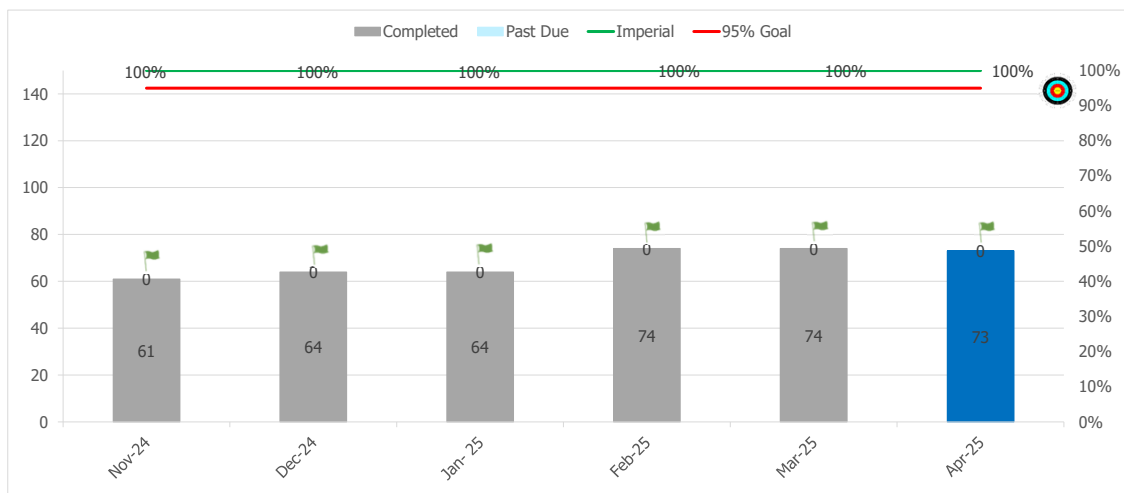
Imperial Court - Preventive Maintenance



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

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

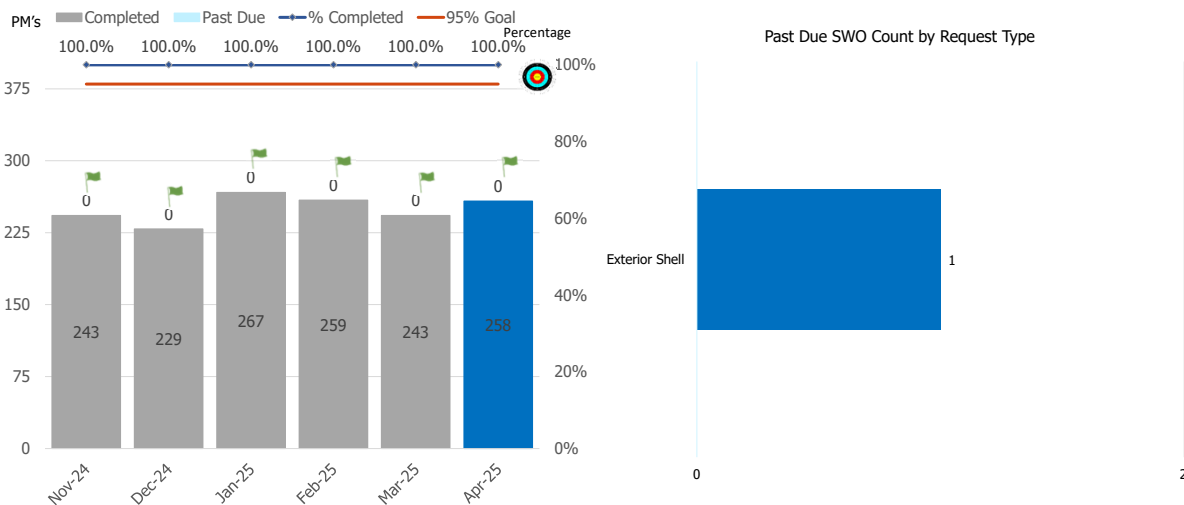
Imperial Court – Past Due SWOs



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

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

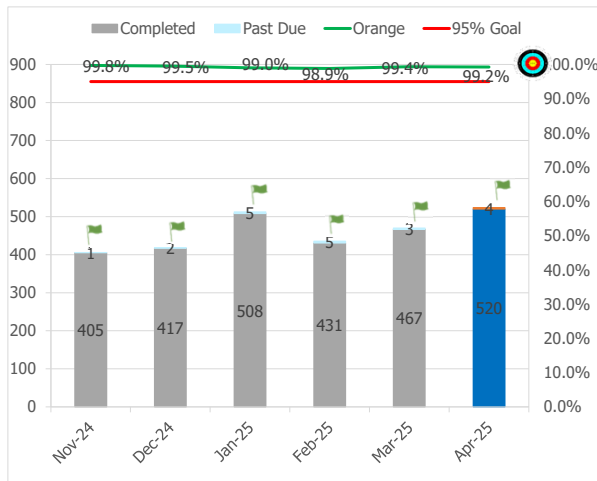
Orange Court - Preventive Maintenance



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

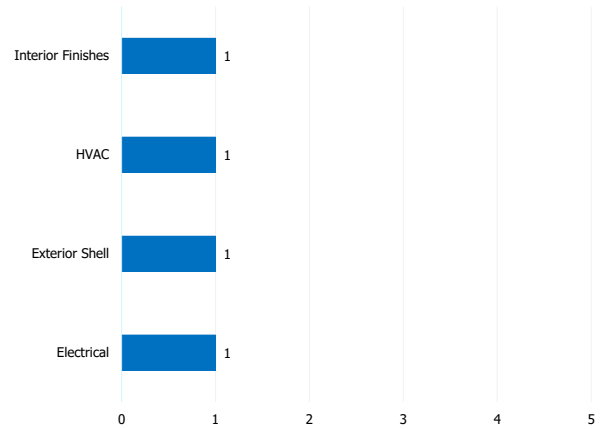
Orange County	
Thursday, April 1, 2025 Snapshot	
Scheduled PMs	258
Past Due PMs	1

Orange Court – Past Due SWOs



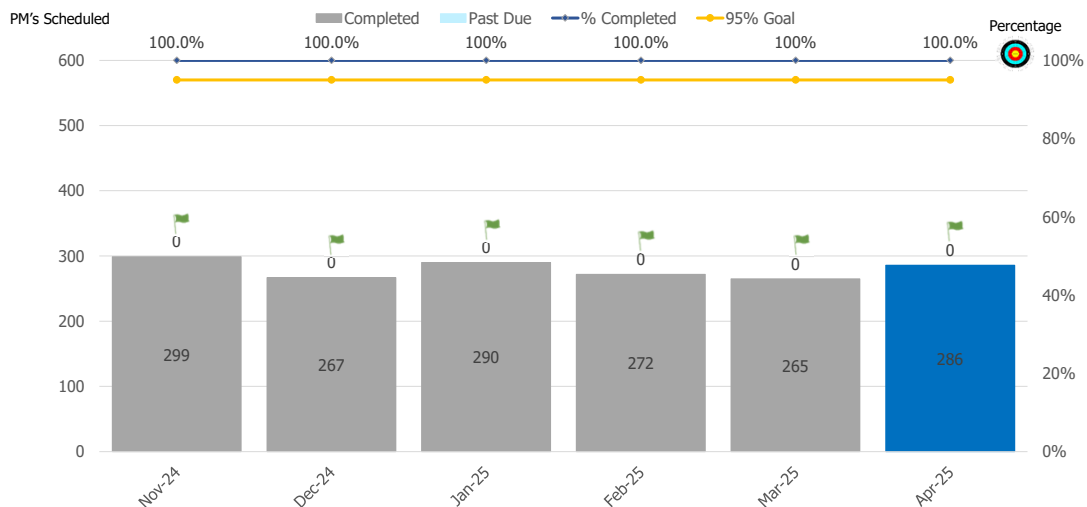
5% or less Meets expectations
 6% + Does not meet expectations

Past Due SWO Count by Request Type



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

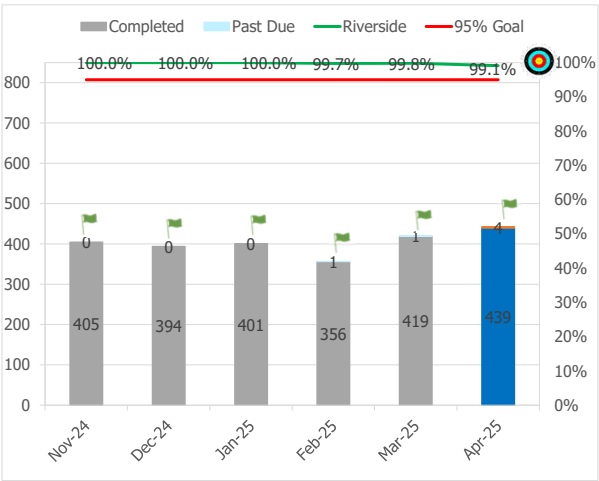
Riverside Court - Preventive Maintenance



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

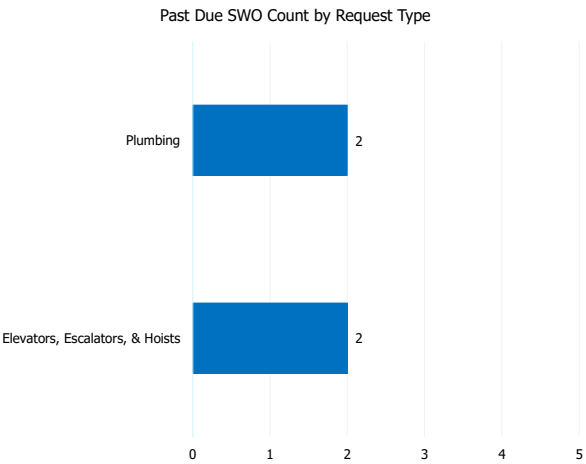
Riverside County	
Thursday, April 1, 2025 Snapshot	
Scheduled PMs	286
Past Due PMs	0

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





JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 05/19/2025

Discussion Item 3 – Plumbing Leak Assessment and Mitigation Update

Summary:

Plumbing Leak Assessment and Mitigation Update.

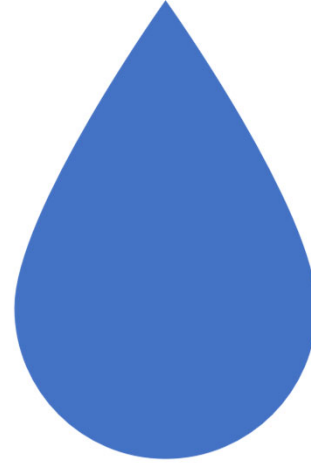
Supporting Documentation:

- See Presentation



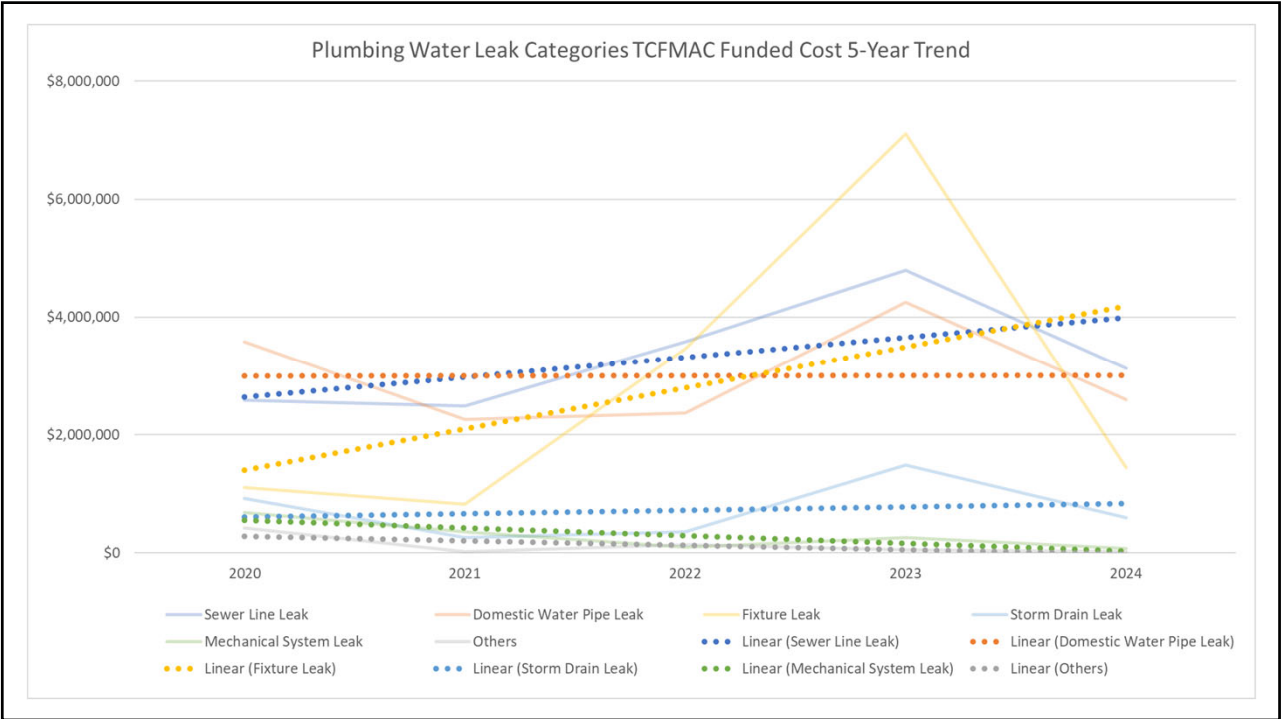
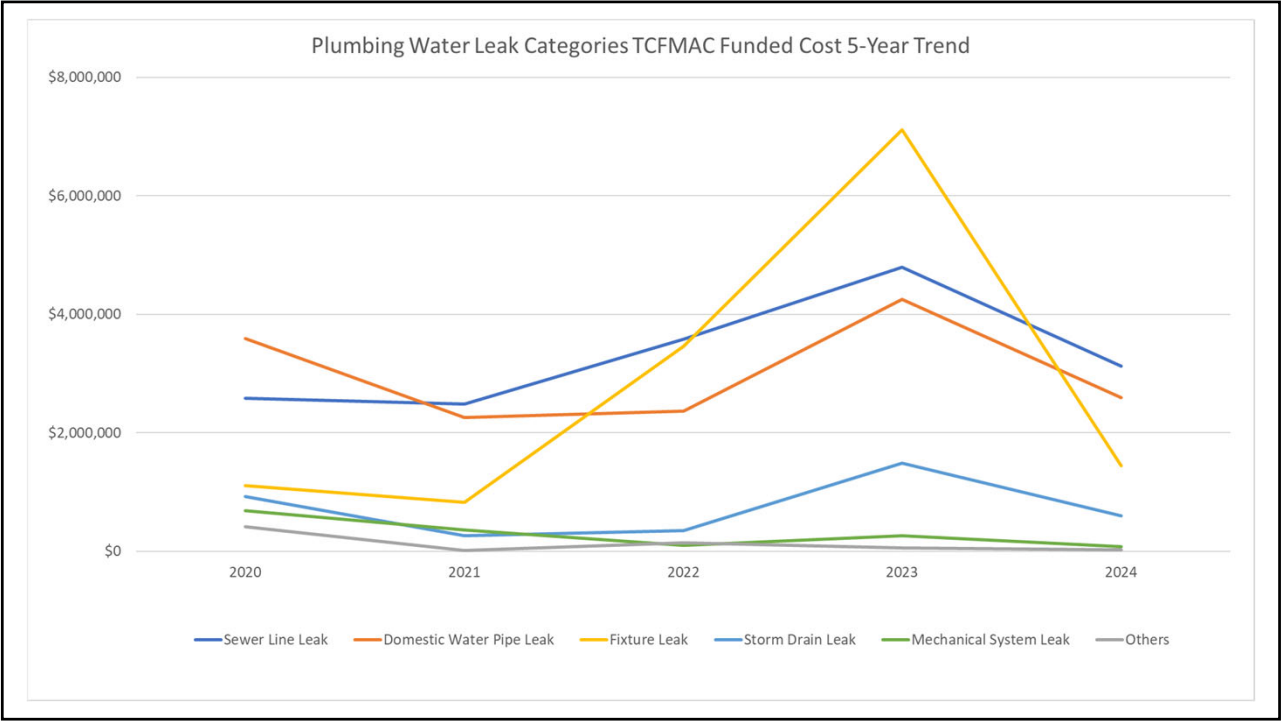
Plumbing Water Leak

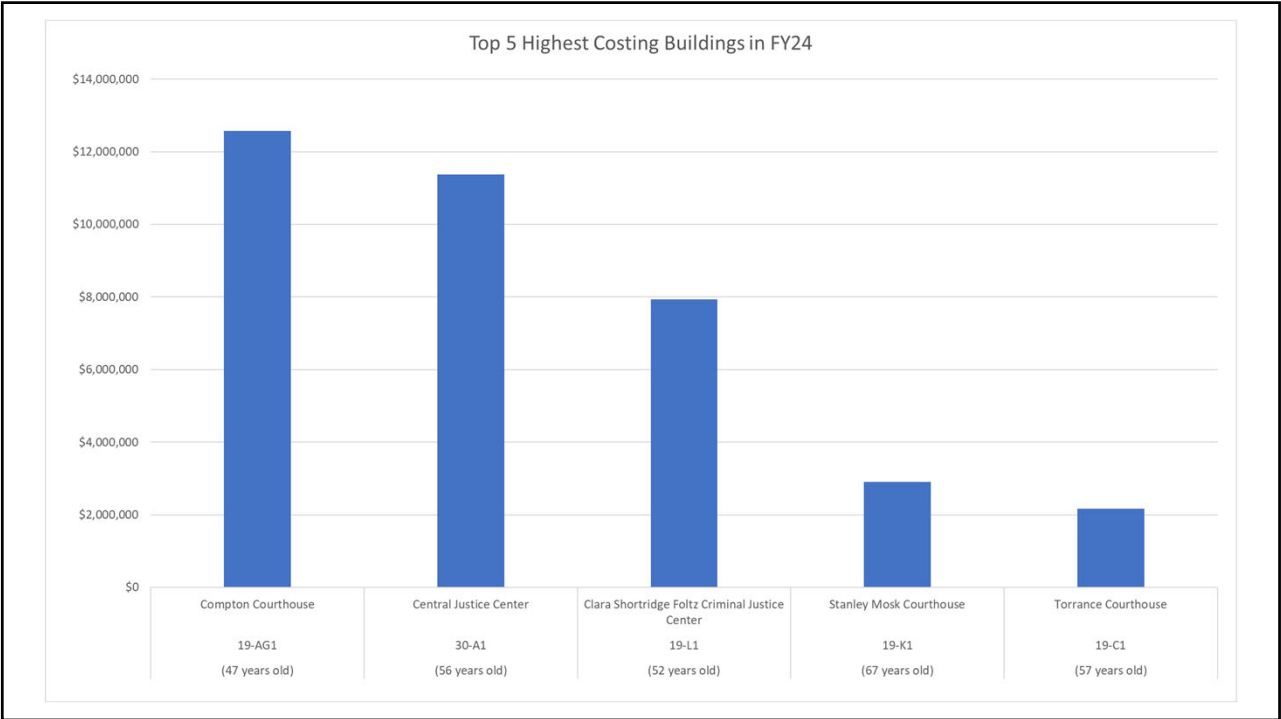
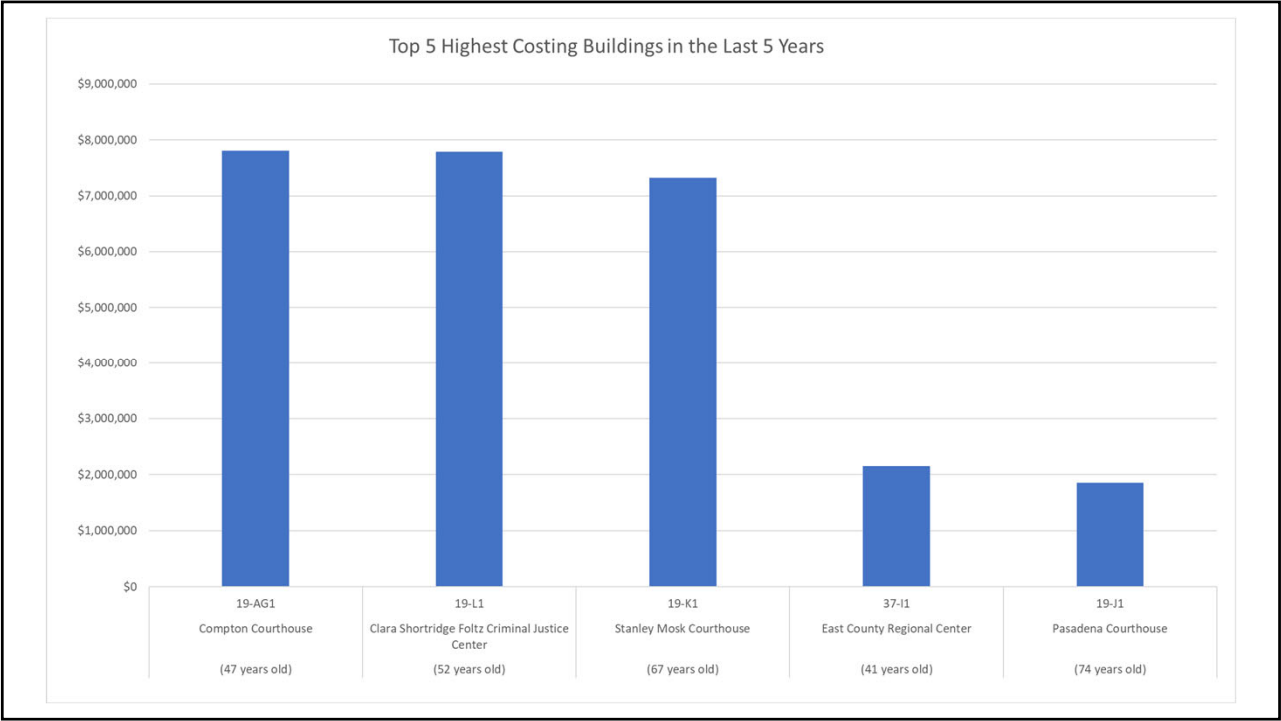
5 Fiscal Year Analysis



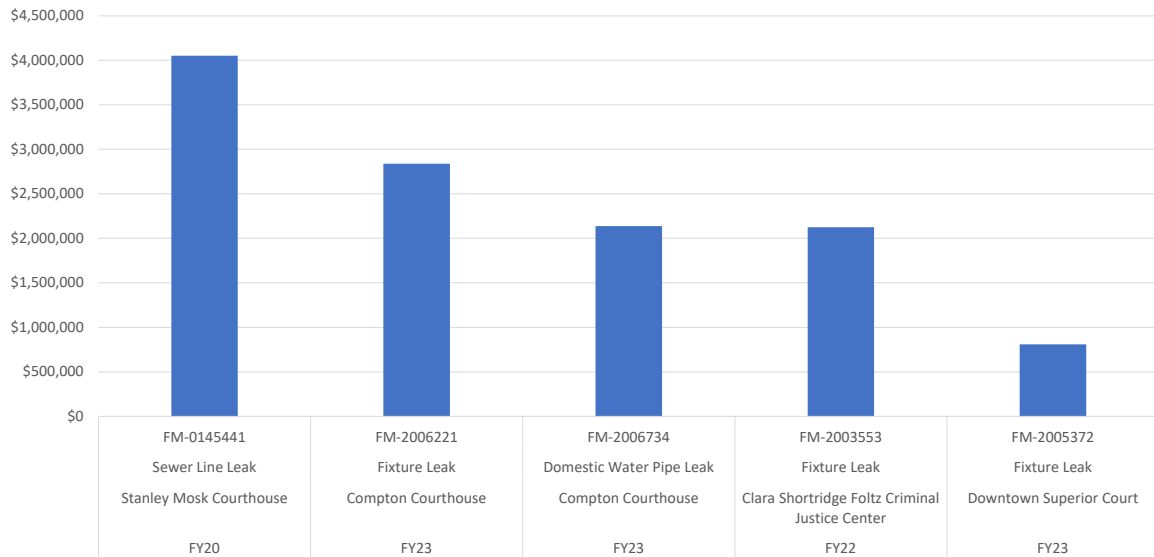
5-Year Count and Cost of Projects by Category of Plumbing Water Leaks

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





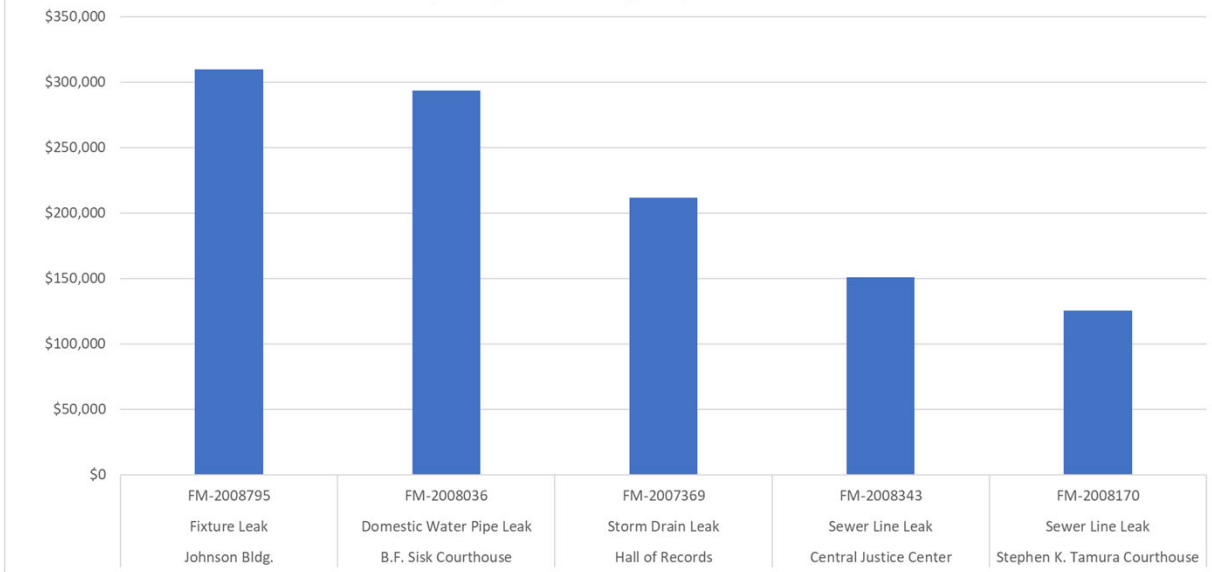
Top 5 Highest Costing Projects in the Last 5 Years



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



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 metal 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.