



Judicial Council of California · Administrative Office of the Courts

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REPORT TO THE JUDICIAL COUNCIL

For business meeting on January 23, 2014

Title

Court Facilities: Trial Court Facility
Modification Advisory Committee Fiscal
Year 2012–2013 Annual Report

Agenda Item Type

Information Only

Date of Report

January 9, 2014

Submitted by

Trial Court Facility Modification Advisory
Committee
Hon. David Edwin Power, Chair

Contact

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Executive Summary

The Trial Court Facility Modification Advisory Committee (TCFMAC) has completed its facility modification funding for fiscal year 2012–2013. In compliance with the *Trial Court Facility Modifications Policy* adopted by the Judicial Council on July 27, 2012, the TCFMAC is submitting the annual report for fiscal year 2012–2013 as Attachment A.

Previous Council Action

The Trial Court Facility Modification Working Group was established by Judicial Council policy in 2005. The working group, which consisted of five judges and three court executive officers, first met in April 2006 and operated under the *Trial Court Facility Modifications Policy*¹ adopted by the Judicial Council, which was revised on July 27, 2012. The primary oversight responsibility included reviewing statewide facility modification requests and approving facility modification funding.

The working group's charge was formalized by the Judicial Council on December 14, 2012, and the working group was assigned additional oversight responsibility for the operations and

¹ As adopted in 2005, the policy was known as the *Prioritization Methodology for Modifications to Court Facilities*. When it was revised in 2012, the name also changed. See www.courts.ca.gov/documents/jc-20120727-itemG.pdf.

maintenance of existing facilities, noncapital-related real estate transactions, energy management, and environmental management and sustainability. On April 25, 2013, the working group's status was elevated to advisory committee.

The *Budget Allocations for Statewide Trial Court Facility Modifications and Planning in Fiscal Year 2013–2014* was adopted by the Judicial Council on October 25, 2013.

The *Trial Court Facility Modification Advisory Committee Fiscal Year 2011–2012 Annual Report* is available at www.courts.ca.gov/2567.htm.

Concerns of Stakeholders

An invitation to comment on the *Annual Report of the Trial Court Facility Modification Advisory Committee for Fiscal Year 2012–2013* was posted to Serranus on December 20, 2013, for a two-week period. To announce the invitation to comment, an email from Judge David E. Power was sent to all presiding judges and court executive officers and a CNU update was sent to all AOC and court staff. Sonoma Superior Court recommended an adjustment to the report wording relative to expenditures spent between various counties. This recommendation was approved by the advisory committee and incorporated into the report.

Policy and Cost Implications

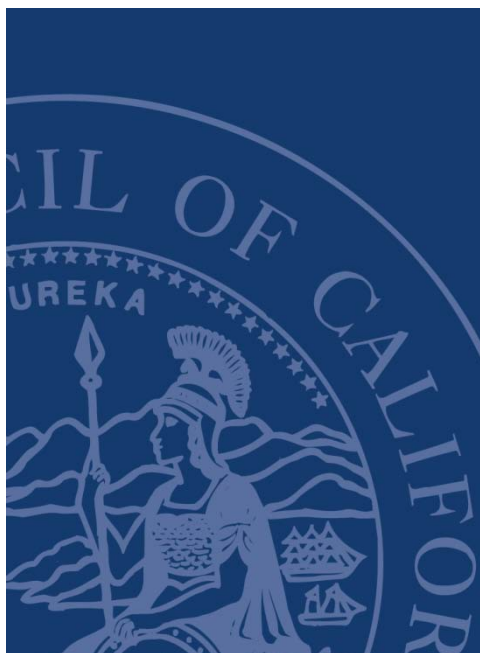
The TCFMAC had an approved FY 2012–2013 budget of \$50 million to fund the required program components. In July 2012, the Judicial Council approved facility modification budget allocations of \$4 million to statewide planning, \$4 million to Priority 1 emergencies, \$8.7 million to planned facility modifications, and the balance of \$33.3 million to Priorities 2–6 facility modifications. During FY 2012–2013, the committee reviewed and approved 1,093 projects, with a total approximate value of \$32.9 million. The committee also approved \$6.5 million in funding for secondary project phases and required cost increases for projects that began in previous years. Because of delays in receiving invoicing from various counties, the committee approved \$1.6 million in funds to cover project funding that had reverted as a result of age. The committee approved \$8.1 million in funding to support project management functions, including preliminary project planning and estimating, plan check and review services, permitting and inspections, commissioning services, and ancillary functions required to execute the facility modification program. The balance of funding was accrued to cover the branch's portion of county-managed emergency projects.

Implementation Efforts

The attached report is factual, with no recommendations and no consequential costs or impacts.

Attachments

1. Attachment A: *Annual Report of the Trial Court Facility Modification Advisory Committee for Fiscal Year 2012–2013*



Annual Report of the
Trial Court Facility
Modification
Advisory
Committee for
Fiscal Year 2012–
2013

PURSUANT TO THE *TRIAL COURT
FACILITY MODIFICATIONS POLICY*
ADOPTED BY THE JUDICIAL
COUNCIL ON JULY 27, 2012

JANUARY 9, 2014

Introduction

This annual report for fiscal year (FY) 2012–2013 provides an overview of the Trial Court Facility Modification Advisory Committee (TCFMAC), the committee’s activities, project authorizations for the past fiscal year, ongoing facility assessments, and funding concerns.

The TCFMAC reviews and approves facility modification requests from across the state in accordance with the *Trial Court Facility Modifications Policy* (Attachment A). The committee reviews facility modifications that are ranked and prioritized by staff in accordance with the *Trial Court Methodology for Prioritizing and Ranking Facility Modifications* (Attachment B).

The TCFMAC had an approved FY 2012–2013 budget of \$50 million to fund the required program components. In July 2012, the Judicial Council approved facility modification budget allocations of \$4 million to statewide planning, \$4 million to Priority 1 emergencies, \$8.7 million to planned facility modifications, and the balance of \$33.3 million to Priorities 2–6 facility modifications. During FY 2012–2013, the committee reviewed and approved 1,093 projects, with a total approximate value of \$32.9 million (see Attachment C). The committee also approved \$6.5 million in funding for secondary project phases and required cost increases for projects that began in previous years. Because of delays in receiving invoicing from various counties, the committee approved \$1.6 million in funds to cover project funding that had reverted as a result of age. The committee approved \$8.1 million in funding to support project management functions, including preliminary project planning and estimating, plan check and review services, permitting and inspections, commissioning services, and ancillary functions required to execute the facility modification program. The balance of funding was accrued to cover the branch’s portion of county-managed emergency projects.

The TCFMAC primarily limited approvals for facility modification projects to Priority 1 (Immediately or Potentially Critical) and Priority 2 (Necessary, But Not Yet Critical) facility modification projects. However, the committee reviewed and approved 8 Priority 3 (Needed) projects whose primary focus was energy conservation. These projects, estimated at \$512,473, will save the branch and estimated \$137,000 per year in reduced energy consumption. The list includes facility modifications with shared costs by both the AOC and various counties for common building systems and infrastructure.

Both current operations and maintenance and facility modification funding levels force the branch into a run-to-fail operational methodology that is inefficient from an overall cost management standpoint and, more importantly, puts court operations at increased risk to system failures, service outages, and facility closures. During these events, the public customer is negatively affected. This budget-driven run-to-failure methodology will add to an already overburdened facility modification program and tax its already extremely limited funding from the two trial court construction funds.

As a result, the budget, which in FY 2012–2013 was restored to the planned level of \$50 million dollars, will not maintain the condition or functionality of the current judicial branch facilities. The current level of funding forced the TCFMAC to address only the most critical facility modification needs across the state. An example of impacts to the budget includes changes in air quality pollution regulations enacted by local air quality management districts throughout the state. These changes are driving a significant capital investment in the upgrade or replacement of old and outdated boiler equipment and backup generators, the cost of which will come at the expense of other needed but less critical projects. Lower-priority projects will be deferred until they become immediate or critical needs. Current high priorities include roof replacements, elevator renovations, and the replacement of cooling towers and chillers. Lower-priority projects such as the replacement of interior finishes, installation of new security equipment, and painting of building exteriors will continue to be deferred.

Background

The Trial Court Facility Modification Working Group was established by Judicial Council policy in 2005. The working group, which consisted of five judges and three court executive officers, first met in April 2006 and operated under the *Trial Court Facility Modifications Policy*¹ adopted by the Judicial Council, which was revised on July 27, 2012. The primary oversight responsibility included reviewing statewide facility modification requests and approving facility modification funding. The working group's charge was formalized by the Judicial Council on December 14, 2012, and the working group was assigned additional oversight responsibility of the operations and maintenance of existing facilities, noncapital-related real estate transactions, energy management, and environmental management and sustainability. On April 25, 2013, the working group's status was elevated to advisory committee.

From July 2012 to June 2013, the committee was composed of the following members:

- Hon. David Edwin Power, Chair and Judge of the Superior Court of Solano County
- Hon. William F. Highberger, Vice-Chair and Judge of the Superior Court of Los Angeles County
- Hon. Donald Cole Byrd, Assistant Presiding Judge of the Superior Court of Glenn County
- Hon. Laura W. Halgren, Judge of the Superior Court of San Diego County
- Hon. Gary Nadler, Judge of the Superior Court of Sonoma County
- Mr. James B. Perry, Court Executive Officer of the Superior Court of Yolo County
- Ms. Sherri R. Carter, Court Executive Officer of the Superior Court of Riverside County
- Ms. Kiri Torre, Court Executive Officer of the Superior Court of Contra Costa County

The TCFMAC had three outgoing court executive officer members in FY 2012–2013: Mr. Perry, Ms. Carter, and Ms. Torre. During the fourth quarter of the fiscal year, nominations were requested and received for the three upcoming vacancies, and below are the three new committee

¹ As adopted in 2005, the policy was known as the *Prioritization Methodology for Modifications to Court Facilities*. When it was revised in 2012, the name also changed. See www.courts.ca.gov/documents/jc-20120727-itemG.pdf.

members appointed by the Trial Court Presiding Judges Advisory Committee (TCPJAC) and the Court Executives Advisory Committee (CEAC):

- Ms. Linda Romero Soles, Court Executive Officer of the Superior Court of Merced County
- Ms. Christina M. Volkers, Court Executive Officer of the Superior Court of San Bernardino County
- Ms. Jeanine D. Tucker, Court Executive Officer of the Superior Court of Tuolumne

The members met approximately every 45 days—either in a full-day, in-person meeting or via a phone conference—to review facility modification requests, approve funding, and provide guidance to the Administrative Office of the Courts (AOC) on the prioritization and funding of facility modifications. In-person meetings are normally held in the AOC Sacramento field office; the exception was the January 2013 meeting, which was at the Gordon D. Schaber Sacramento County Courthouse.

Annual Report

The TCFMAC is required by the policy to provide an annual report to the Judicial Council. This report fulfills that requirement and covers activities between July 1, 2012, and June 30, 2013.

Facility Modification Priorities

The policy breaks facility modifications into six priority categories as follows:

Priority 1—Immediately or Potentially Critical. A Priority 1 ranking is appropriate where a condition of the facility requires immediate action to return the facility to normal operations or where a condition exists that will become critical if not corrected expeditiously. Such conditions necessitate a facility modification to prevent accelerated deterioration, damage, or dysfunction; to correct a safety hazard that imminently threatens loss of life or serious injury to the public or court employees; or to remedy intermittent function, service interruptions, or potential safety hazards. These conditions may include, but are not limited to, major flooding, substantial damage to roofs or other structural building components, or actual or imminent hazardous material release or exposure. Depending on scope, complexity, and impact, a severe deterioration in life safety or security components may also be considered a condition requiring a Priority 1 facility modification.

Because of their critical nature, Priority 1 facility modification requests are addressed immediately by AOC staff using internal procedures—including a method and a process for setting aside funds to address Priority 1 requests—that ensure timely and effective responses to unplanned damage, deterioration, or dysfunction resulting from an emergency or other potentially critical conditions. The TCFMAC reviews staff decisions at its next scheduled meeting. They validate that both the necessity and the scope of the work meet the requirements

of a Priority 1 facility modification.

Priority 2—Necessary, But Not Yet Critical. A Priority 2 ranking is appropriate where a facility requires a modification to preclude deterioration, potential loss of function or service, or associated damage or higher costs if correction of a condition is further deferred.

Priority 3—Needed. A Priority 3 ranking is appropriate where addressing a facility modification will reduce long-term maintenance or repair costs or improve the functionality, usability, and accessibility of a court facility. Such a condition is not hindering to the most basic functions of the facility, but its correction will improve court operations.

Priority 4—Does Not Meet Current Codes or Standards. A Priority 4 ranking is appropriate where a facility or one or more of its components do not conform to current code requirements, despite having complied with all codes in place at the time of initial construction. Such conditions are considered *legally nonconforming*, and their modification to meet current code requirements is generally not required.

Priority 5—Beyond Rated Life, But Serviceable. A Priority 5 ranking is appropriate where a facility is currently adequate to support court operations but, owing to some condition, cannot be expected to fully and properly function as designed for more than one year without the requested facility modification.

Priority 6—Hazardous Materials, Managed But Not Abated. A Priority 6 ranking is appropriate for a facility modification where a facility contains hazardous materials, such as asbestos or lead-based paints, that are managed in place and not yet abated.

Funding Sources and Restrictions

The Facility Modification Program is funded from four sources:

- State Court Facilities Construction Fund
- Immediate and Critical Needs Account, SB 1407 funding
- Court Facilities Architecture Revolving Fund, established by the AOC for continuous appropriation
- Reimbursable monies, to cover a county's share of facility modification costs in shared-use facilities

The Facility Modification Program budget for FY 2012–2013 was \$50 million. Of that amount, \$18,745,000 for approved facility modification projects was moved from the FY 2012–2013 Facility Modification Program budget to the Court Facilities Architecture Revolving Fund. During FY 2012–2013, the AOC encumbered \$3.1 million to pay counties for the AOC's share of county-executed facility modification work.

The committee, using its council-approved authority to reallocate funding over the course of the fiscal year based on need, approved expenditures in the following categories based on changing needs over the course of the fiscal year:²

Table 1. Fiscal Year 2012-2013 Funding Reallocation

Fiscal Year 2012–2013 Budget Allocation	Council-Approved Allocation (in millions)	TCFMAC Final Allocation (in millions)
Priority 1, Emergency Facility Modifications	\$4.0	\$5.7
Planned Priorities 2–6, Facility Modifications	8.7	8.7
Unplanned Priorities 2–6, Facility Modifications	33.3	32.1
Statewide Facility Modification Planning	4.0	3.5
Total Expenditure	\$50.0	\$50.0

The budget for FY 2013–2014 continues at \$50 million. However, as discussed, this allocation is insufficient to meet the needs of the approximately 16 million square feet of judicial branch–managed facilities eligible for facility modification funding.

Significant Expenditures in FY 2012–2013

In FY 2012–2013, the TCFMAC authorized more than \$37.6 million of facility modification work, including work funded by both the AOC and various counties through shared cost authorizations. AOC contractors and counties performed nearly 1,100 facility modifications. The vast majority of individual authorizations was for facility modifications less than \$15,000 each and involved minor renovations and hardware replacement within court facilities and the associated planning efforts. Of the 1,095 facility modifications for FY 2012–2013, 19 facility modification projects each had a total cost of \$300,000 or more. These 19 projects were originally estimated at approximately \$17.5 million, 35 percent of the total facility modification expenditures for this year. Attachment D lists these large facility modifications and provides a short description of each. Estimates within this attachment reflect updated costs based on changes to project scope and design. Changes to project costs have been approved by the TCFMAC.

Facility Assessment Program

The key to the long-term management of the judicial branch facilities is a solid facility assessment program that captures current requirements and identifies the normal and likely life cycle replacement needs of the facilities. The AOC has begun such a program and has

² Expenditures are based on data as of June 30, 2013. Some are based on estimated costs for work not yet completed, and so the actual costs may vary slightly.

completed assessments of more than 14 million square feet in 207 facilities. This figure represents about 88 percent of the square footage the branch is financially responsible for. Not included in the current assessment effort are smaller, remote facilities; leased facilities; and county-managed facilities with a small portion of court space. When completed, the assessment program data will cover approximately 95 percent of the AOC's financial responsibility.

The assessments do not capture all building issues but focus on existing systems and equipment. They provide limited identification of enhancements required because of changes in building codes since original construction and Americans with Disabilities Act (ADA) issues. They do not specifically address lack of security or functional obsolescence of design, court operational functionality, or space issues.

The assessment program uses a software program developed by VFA, Inc., a national firm that specializes in facility assessment and capital renewal planning. The VFA system contains condition data for more than 181,000 facilities, 80 percent of which are federal and state agencies, with the remaining 20 percent coming from commercial companies and health organizations across the country. The total portfolio captured within its database exceeds 4 billion square feet. Based on its assessment, VFA creates a Facility Condition Index (FCI) for each facility. The FCI indicates the cost of requirements versus the total cost of replacing the various systems of a facility. The lower the FCI, the better the facility's condition. Nationwide, the average FCI in VFA's database is 9 percent. To date the average FCI for fully assessed California courts is 35 percent. This indicates that the California courts within the past three years have moved from "Managed Care" to "Reactive Management." (See figure 1 on page 7.)

The FCI for all courts in VFA's database is 34 percent, so unfortunately California courts are working in facilities that, collectively, are in slightly worse condition than their counterparts around the country. Further, lack of capital reinvestment will continue the decline of the operational capabilities for the existing branch portfolio.

The goal of the AOC is to maintain all courts at a level of "Comprehensive Stewardship" based on the standards of the service-level matrix included in figure 1. The figure uses industry standards to show a full range of facility conditions, from "Crisis Response," where there is a constant need for emergency action to keep the court in operation, to the "Showpiece Quality" category, which represents the ideal facility conditions. (A description of service levels follows.) With the FCI representing the best indicator, the worst AOC facilities fall in the "Crisis Response" category, a few are in the Showpiece Quality category, and most are in the low range of managed care. The average AOC facility is currently in Managed Care. Some of the worst buildings are facilities targeted for replacement via the Capital Construction Program, should program budgets allow their construction or small modular units that are beyond their useful life. Conversely, the best facilities are less than 10 years old.

Service levels:

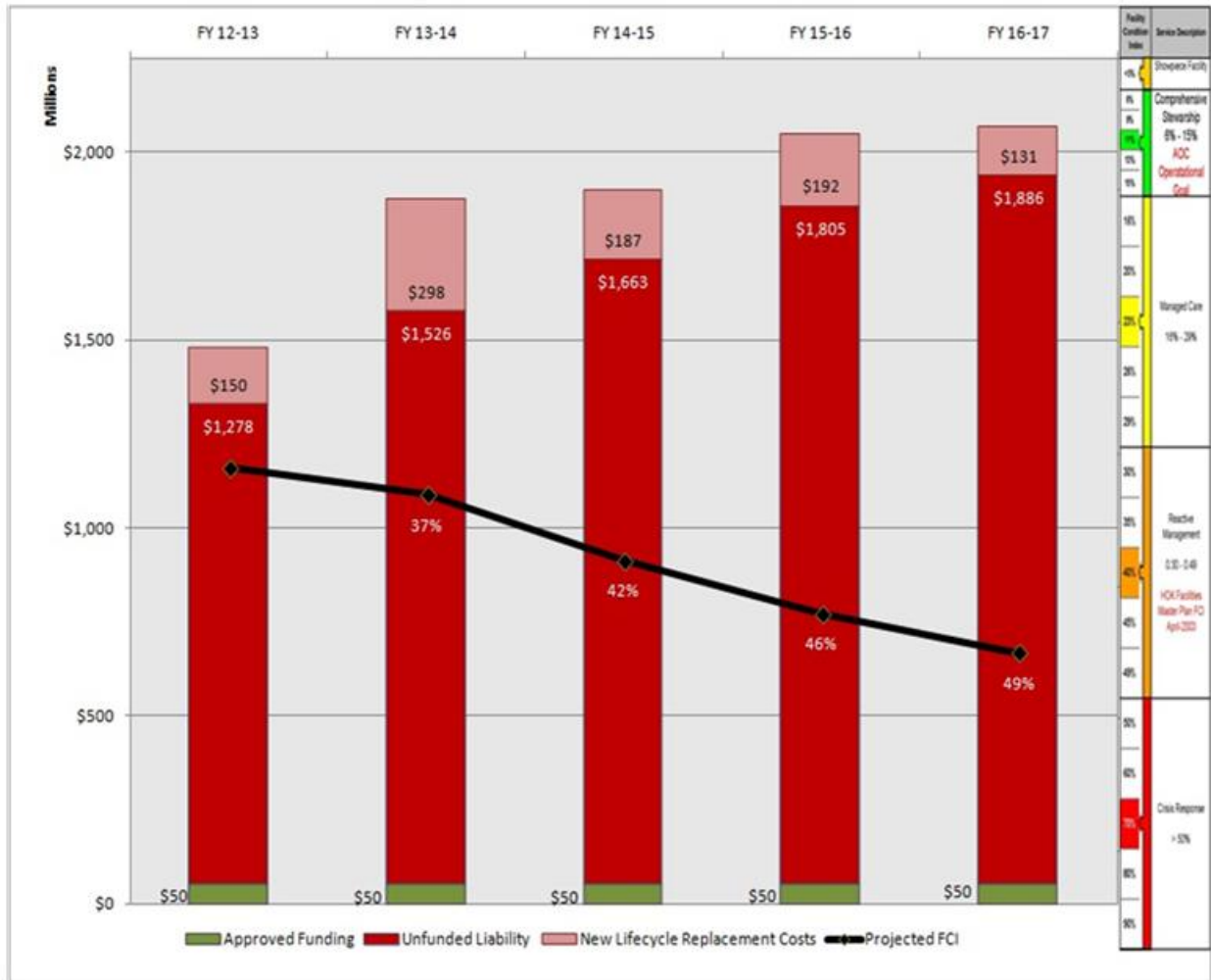
- **Showpiece Quality.** Facilities are maintained at highest level; majority of maintenance work is preventive. Equipment and building are fully functional and in excellent operating condition.
- **Comprehensive Stewardship** (AOC goal). Equipment and building are usually functional and in good condition. Some reactive maintenance and emergency response is needed. Response is timely to service requests.
- **Managed Care.** Equipment and building components are mostly functional, with occasional breakdowns. Maintenance performed is more reactive than preventive. Response to service requests takes a little longer.
- **Reactive Management.** Equipment and building components are frequently broken and inoperative, and they continue to deteriorate. Maintenance is almost exclusively reactive, and response is no longer timely.
- **Crisis Response.** Building components and equipment are routinely broken and inoperative. Wear and tear continues unabated. Preventive maintenance is no longer performed, and response is limited to emergencies.

The worst AOC facilities in the Crisis Response category have seen some improvements, but the continued aging of our portfolio continues to affect the overall improvement of the building components and equipment. With limited resources, system replacements are funded only when systems fail or come close to failure (Priorities 1–3). A properly managed facility management program would replace systems when they reach the end of their functional lives (Priority 5) but before they fail or require excessive maintenance costs, which would require that many Priority 5 facility modifications be funded each year. Under even the best circumstances, Priority 3 facility modifications are unlikely to be funded in FY 2013–2014.

The current branch budget projection for the State Court Facilities Construction Fund includes no significant growth in the funding of the Facility Modification Program. Figure 1 highlights the current anticipated funding compared to the growing need for additional funding over the next five years. Unless the current plan is adjusted, courts can expect the general condition of their facilities to continue to decline. This decline will place the portfolio well into Crisis Response range, which is typified by a high level of system and equipment failure that will make a significant negative operational impact on the courts. Attachment E contains a list of all assessed facilities and their FCI ratings.

Figure 1 also indicates expected changes to the FCI over the next five years based on our current assumptions for funding during this time of severe fiscal limitation for the state.

Figure 1. FCI Relative to Potential Funding, FY 2012–2013 to FY 2016–2017



Committee Activities

The committee’s *Trial Court Methodology for Prioritizing and Ranking Facility Modifications* (see Attachment B) implements the ranking requirement of the policy: potential facility modifications are prioritized by means of numerical scoring for each factor in six categories. Facility modifications are first prioritized and then scored; the lower the score, the higher the ranking. Thus, all Priority 2 facility modifications are ranked above all Priority 3 facility modifications. Recent revisions of the methodology distinguish the priority of graffiti removal based on whether the graffiti is in public or nonpublic areas of the court and score county-managed projects in the same manner we score AOC-managed facility modifications.

Using this ranking methodology, the AOC staff prepares a preliminary ranking list for the committee. The committee reviews, revises, and finalizes the list for use when considering which facility modifications to fund.

The committee has held eight meetings since last year’s annual report. Table 2 outlines the

activities of the TCFMAC, indicating the number of facility modifications reviewed and funded and the number of facility modifications reported as completed by the Office of Real Estate and Facilities Management.

Table 2. Facility Modification Activity

	Number of Facility Modifications	Estimated Cost
Reviewed and Approved (Attachment C)	1,093	\$32,931,201
Funded and Open*	369	30,059,671
Completed**	1,234	33,245,745

* Includes all funded FMs that were still open on June 30, 2011, regardless of the year of funding.

**Includes all FMs completed during FY 2012–2013, regardless of the year of funding.

A breakdown of FY 2012–2013 approved facility modification funding, by priority and court, is provided in Attachment F. The vast majority of funding went to Priority 2 facility modifications because of an increase in the AOC’s direct maintenance responsibility of more facilities coupled with no significant increase in funding. Figure 2 shows how funding of the various priorities has changed over time. The first few years show a balance between the various priorities, whereas this year shows that almost all funding went to the two highest priorities.

Figure 2. Funded Facility Modifications by Estimated Cost

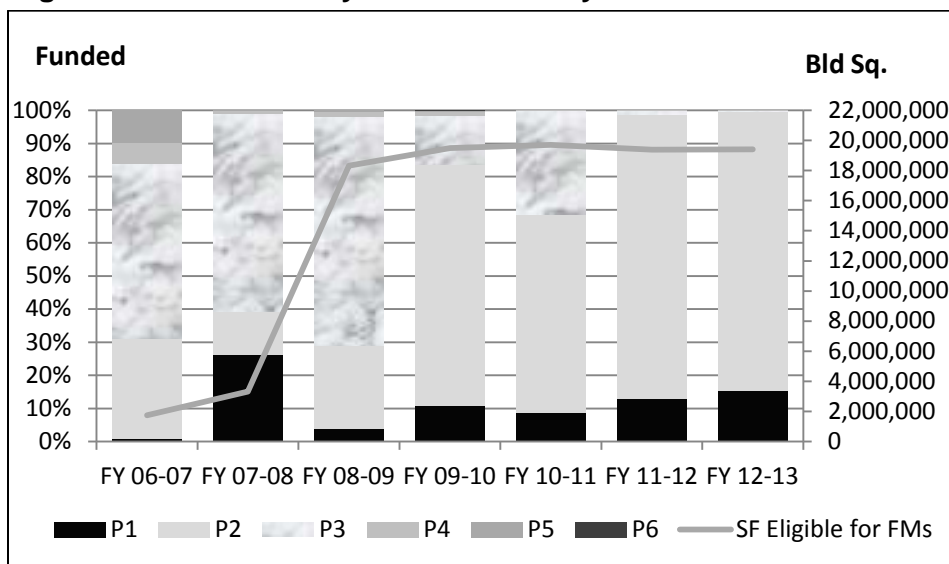


Figure 2 represents the breakdown of dollars spent by priority expressed as a percentage of the facility modifications funded during each fiscal year. The line represents the growth in responsible square footage. Priority 1 and Priority 2 projects such as exterior walls, conveying systems (elevators), HVAC system issues, and roofing continue to lead the list of projects receiving funding.

Operations and Maintenance

Effective December 14, 2012, the Judicial Council assigned the TCFMAC oversight responsibility of the operations and maintenance of existing facilities, noncapital-related real estate transactions, energy management, and environmental management and sustainability. Oversight includes routine, recurring, and generally anticipated maintenance and repairs of court facilities that must be performed periodically throughout the life of a facility to keep the building, equipment, and utilities infrastructure in a condition adequate to support its designed level of service. Broad oversight of the entire existing facility management program under one advisory committee will help ensure that the various aspects of the program work in harmony and will provide the most effective overall program. After several months of program review with the AOC, the committee met with the TCPJAC and CEAC to introduce its mission and focus to these branch leaders. TCFMAC also asked the committees their opinions on prioritization of maintenance and operations and discussed funding limitations.

Committee Activity Summary

In addition to reviewing and funding facility modifications and operations and maintenance, the committee has continued to refine the processing and internal policies for managing all relevant data and making funding decisions. The committee has also:

- Continued to review and update the committee's methodology;
- Reviewed and supported full SB 1407 funding for the Facility Modification Program and reviewed implications of reduced funding;
- Tracked the transfer and transition of services from county operation to the AOC;
- Toured the Yolo County Historic Courthouse (AOC Building ID 57-A1);
- Provided field evaluations of proposed facility modifications in Santa Barbara;
- Worked directly with the Fresno Court and the AOC to develop and validate the initial scope and prioritization of the Fresno Computer Room project;
- Provided input on the implementation of Job Order Contracting, the new contracting method for many facility modifications;
- Had a briefing on the Facility Assessment Program, the status of the assessments, FCIs of the assessed facilities, and planning for future assessments;
- Discussed the role of AOC staff, contractors, and the courts in management of court facilities;

- Continued to discuss the provision of Senate Bill 1732 (Escutia; Stats. 2002, ch. 1082) specifying that at least 25 percent of the amount collected for the State Court Facilities Construction Fund by the individual courts is returned to them in the form of improved facilities, and the need for a policy;
- Participated as members of the Court Facilities Working Group; and
- Served as the Evaluation Committee to select the courts that will participate in the Trial Court Facility Maintenance Delegation Pilot Program. The pilot program includes four courts: those of Orange, Riverside, Imperial, and San Luis Obispo Counties. The current program leverages a combination of both operations and maintenance and facility modification funding, with an estimated value of \$4.6 million. In its new oversight role for operations and maintenance, the committee will continue to partner with the CEAC-appointed working group to review and evaluate this four-court, \$4.6 million program as it continues over the course of the pilot timeline.

Customer Surveys

To validate that the Facility Modification Program is successful in meeting the needs and requirements of the branch, the AOC requests court feedback through a formalized customer satisfaction survey process. The AOC conducts two types of recurring customer surveys related to the Facility Modification Program. The first is a customer satisfaction survey conducted at the completion of a facility modification requested by the courts, with a scale from 1 to 3. In the past year, 270 such surveys were requested, 135 were returned, and 0 are pending. Of the 135 returned surveys, 101 scored a 3 (Met or Exceeded All Expectations), 7 scored a 2 (Room for Improvement), 0 scored a 1 (Unsatisfactory), and 27 declined to participate. The average score was 2.93.

The other related survey is a quarterly survey sent to presiding judges, court executive officers, and other key court contacts asking them to rate the facility modification service they have received and other facility-related services on a scale of 1 to 5 (with 5 as the highest rating). During the past year, 198 surveys were returned, with an average score of 3.92 for facility modifications.

Both of these survey programs indicate the courts' general satisfaction with the performance of the Facility Modification Program and the AOC's response when issues arise in the course of a modification. What is not measured in either survey is the courts' concern about the AOC's current and future ability to fund needed projects. In previous years this ability was not an issue, but it has become one during the past year as no Priority 3 facility modifications have been funded and even Priority 2 facility modifications often wait months to receive funding.

Committee Survey

In May, the TCFMAC developed and released a survey requesting feedback on satisfaction with AOC services and management of court facilities, maintenance priorities, responsibilities for operational support costs, and the process relative to the evaluation of closed court facilities.

Some 43 percent of the courts receiving AOC services responded. The primary responders were the court executive officers. Generally the statistics align with the committee's expectations. The courts are generally satisfied with the services that they are receiving. The courts recognize and support the committee in advocating for additional funding for both the Operations and Maintenance Services and Facility Modification Programs. The results of the survey were reviewed at the joint CEAC/TCPJAC meeting in August 2013.

Committee's Funding Concerns

With the final Los Angeles facility completing the transition process to judicial branch management on June 1, 2012, the SB 1732 transfer process is complete. Although initial assessments have been made on these facilities, full analysis of their needs is ongoing. The committee will continue to plan and evaluate the program for immediate and future needs.

Security funding responsibility continues to be unclear. At this time, the security projects funded through the advisory committee are like-for-like replacements when equipment has failed and hardware replacements where physical threats or privacy concerns are present, such as lock sets in holding areas, courtrooms, secure hallways, and judges' chambers. Security enhancements—such as additional cameras, software upgrades, and digital equipment where currently none is present—are not being funded.

Court inspections by the State Fire Marshall are starting to increase because of the completion of the Los Angeles courts' transition to the AOC and an increase in State Fire Marshall resources. The increased inspections by the State Fire Marshall have the potential to come with extreme cost due to identified compliance issues and issuance of "Notices of Violations" for Fire/Life Safety and Fire Protection deficiencies within the AOC portfolio.

The Facility Modification Program has faced funding challenges and continues to do so. The facility modification budget for FY 2011–2012 was \$30 million, and in FY 2012–2013 the budget was increased to \$50 million. These historical budgets have failed to meet the identified needs of the judicial branch's facility program as identified in figure 1 on page 8.

This lack of funding capability is a result of continued state budget difficulties and the redirection of State Court Facilities Construction Funds to support court operations. Because of the current limited funding, any work deemed noncritical to ongoing operations was not funded, leading to more emergency projects and increased cost to the state over the long term. Facility conditions continue to degrade, as is evident by the fact that the requirements to fund emergency

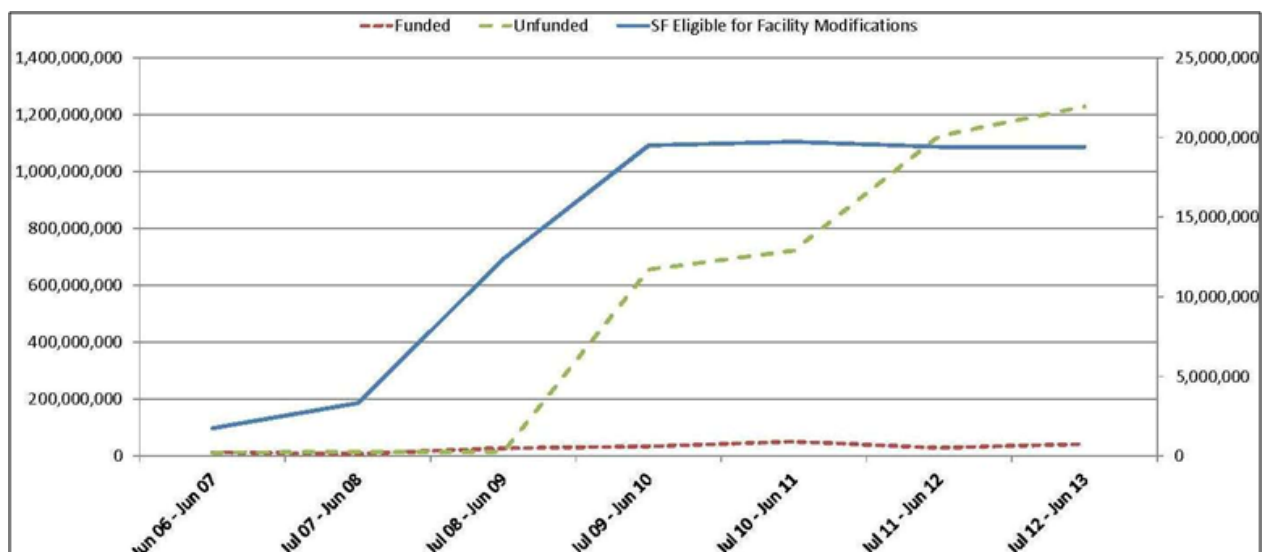
Priority 1 projects exceeded the original budget, which was based on historical projections.

In FY 2013–2014 few, if any, Priority 3 projects are likely to be funded. With current funding levels, there will be no ability to fund Priority 4, 5, or 6 facility modifications in the next few years. Equipment and systems that are beyond their rated life will not be replaced until their condition degrades further and requires immediate action to prevent negative impacts to the public and court operations. For example, the chiller system at the Superior Court of Alameda County’s George E. McDonald Hall of Justice was beyond its useful life, and a Priority 5 facility modification was requested. Because of a lack of funding, the renewal was never completed. When the system began to fail beyond the point where short-term repairs would suffice and the court was affected by the lack of system reliability, a Priority 1 project was executed.

Essential projects like the renovation of the chiller system at the Traffic/Small Claims Annex in San Mateo, the elevator refurbishment at the Wakefield Taylor Courthouse in Contra Costa County, and various other projects—such as boiler system replacements, courtroom renovations to meet ADA requirements, security sally port gate repairs and installations, and HVAC systems renovations—will, as Priority 3–rated work, continue to be left unfunded.

Figure 3 below illustrates the growth of the AOC’s square footage where facility modifications are anticipated, corresponding growth over the years of facility modification funding, and increases in documented facility modification requirements. The figure shows that the growth of square footage under AOC management is exceeding the growth in facility modification funding. It also shows that the documented requirements will take years to complete even under the best funding scenarios and assuming no requirements are added to the list.

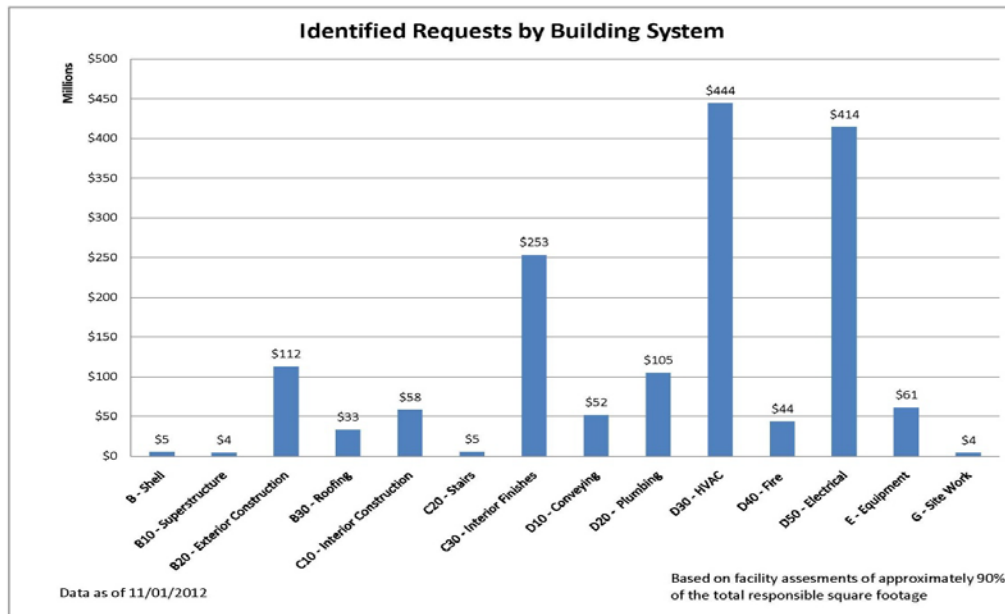
Figure 3. Funded Facility Modifications and Unfunded Facility Modification Backlog



Note: Figure 3 represents the funded facility modifications and unfunded facility modification backlog in relation to the increase in responsible square footage.

The largest need for additional funding is in the critical system areas of HVAC (heating, ventilation, and air conditioning) and the aging electrical infrastructure. This is evident by the deferred projects currently identified but that remain unfunded. See figure 4 for a breakdown of unfunded projects by building system.

Figure 4. Identified Requests by Building System



Conclusion

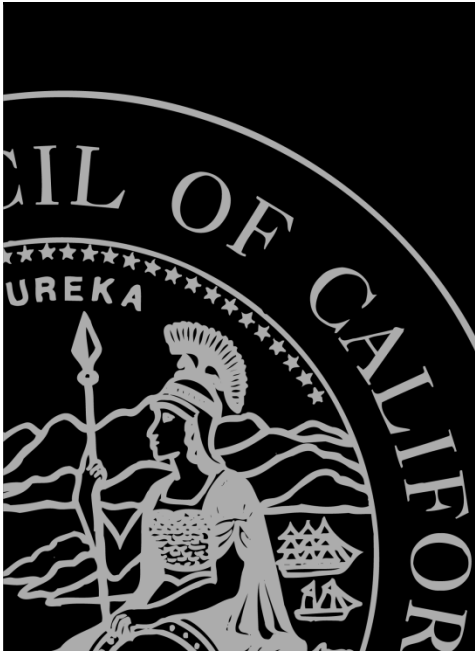
The conclusion of the transfer process and the resulting dramatic changes in the number of facilities and identified projects, the various issues each new facility brings, and budget constraints continue to challenge the committee in its efforts to implement the Facility Modification Program as directed by policy. The limited resources available require the committee to continue to defer much needed renovation of the facility infrastructure.

Previously identified compliance liability regarding the numerous boilers affected by changing Air Quality Management District standards has been mitigated. All projects are funded and in various stages of completion.

However, unless additional program funding is allocated, facility conditions will continue to decline and critical system failures will increase. This decline will likely result in increased court and public dissatisfaction with the judicial branch and hinder the AOC's ability to provide and maintain safe, dignified, and fully functional facilities, that accommodate the needs of all court users, as well as our justice system partners.

Attachments

1. Attachment A: *Trial Court Facility Modifications Policy, July 27, 2012*
2. Attachment B: *Trial Court Methodology for Prioritizing and Ranking Facility Modifications, October 25, 2012*
3. Attachment C: Facility Modifications Reviewed and Approved Between July 1, 2012, and June 30, 2013
4. Attachment D: Description of Funded Facility Modifications Over \$300,000 FY 2012–2013
5. Attachment E: Completed Assessment Report FY 2012–2013
6. Attachment F: Approved Facility Modification Funding by Priority and County FY 2012–2013



Trial Court Facility Modifications Policy

ADOPTED AND EFFECTIVE
JULY 27, 2012



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

I. Purpose

Government Code section 70391(h) requires the Judicial Council to allocate appropriated funds for the maintenance and construction of court facilities. Government Code section 70374(c)(1) authorizes the use of funds in the State Court Facilities Construction Fund for projects involving, among other things, rehabilitation, renovation, or replacement of court facilities. This document presents the methodology and process for identifying and prioritizing facility modifications (Facility Modifications) to be made to trial court facilities, the responsibility or title for which rests with the state.

This document replaces and supersedes the Judicial Council's *Prioritization Methodology for Modifications to Court Facilities*; last revised April 24, 2009 and, if approved, would become effective on July 27, 2012.

II. Definitions

A. Facility Modification

A Facility Modification is a physical modification to a facility or its components that restores or improves the designed level of function of a facility or facility components. A Facility Modification may consist of:

- A modification that alters or increases the designed level of services of a building;
- A “special improvement” meaning a one-time modification to a facility that is not expected to be repeated during the lifetime of the facility;
- An alteration, addition to, or betterment of a facility that changes its function, layout, capacity, or quality;
- A rehabilitation, which restores a facility to its former state or capacity;
- A renovation, which restores a facility to a former or better state, including by repairing or reconstructing facility components;
- A replacement, which puts a new facility component of the same or better quality or function, in the place of an existing facility component;
- The addition of new systems, equipment, or components to a facility that would not otherwise exist;
- A modification to a facility that is required to bring the facility into compliance with law, including but not limited to the Americans with Disabilities Act, title 24 of the California Code of Regulations, and federal and state hazardous materials laws and regulations;
- Any of the foregoing where a facility or its components are damaged, seriously deteriorated, dysfunctional, subject to intermittent service outage, or otherwise in insufficient operating condition as a result of

- deferred maintenance, emergency, acts of God, severe wind or weather conditions, vandalism, or criminal activity; and
- A correction of collateral damage arising from an emergency incident or unanticipated finding that is discovered during the performance of Facility Modification work.

A Facility Modification differs from routine maintenance and repair of a court facility, which is the routine, recurring, and generally anticipated work that must be performed periodically throughout the life of a facility to keep the building and its grounds, equipment, and utilities infrastructure in a condition adequate to support their designed level of service. Routine maintenance and repair includes annual or less frequent periodic repairs and replacements of building components and equipment consistent with manufacturers' recommendations or industry-recommended service cycles. While a Facility Modification may either restore or improve a facility's designed level of function, routine maintenance and repair always maintains, without materially improving, the facility and its components at their designed level of function. Routine maintenance and repair is the basic and ongoing work that is needed, as part of ordinary facility operation and management, to keep the facility and its components in a condition adequate to support existing facility operations and to prevent deterioration, break down, and service interruptions.

In some instances, it is difficult to distinguish between a Facility Modification, on the one hand, and routine maintenance and repair, on the other hand. Facility Modifications are distinguished from routine maintenance and repair based on the scope and complexity of the work to be performed, and the anticipated impact of the work on the ongoing operation of the facility. Factors to be considered in evaluating the scope, complexity, and impact of a project include:

- The amount of time and materials needed to complete the work;
- The number of steps involved in completing the project;
- The type and number of tools required to perform the work;
- The extent to which facility structures or equipment must be altered or moved to complete the project;
- Whether the facility component involved is a substantial part of a major facility system;
- Whether one or more facility systems will be disrupted or taken out of service as a result of the project; and
- Whether the project involves critical facility systems such as life safety or security equipment, HVAC equipment, utilities infrastructure, roofs and other structural components, or accessibility features (i.e., elevators, escalators, doors, parking lots and structures).

Projects of greater scope and complexity or with a more critical impact on the ongoing safe and secure operation of the court facility are more likely to be Facility Modifications; however, for projects that are more difficult to distinguish, case-by-case evaluation is required.

A Facility Modification differs from a capital project, which significantly increases the facility's gross area; substantially renovates the majority (more than 50 percent) of the facility; involves the construction of a new facility or a facility acquisition; or changes the use of the facility, as in a conversion from another use to court use.

B. Judicial Branch Facilities' Customer Service Center (CSC)

The Judicial Branch Facilities' Customer Service Center, or CSC, is a 24-hour service center established to receive, track, and control all work statewide related to court facilities. The center is managed by the Office of Court Construction and Management (OCCM), a division of the Administrative Office of the Courts (AOC), through its Real Estate and Asset Management Services' Facilities Management Unit. The CSC is the primary contact point for all Facility Modification requests and all maintenance services. The e-mail address is csc@jud.ca.gov.

C. Facility Modification Budget Allocation Categories

1. Statewide Facility Modifications Planning Allocation

The Statewide Facility Modifications Planning Allocation is the portion of the Facility Modifications budget set aside by the Judicial Council for planning, investigations, and other activities related to the identification, solution analysis or development of Facility Modification requirements, estimates, and plans. This includes studies of issues that may eventually require Facility Modifications as well as full facility assessments used for long-range planning of the Facility Modification program. This budget does not include detailed construction design work, which is incorporated into the cost of each specific Facility Modification.

2. Priority 1 Facility Modifications Allocation

The Priority 1 Facility Modifications Allocation is the portion of the Facility Modification budget set aside by the Judicial Council for performance of emergency Facility Modifications. Due to the unpredictable nature of these Facility Modifications funding must be set aside to ensure an adequate reserve to address any emergencies that may arise over the course of the Fiscal Year.

3. Planned Facility Modifications Allocation

The Planned Facility Modifications Allocation is the portion of the Facility Modification budget set aside by the Judicial Council for Facility Modifications that the TCFMWG has fully vetted and recommended for funding at the beginning of the Fiscal Year and that are approved by the Judicial Council. Typically these Facility Modifications are considered to be among the highest

priority from those *not* funded in the previous year due to budget constraints. Funds remaining in this allocation after all Planned Facility Modifications have been completed can be reallocated by the among the other Facilities Modification Budget Categories. The Judicial Council will be advised of any such reallocations in the annual information report submitted after the close of each fiscal year. The report also will indicate if any Planned Facility Modifications approved by the council are cancelled.

4. Priority 2-6 Facility Modifications Allocation

The remainder of the Facility Modifications budget is set aside by the Judicial Council for Priority 2–6 Facility Modifications that were either not received prior to the beginning of the fiscal year or involved lower-priority work not yet fully vetted and estimated but eligible for funding during the current fiscal year depending on funds available and priority of the requested modification.

This budget allocation is spread over the course of the Fiscal Year by the TCFMWG to fund requests that are ad hoc or unplanned, but that rank among the highest priority Facility Modifications. The TCFMWG will determine at the beginning of the fiscal year the amount to be used at each of its meetings as part of a plan to stage the work over the course of the year. This will allow for funding decision at each meeting to ensure funds are spent appropriately and fully for the fiscal year. Based on this funding determination the AOC staff will present a proposed list of Facility Modification at each meeting. The TCFMWG will then approve or disapprove funding for each of the proposed Facility Modifications.

III. Priority Categories

Priority Categories for Facility Modifications

Projects determined to be Facility Modifications will be assigned one of the six priority categories described below. These priority categories are based on methods commonly used by private sector facility management firms. Facility Modifications will be prioritized based on confirmation that the requested project qualifies as a Facility Modification under the criteria in section IIA above, as well as by priority category, specific justifications, effect on court operations, public and employee safety, risk management and mitigation, funding availability, equity among the courts, implementation feasibility, cost/benefit analysis, planning and design status, contribution to ADA compliance, and status of major capital improvements.

Facility Modifications determined to be Priority 1 will be addressed immediately and regardless of whether the court occupies a shared-use facility. Planned Priority 2–6

Facility Modifications requested for shared-use facilities will be assigned an appropriate priority category; their prioritization and implementation may be dependent, however, on financial participation by the county that shares the building.

Priority categories for Facility Modifications are as follows:

Priority 1—Immediately or Potentially Critical. A Priority 1 ranking is appropriate where a condition of the facility requires immediate action to return the facility to normal operations or where a condition exists that will become critical if not corrected expeditiously. Such conditions necessitate a Facility Modification to prevent accelerated deterioration, damage, or dysfunction; to correct a safety hazard that imminently threatens loss of life or serious injury to the public or court employees; or to remedy intermittent function, service interruptions, or potential safety hazards. These conditions may include, but are not limited to, major flooding, substantial damage to roofs or other structural building components, or actual or imminent hazardous material release or exposure. Depending on scope, complexity, and impact, a severe deterioration in life safety or security components may also be considered a condition requiring a Priority 1 Facility Modification.

Owing to their critical nature, Priority 1 Facility Modification requests will be addressed immediately by AOC staff using internal procedures—including a method and a process for setting aside funds to address Priority 1 requests—that ensure timely and effective responses to unplanned damage, deterioration, or dysfunction resulting from an emergency or other potentially critical conditions.

Priority 2—Necessary, But Not Yet Critical. A Priority 2 ranking is appropriate where a facility requires a modification to preclude deterioration, potential loss of function or service, or associated damage or higher costs if correction of a condition is further deferred.

Priority 3—Needed. A Priority 3 ranking is appropriate where addressing a Facility Modification will reduce long-term maintenance or repair costs or improve the functionality, usability, and accessibility of a court facility. Such a condition is not hindering to the most basic functions of the facility, but its correction will improve court operations.

Priority 4—Does Not Meet Current Codes or Standards. A Priority 4 ranking is appropriate where a facility or one or more of its components does not conform to current code requirements, despite having complied with all codes in place at the time of initial construction. Such conditions are considered *legally nonconforming*, and their modification to meet current code requirements is generally not required.

Priority 5—Beyond Rated Life, But Serviceable. A Priority 5 ranking is appropriate where a facility is currently adequate to support court operations but, owing to some condition, cannot be expected to fully and properly function as designed for more than one year without the requested Facility Modification.

Priority 6—Hazardous Materials, Managed But Not Abated. A Priority 6 ranking is appropriate for a Facility Modification where a facility contains hazardous materials, such as asbestos or lead-based paints, that are managed in place and not yet abated.

IV. Process for Requesting and Prioritizing Facility Modifications

A. Requesting Facility Modifications

Potential Facility Modifications will be identified by court and AOC personnel through requests made to the CSC. The AOC staff in collaboration with the local court staff will

- confirm that each requested project is a Facility Modification under the criteria set forth above in section II;
- assign a priority category to each request;
- resolve any questions and develop a preliminary cost estimate; and
- finalize the scope of the Facility Modification.

1. Priority 1 Requests. Owing to their critical nature, Priority 1 requests will be addressed immediately by AOC staff using internal procedures that ensure timely and effective responses to unplanned damage, deterioration, or dysfunction resulting from an emergency or other potentially critical conditions. AOC staff will report to the TCFMWG on all Priority 1 request as part of the next scheduled TCFMWG meeting.

2. Priority 2–6 Requests. Requests for Priority 2–6 Facility Modifications will be tracked by the AOC and the courts using the AOC’s Computer Aided Facility Management (CAFM) database. Each request will outline the problem to be addressed and state the impact if the problem is not addressed. Requests will be processed by CSC staff and tracked in CAFM.

B. Prioritizing Requests for Priority 2–6 Facility Modifications

The following criteria will be used in ranking of all noncritical Facility Modifications:

- priority category
- specific justifications, effect on court operations
- public and employee safety and security, and risk management
- funding availability
- equity among the courts
- implementation feasibility

- cost/benefit analysis
- design and plan status,
- contribution to ADA compliance
- planned major capital improvements

V. Trial Court Facility Modifications Working Group

A. Trial Court Facility Modifications Working Group: Membership and Terms

The Trial Court Facility Modifications Working Group (TCFMWG) has been established by the Judicial Council to review Facility Modification needs across the state. Judges or court executive officers from any California court who have knowledge of or interest in facilities management or construction are eligible to apply for membership. The TCFMWG consists of five judges selected by the Trial Court Presiding Judges Advisory Committee and three Court Executive Officers selected by the Court Executive Officers Advisory Committee. Members serve a three-year term, though terms may be extended at the discretion of the chair of the Court Facilities Working Group (CFWG). The chair and vice-chair of the TCFMWG are appointed from among the TCFMWG membership by the Chief Justice, with recommendations from the chair of the CFWG. AOC staff is responsible for notifying the pertinent selection committee when new members need to be appointed.

B. Trial Court Facility Modifications Working Group: Duties and Procedures

The TCFMWG will meet as needed to review the AOC staff prepared reports, which will include a suggested ranked list of all proposed Facility Modifications with fully developed scopes of work and cost estimates as well as current funding availability. The total cost of all modifications on the draft ranked list may not exceed total available funding for the current fiscal year. Based on a review of the AOC reports and any other available information, the TCFMWG will determine which modifications to recommend for funding in the current fiscal year and which should be deferred for future consideration based on funding availability. The group may also determine that certain items do not qualify as Facility Modifications and remove them from the list of recommended projects.

C. Trial Court Facility Modifications Working Group: Annual Recommendation to the Judicial Council

1. The Legislature appropriates funding to the annual Facility Modification budget (annual budget) out of the State Court Facilities Construction Fund and the Immediate and Critical Needs Account.
2. Based on the annual budget, the AOC staff to the TCFMWG will develop a proposed allocation among the four Facility Modification Budget Allocation Categories and a list of potential Planned Facility Modifications.

3. The TCFMWG will consider the AOC staff proposal and develop a recommended allocation among the four Facility Modification Budget Allocation Categories; Priority 1 Facility Modifications, Statewide Facility Modification Planning, Planned Facility Modifications, and Priority 2–6 Facility Modifications.
4. The TCFMWG will also use this AOC staff proposal to determine if there are high priority Facility Modifications that should be funded with the Planned Facility Modification allocation. A list of proposed Planned Facility Modifications, if any, will be developed, and will include the location, a short description, and estimated cost of each Planned Facility Modification. Based on the Annual Budget, the TCFMWG may recommend all funding be preserved for use on the highest priority Facility Modifications throughout the year and not recommend any Planned Facility Modifications.
5. The TCFMWG’s draft recommendations of the proposed funding allocation and the list of Planned Facility Modifications will be made available to the trial courts for comment by posting them on Serranus and emailing them to the Presiding Judges and the Court Executive Officers. The comments and the TCFMWG’s responses will be included with the final recommendations in a report to the CFWG.
6. Based upon comments received, the TCFMWG will determine its final recommended funding allocation and list of Planned Facility Modifications, which will be presented to the CFWG for review and approval. The CFWG may approve the TCFMWG recommendations in whole or it may revise the recommendations.

The CFWG will forward its recommended funding allocation and list of Planned Facility Modifications to E&P for placing on a Judicial Council business meeting agenda for the council’s consideration and approval or revision.

7. This policy, and the budget allocations and list of Planned Facility Modifications approved by the Judicial Council will be the basis on which the TCFMWG and the AOC in collaboration with the local courts will proceed to implement Facility Modifications.
8. During the fiscal year, justifiable reasons may arise for reallocating funds among the four Facility Modification budget allocations—Statewide Facility Modification Planning, Priority 1, Planned, and Priorities 2–6. Under this policy, the Judicial Council delegates to the TCFMWG the authority to redistribute funds among the four budget allocations as necessary to ensure that

the funds are used in the fiscal year and are used for the highest priority Facility Modifications, consistent with this policy and the criteria outline in section IV.B above. All reallocations will be reported to the council as part of the annual report on the activities of the TCFMWG.

9. The Judicial Council also delegates to the TCFMWG the authority to approved Priority 1 and 2 Facility Modifications between the beginning of the fiscal year and the Judicial Council's approval of the annual budget allocation and list of Planned Facility Modifications. This is necessary to ensure that emergency and necessary Facility Modifications that could impact court operations are not delayed. The TCFMWG will not expend more than 20% of the annual budget prior to the Judicial Council's approval.

D. Trial Court Facility Modifications Working Group: Annual Informational Report

The TCFMWG will develop an informational annual report summarizing its activities during the preceding fiscal year. Like the annual budget allocation recommendation, this report will be provided to the courts for comment in the same manner as the recommendations to the Judicial Council outlined above.

This report will be developed in the second quarter of the new fiscal year after all data is available and analyzed for the preceding year. This report will include data on actual expenditures, requests received, any backlog of work based on industry standard major facility systems, funding of modifications by priority, time required to complete each project, cancellation of any council-approved projects, redistribution of funding between categories, and other significant TCFMWG activities.

The CFWG will review this report and forward it to E&P for placing on a Judicial Council business meeting agenda as an informational item.

E. Trial Court Facility Modifications Working Group: Quarterly Report to E&P

The TCFMWG will develop a quarterly report to provide to E&P, which will also be provided to the Judicial Council at the next council meeting. The report will include a list of all Facility Modifications funded during the quarter, as well as any reallocation of fund between the funding categories. The first of these reports will be presented to E&P in October 2012 covering the first quarter of FY 2012-13.

Trial Court Methodology for Prioritizing and Ranking Facility Modifications

ADOPTED BY
THE TRIAL COURT FACILITY
MODIFICATION WORKING GROUP,
OCTOBER 25, 2012



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT



Attachment B

This document presents a methodology and process adopted by the Trial Court Facility Modification Working Group (Working Group) for prioritizing and ranking modifications to trial court facilities. It also includes operating guidelines established to help guide Working Group meetings and to establish AOC versus court funding for a variety of facility related issues.

Facility Modification Defined

Facility Modifications (FM) as defined by the Judicial Council in its [December 2, 2005 Report on Facility Modifications Prioritization \(Judicial Council Report\)](#) are a generally planned, *physical modification* to a facility component or components that restores or improves the designed level of function of a facility or facility components.

There is no upper or lower dollar limit for FM. Small repairs will normally be handled as Job Orders but depending on the operations and maintenance budget, some smaller repairs either individually or collectively may need to be funded as FMs. Larger projects may be funded as Capital Projects.

FMs are *distinguished from major capital outlay projects* in that the latter significantly increases the facility's gross area, as in an addition to a structure; substantially renovate a major portion of the facility; comprise a new facility or an acquisition; or change the use of the facility, as in a conversion from another use to court use.

Priority Categories

Facility modifications are assigned one of six priority categories. These categories, adopted by the Judicial Council Report, are based on methods commonly used by private sector facility management firms. Facility modifications that are determined to be priority 1 will be addressed immediately and regardless of whether the court occupies a shared-use facility. Planned priority 2–6 facility modifications requested for court exclusive and shared-use facilities will be assigned an appropriate priority category. Implementation of modifications in shared-use facilities, however, may be dependent on financial participation by the county that occupies space in the building.

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

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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 AOC 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.

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.

Priority 3—Needed. Condition to be addressed will reduce long-term maintenance or repair costs or will improve the functionality, usability, and accessibility of a court. The condition is not hindering the most basic functions of a facility, but its correction will support improved court operations.

Priority 4—Does Not Meet Current Codes or Standards. Condition does not conform to current code requirements, yet it complied at the time of initial construction. Such conditions are considered legally nonconforming and are generally not required to be modified to meet current code requirements.

Priority 5—Beyond Rated Life, but Serviceable. Condition is currently adequate but cannot be expected to function as designed in the future.

Priority 6—Hazardous Materials, Managed but Not Abated. Hazardous materials, such as asbestos or lead-based paints, which are currently managed in place but not yet remediated.

Ranking Requests for Priority 2–6 Facility Modifications

Executives of the State's trial courts will be surveyed annually by AOC staff to document the court's operational needs, and facility conditions will be assessed by staff and contractors periodically, to identify facility modification requests and requirements for each forthcoming fiscal year. AOC staff will assign a priority category to each modification requested or indicated, develop a preliminary cost estimate, and determine a high-level scope of work for the modification. AOC staff will then prepare a report on pending trial court facility modifications. Each report will include a preliminary ranked list of all pending requests by priority category, including a quantitatively-scored rationale for the ranking. Preliminary ranked lists of all modification requests will be prepared by AOC staff based on the following criteria from the December 2, 2005 Report to Judicial Council on facility modifications:

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- priority category
- specific justifications
- effect on court operations, and public and employee safety
- risk management and mitigation
- funding availability
- equity among the courts
- implementation feasibility
- cost/benefit analysis
- design and plan status
- planned major capital improvements

The **Priority Category** will be used to create the initial ranking of facility modifications. By assigning point values to the criteria listed above, a score is produced to rank the facility modifications within each priority category. The proposed scoring methodology follows:

Justification and Effect on the Court: This will be a score of between 5 and 50 (with 5 being the court being closed or being significantly impacted and a 50 being a wish list item). *Please note that any number in between 5 and 50 can be used to quantify the justification and the effect this requirement has on the court.* The chart below will assist in determining the correct number.

5	court operations are <i>significantly</i> impacted (negatively)
20	court is operating but at less than standard productivity
35	court appearance and dignity is diminished by the condition of the facility
50	a “wish list” item

Safety, Security, Risk Management: This score works the same way as the *Justification and Effect on the Court* scoring. The focus here is not so much on court operations but on safety, security, and risk management. *Please note that any number in between 5 and 25 can be used to quantify the justification and the effect this requirement has on the court.* The chart below will assist in determining the correct number.

5	potential serious risk
20	no significant risk
25	no risk

Equity among Courts: This score is used to help ensure that all courts scheduled to transfer obtain at least some FM funding.*

0	If Priority 2
5	If Court’s highest priority is between 3 and 6
10	Court’s second highest priority
15	Court’s third highest priority
30	All other FMs for the Court

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*For each full calendar year that the project has been on the list, subtract 5 points (to a minimum score of 10 points).

Feasibility: This score helps rank the easy to implement jobs higher than complex ones.

- 10 Easy to perform with little or no planning or design
- 15 Requires some planning and design
- 20 Requires major design effort
- 25 Requires major design effort and may not be practical

Cost/Benefit: This criterion allows for FMs that will pay back the cost of the effort over shorter time frames to move up the list by using a negative score. An energy-saving improvement yielding reduced utility bills or an automation project resulting in a demonstrable reduction in labor expenses are good examples. Only facility modifications with a documented cost savings and a payback of less than five years will be considered in criterion.

- 10 Cost pay back of less than 5 years

Design Status: FMs which require no design effort, or are already in design, will receive higher scores than those still requiring design effort.

- 5 Designed, ready to perform
- 15 Designs will be ready within 90 days
- 25 Designs will take more than 90 days to complete

The final criteria, **Planned Major Capital Improvements** will utilize a yes/no test for *implementation* of a facility modification project, though this will not affect the ranking of those facility modification requests or needs. In some cases, a facility modification may be implemented even though a major capital project that would address the need is being planned but, for example, has not yet been funded. On the other hand, if a planned major capital improvement will address the facility modification need in a reasonable period of time, the request may not need to be implemented. A specific funding guideline is included in Attachment 1 as Guideline 9.

Budget Allocation

The AOC-produced report will be presented to the Trial Court Facility Modification Working Group in advance of each budget year cycle. The Working Group will also consider a proposal by AOC staff to allocate the forthcoming fiscal year's facility modifications budget among four categories:

1. Priority 1 facility modifications (not subject to ranking)
2. Planned Priority 2-6 facility modifications (represented in the report)
3. Unforeseen and out-of-cycle Priority 2-6 facility modifications (addressed below)

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4. Statewide Facility Modification Planning

The methodology and process used to produce the ranked report and proposed budget allocation will be reviewed with the Working Group to evaluate the approach and answer any questions. The Working Group will have the opportunity to modify the prioritization ranking methodology, adjust the allocation of the facility modifications budget among the four categories, make other changes as necessary, or validate the methodology adopted and budget allocation proposed by AOC staff.

In the event a facility modification can be performed using funds from sources other than the facility modifications budget, implementation without regard to the prioritization and ranking methodology may be considered by the Working Group. An example would be the provision of grant funds for the purchase and installation of security equipment. If facility modification funds were required to complete the installation of any equipment, provided it was a Priority 1 modification, the installation would still be eligible to proceed without ranking. If the modification was classified as a Priority 2 or higher, it would be subject to the ranking methodology.

Following review by the Working Group, the report will be made available for court comment by posting to Serranus. All comments will be considered and addressed by the Working Group. All comments and Working Group responses will be presented to the Executive and Planning Committee of the Judicial Council of California (E&P), as part of the final report of the Working Group. The E&P will then consider the report and budget proposal for approval.

The Facility Modifications List approved by the E&P will be the basis on which the AOC will proceed to implement facility modifications. AOC staff will manage the work from design through construction, inspection, and acceptance. The AOC will work collaboratively with local courts to implement all facility modifications.

Based on changes to the pace of certain facility transfers from county to state jurisdiction and the development of new conditions and needs among the court facilities, the Working Group will meet on an every other month basis to review unforeseen and out-of-cycle requests for Priority 2-6 facility modifications. The Working Group will have the authority to approve adjustments to the E&P approved report and, as necessary, reallocate funds among the facility modifications budget categories.

The Work Group's decision are normally implemented by the AOC without further consideration or approval. Reconsideration of decisions made by the Working Group will only be reviewed in accordance with Guideline 11 located at Appendix 1.

AOC VERSUS COURT FUNDING

Not all request for facility related services are funded though the AOC facility modification budget. Some items such as furniture are expressly excluded while others such as painting and floor covering are only funded under certain

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circumstances. To help establish a predictable outcome when requesting facility work the Working Group has established a number of Guidelines cover a variety of areas. The full text of the guidelines are included as Attachment 1. The guideline cover the following topical areas:

1. Paint/Wall Covering and Window Covering
2. Floor Covering
3. Special Purpose HVAC
4. Security Related Projects
5. Hazardous Material Management and Disposal
6. Patron Seating
7. Installation and Support of Court Owned Equipment/Furniture
8. Art, Interior Decorations, Special Purpose Decorations
9. Facility Modifications in Facilities to be Replaced with Funded Capital Projects
10. Funding of Facility Modifications in Court Funded Leased Facilities
11. Request for reconsideration of Working Group Decisions
12. Americans with Disabilities Act (ADA) Project Guidelines

The Working Group may establish additional Guidelines or modify existing guidelines as necessary to achieve the goal of the Council, consistent with budget restraints.

Working Group Meeting Protocols and Other Guidance

Cost as a Prioritizing and Ranking Factor: The cost of a FM will not be a factor when prioritizing and ranking FMs.

\$15/5 Rule: FMs with a Priority 2 or 3 and a cost of less than \$15K, and FMs with a Priority of 4 or 5 with a cost of less than \$5K can be approved and funded by the OCCM staff without first going through the Working Group. All such FMs will be reported to the Working Group at the next meeting and will be funded using Out of Cycle funds. \$15/5 Rule FMs will be limited to \$100,000 for each 100,000 SF of space per facility annually. For example, a 80,000 SF facility is limited to \$100,000 and a 120,000 SF facility is limited to \$200,000.

Facility Modification Cost Increases: FM cost increases do not have to be approved by the Working Group in advance. Cost increases of more than \$50K over that initially approved by the Working Group will be reported at the next meeting.

Meeting Materials: Meeting materials to include an Executive Summary, cumulative list of policy decisions, slides, and spreadsheets should be sent out two weeks prior to the meeting. The slides should be sent in black and white and as three to a page handouts.

Members Absences: In the event a member cannot attend, they cannot have someone else represent them at the meeting. A quorum will consist of the member

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present for a scheduled meeting. OCCM will contract each member who is not able to attend and brief them on the discussions and decision of the Working Group.

**Attachment 1
Guidelines**

**Guideline 1
Paint/Wall Covering and Window Covering Guidelines**

The AOC has the responsibility for the interior painting and maintenance of wall/window coverings. Rule 10.810 allows the courts to use their operating funds for painting and wall/window coverings, but does not require them to fund the maintenance to an AOC standard. Thus if the court is not willing or able to fund this to meet the AOC standard of finish and appearance the AOC as the building owner must provide necessary funding

This guideline does not apply to art work such as murals, paintings, or other non-standard wall covering that is intended as decorative items, not simple wall paper or cloth coverings. It also does not apply to wall finishes that are a part of a larger renovation or remodeling project.

Use the following to guide when the AOC will fund and what priority painting and wall/window covering request should receive.

Priority 1: Only when done as part of a larger Priority 1 FM that would require painting to complete the repair. Example; If a water leak resulted in replacement of sheetrock, painting to match the preexisting color would be included in the repair effort.

Priority 2: Only used for vandalism/graffiti cover up or to repair damage, in public areas, that must be repair immediately to prevent further deterioration of wall coverings. Priority 2 work should be limited to the minimum effort needed to address the immediate concern (corner to corner painting versus whole room). Priority 2 work will normally be limited to a Job Order scope.

Priority 3: Use when excessive wear does not justify a Priority 2 but impacts the dignity of the court to a level that its correction will improve court operations and provide minimal maintenance standards. E.G.: Repainting and wall covering repairs in public common areas and courtrooms where the wear/damage indicate a total lack of concern for basic maintenance standards. This is often in the eye of the beholder but should not include work that covers *normal wear and tear*. Priority 3 work should be limited to the minimum effort needed to address the immediate concern (corner to corner painting versus whole room). Priority 3 work can often be limited a Job Order scope.

Priority 4: Only used where painting is required for code compliance.

Priority 5: Most painting and wall/window covering replacement will fall into this priority. The AOC will over time develop a cyclical painting program that will set standards for desirable painting cycles. Due to the limited funding for this priority, courts should be encouraged to budget for recurring painting and wall covering replacement.

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Priority 6: Only used to provide repairs/covering after the removal of manage but not abated hazardous materials.

Guideline 2

Flooring Guidelines

The AOC has the responsibility for maintenance of flooring. Rule 10.810 allows the courts to use their operating funds for flooring, but does not require them to fund the maintenance to an AOC standard. Thus if the court is not willing or able to fund this to meet the AOC standard of finish and appearance the AOC as the building owner must provide necessary funding for flooring.

Use the following to guide when the AOC will fund and what priority flooring request should receive.

Priority 1: Only used when there is a complete collapse of the subflooring that results in damage to the floor finishing or when done as part of a larger Priority 1 FM that would require flooring repairs/replacement to complete the repair. Example; If a water leak resulted in molding carpeting, replacing the carpet to match the preexisting carpet would be included in the repair effort..

Priority 2: Only used for significant safety hazards, i.e. tripping hazards. Before flooring replacement is approved repairs of the existing flooring should be attempted. Only when repairs are not practical or cost efficient should total area flooring be replaced. Even then it should normally be limited to the room/area and not extended to the entire floor or department.

Priority 3: Use when excessive wear does not justify a Priority 2 but impacts the dignity of the court to a level that its correction will improve court operations and provide minimal maintenance standards. E.G.: Repairs in public common areas and courtrooms where the wear/damage indicates a total lack of concern for basic maintenance standards. This is often in the eye of the beholder but should not include work that covers *normal wear and tear or aging*. Priority 3 work should be limited to the minimum effort needed to address the immediate concern (single room versus whole floor).

Priority 4: Only used where flooring repairs/replacement is required for code compliance.

Priority 5: Most flooring replacement will fall into this priority. Due to the limited funding for this priority, courts should be encouraged to budget for normal life cycle flooring replacement.

Priority 6: Only used to provide repairs/replacement after the removal of manage but not abated hazardous materials.

Guideline 3

Special Purpose HVAC Guidelines

Special Purpose HVAC is any system or portion of a system that is not necessary for people comfort but is needed to control the temperature or humidity for equipment or items being stored and/or backup units to supplement the building system for these types of requirements. Examples of this would be computer room HVAC units, HVAC systems for evidence storage rooms/units, built in or stand alone refrigerators, and other such systems.

The determination of what specialty HVAC equipment is part of the courts equipment and what is a part of the facility is often a very fine line. Refrigerators, freezers, and other such stand alone appliance used for court employees or even for evidence storage are clearly court equipment and the responsibility of the court. Responsibility for computer room HVAC whether a computer rack air conditioner (CRAC) or a whole room system is less clear. Due to the nature of this equipment and the fact that it is often tied to the building HVAC either through shared ducting, chilled water, etc; it is normally treated as part of the facility.

It is imperative on the courts that they consult with the AOC anytime the heat load is going to change for this type of equipment. Adding new computers, removal of computers, and adding staff into a computer room will all have an impact on these standalone/back up units. Failure to plan with the AOC facility staff could result in delays in changes to the HVAC equipment and thus the ability to support the heat load.

Prioritization of work related to this type of equipment should follow the normal prioritization process and consideration.

Guideline 4

Security Related Projects Guidelines

The determination of what specialty security projects are part of the courts equipment and what is a part of the facility as a whole is often a very fine line. Metal detectors, scanning equipment, and other such stand alone plugged in equipment used by court employees, sheriff or contractors are clearly court equipment and the responsibility of the court. Exterior security lighting, making accessible entry areas that can house security equipment, perimeter alarms, normal exterior locks and hardware, and holding cells are all clearly part of the facility and thus an AOC responsibility. Responsibility for cameras, interior locks, and other security related but attached equipment is less clear.

To determine funding responsibility the following criteria should be considered:

The AOC funds:

- permanent changes to the facility and accessibility
- permanent changes to fixed counters and access areas
- exterior security to include lighting, and alarms
- repair and maintenance of “transferred” holding cells
- installation and maintenance of AOC recommended camera systems
- all locks and hardware permanently install as part of the building
- all attached security equipment found in a typical office building

The Courts fund

- all security related personnel cost and portable equipment
- all furniture and removable locks
- the replacement of all keys/cards lost by court personnel
- all security related equipment not be found in the typical office building unless identified as not court allowable per Rule 10.810

It is imperative on the courts that they consult with the AOC anytime they are planning to added, change, or remove security equipment, or change security procedures that could have a facilities impact. Adding new equipment, removal of equipment, and changing the entry locations for either court staff or the public could all have an impact on the facility. Failure to plan with the AOC facility staff could result in delays in changes necessary to support the new security requirements.

Prioritization of work related to these types of projects should follow the normal prioritization process and consideration. All security related project must be coordinate with Emergency Response and Security (ERS). All justification and related scoring for these projects should be confirmed by ERS as being valid requirements and not outside the scope of normal AOC standards.

Guideline 5

Hazardous Waste Management and Disposal Guidelines

Hazardous waste includes a wide range of materials and substances ranging from small disposable batteries to substances such as asbestos and polychlorinated biphenyl (PCB). Because of this wide range of materials a simple guideline is difficult to develop that will clearly cover every possible situations. For the purpose of this guideline, hazardous waste is divided into three groupings based on who uses or generates the waste. The three groups are court generated, janitorial related materials, and building materials. Management and disposal of generated waste must comply with all environmental regulations governing the packing, containment and disposal of hazardous waste regardless of who is responsible.

Court generated materials include all items that are not janitorial related or a part of the building construction or its equipment. Examples include toner cartridges, batteries, court owned equipment such as computer equipment containing heavy metals or equipment with refrigerant containing devices, and items stored in an evidence room.

Janitorial related materials include all cleaning material such as detergents and solvents, as well as, any waste generated as a result of cleaning such as greasy rags or waste water containing hazardous material. Management and disposal of janitorial materials and generated waste is the responsibility of the court through their janitorial service and must comply with all environmental regulations governing the packing, containment and disposal of hazardous waste.

Building generated hazardous material covers the vast majority of hazardous material in the facilities. It includes building construction materials like asbestos and lead based paints, and hazardous material contained in building equipment like PBCs and various fluids. All waste generated as a result of maintenance and repairs such as paints, oily rags, acid batteries, etc. fall in this category. The appropriate packing, containment, and disposal of all building generated hazardous material are the responsibility of the AOC and due to the cost of disposal is routinely a FM.

[NOTE: The one exception to this would be when a court funded project impacts the hazardous material. For example, in a court funded renovation the court assumes all responsibility and cost for the protection of the building occupants and property, as well as, the cost associated with the proper packing, containment, and disposal of all materials removed during demolition and material left over at the end of the project.]

Some items are more difficult to clearly identify into one category or the other. One of these is human waste in its various forms to include blood and feces. While normally this type of waste is a janitorial issue, there are occasion when the quantity or location of the waste make it beyond the capability of a normal janitorial function. For example cleanup after a violent assault which leaves blood on the carpeting or walls or a major sewage line break that deposit large amounts of human waste into either the building or the grounds. Both examples shift responsibility for the containment and disposal of the hazardous waste from part the normal janitorial function to a larger facility management issue. This becomes an AOC

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responsibility and likely will be part of the larger FM needed to restore the facility to its normal functionality.

Prioritization of work related to these types of efforts should follow the normal prioritization process and consideration. In many cases the disposal of hazardous waste is not the sole purpose of the effort and is simply an additional task related to a larger project.

Guideline 6

Patron Seating Guidelines

Patron seating is considered any seating that is not normal court employee seating and is not seating around a table. This includes all public seating in court rooms, public hallway, waiting areas, jury assembly rooms, and other public access areas.

This seating is normally multi-person seating such as benches, pews, and other gang seating, and individual seating that is by design attached to the facility such as chairs that are bolted to the floor. The exception to this is couches and similar types of multi-person seating that is normally seen as stand alone furniture and not normally bolted in place.

Court Employee seating, seating around a table, and couches are considered as furniture. Furniture is a court funding responsibility.

As an example in the courtroom, the audience seating and jury seating would be an AOC responsibility while the court employee seating and the litigate seating would be a court responsibility. All seating in the jury assembly area, except for employee seating and couch type seating, would be an AOC responsibly. Chairs in a jury deliberation room would be furniture and thus a court responsibly.

Prioritization of work related to fixture seating should follow the normal prioritization process and consideration.

Guideline 7

Installation and Support for Court Owned Equipment/Furniture Guidelines

Court owned equipment and furniture cover a very broad range of items ranging from small white boards up to large computer racks, and includes all furniture items that are not built into the building. For the purpose of this guideline these items are broken into three categories; furniture, equipment, and electronic equipment to include all communications and audio/visual equipment.

Furniture is normally a court funding responsibility. The exceptions are when the furniture is built into the building and not simply attached. A good example of this is the judge's bench and public service counter. This applies even if these benches and counters are made of modular furniture construction. Built-in bookcases and service counters are other good example of items that the AOC will maintain.

Equipment includes all items that are not building systems. They could be stand-alone, attached or built-in. This covers a wide range of items including but not limited to items such as white boards, clocks, file storage systems, portable/movable electronic equipment, court owned appliances, electronic calendars, and display boards. The cost of this equipment and the cost to move, mount, or install this equipment is the sole responsibility of the court. If additional 110/220v standard electrical outlets that could be used for other purposes are needed to support portable equipment, the outlet will be installed at the AOC cost.

The installation or removal of built in equipment must be coordinated with the AOC. Installation and removal of such items often result in damage or changes to the facility. For example, the installation of built-in electronic calendars requires the cutting into wall finishes, and the additional electrical load. Removing them will require the wall finishes being repair. The AOC can provide these service at the court's expense or the court can contract the services themselves but must have the plans/designs approved by the AOC in advance.

Communications and audio/visual equipment is the responsibility of the court. The AOC's only cost related to this type of equipment would be to provide adequate power as needed. This could be as simple as adding an outlet or bringing a whole new electrical panel in for a new set of communication routing switches. During equipment failures the AOC will check and confirm that adequate power is going to the equipment, any additional support will be at the court's expense.

Prioritization of work related to equipment should follow the normal prioritization process and consideration.

Guideline 8
Art, Interior Decorations,
Special Purpose Decorations Guidelines

Artwork can take many forms. Some art is purely decorative in nature such as paintings; other artwork is both decorative and functional such as seating walls, planting areas, and decorative flooring and wall covering. This guideline applies to both types of artwork.

Artwork, interior decorations and special purpose decorations are the responsibility of the court and not the AOC. Any of these types of items that were transferred to the AOC as part of the SB 1732 transfer process become the property of the AOC unless ownership is assumed by the court. If the court does not take ownership of the property the AOC at its discretion can remove, change, or maintain the artwork or decorations.

The court is responsible for those items simply hung on the walls or sitting in the facility. This would include most framed paintings, plants not part of a built-in atrium or similar structure, movable or temporary displays, temporary decorations such as holiday decorations and community displays. These items are considered the property of the court or employees working in the facility.

Some facilities have artwork on loan or maintained by local organizations such as historical societies or the artist. Both the AOC and the court must work closely with such organizations or owners to ensure artwork is properly maintained. If the owner or responsible organization request assistance in the maintenance and/or movement of the artwork the AOC will provide support in accordance with any established agreements with the artist or local organization. In the event no established agreement exists, the AOC will at its discretion may assist or determine that the requested assistance is not in the interest of the AOC and thus decline to provide the support without reimbursement of cost.

Guideline 9

Facility Modifications in Facilities to be Replaced with Funded Capital Projects

The use of Facility Modification funds in facilities with funded Capital Project that will result in the courts vacating the existing facility need to be carefully scrutinized. Since the time from funding of a Capital Project to move in is often five or more years, it is unreasonable to say that no FM funding will be permitted. The challenge is to fund those FMs that are critical to continue the operations of the facility and prevent excessive deterioration but are cost proportionate to the amount of time the court will remain in the facility. The following guidelines should be used in making funding decisions:

1. FM's that are critical to continue the normal operations of the facility should be funded.
2. Fire, life, safety and security issues normally will be funded.
3. When the cost of maintenance or operations due to failing systems is determined to exceed the cost of repair work to fix said failed system. For example: the impact to operations and cost of deterioration to the facility due to leaks may justify the replacement of a roof even though the roof will last for 20 years when the Courts are scheduled to leave after 5 years.
4. The AOC will take the limited life for the facility into consideration when determining the necessary FM actions needed.

FMs to enhance court operations, improve the appearance of the facility, and other items not required to maintain the existing operations must be evaluated on a cost versus years of service remaining. Items having short life cycles such as painting may be justified if the facility still has three or more years of court usage. Some items are required to maintain the dignity of the court. Generally, the following formula should be used as a guide to determine the amount to be spent on the above type items.

Number of years of remaining usage *multiplied by* the square foot of court space *divided by* 10 *equals* \$ to be spend in any fiscal year.

Using this formula a facility with five years of remaining court usage with 50,000 square feet could have approximately \$25,000 of FMs to enhance court operations and improve the appearance of the facility. While a similar sized facility with only two years of usage would have \$10,000.

All requests beyond the scope of the formula will be highlighted to the TCFMWG.

Courts may at their discretion fund additional enhancement or improvements to the facility, but AOC and court funding should not be combined for a single project.

Additionally FM funds will not be used to supplement or reimburse costs relating to a Capital Project: this includes contributing FM funds to a Capital Project, reimbursing the AOC for cost overruns or Court for work performed as part of a Capital Project. This fund exclusion does not extend to work after the completion of a Capital Project to enhance operations, improve the

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maintainability of the facility, or maintain the facility after expiration of warranties. In Capital Projects that occur in an existing facility, this exclusion does not pertain to repair or maintenance of items outside the scope of the Capital Project.

Guideline 10

Funding of FMs in Court Funded Leased Facilities

This guideline applies to all leases managed by the AOC but funded by the courts. This could include leases for new judgeships, storage, or for any of a number of court-supported programs for which the local court pays the lease costs.

Most court-funded leases are like the majority of leases managed by the AOC, in that the lessee provides the majority of the facility maintenance needs. This routinely includes many items that would be FMs if done in an AOC own facility. Normally these costs are included in the lease and no additional funding is required.

In some cases, there may be items that are not included in the lease cost that may fall into the category of FM. The TCFMWG will consider funding such items using the same prioritization and scoring methodology as with any FM. If funded the AOC will work with the lessee to determine how the work will be performed.

FM funding will not be used for any of the following:

- To increase leased space

- To change the basic function of the space, e.g. turn warehouse space into a courtroom or office space

- To pay for work that is the responsibility of the lessee

- To pay for any cost that is amortized over the course of the lease or is a part of the operational expenses paid on a recurring basis.

- To pay for initial Tenant Improvements. FM funding will only be considered after the court has occupied the space for six months or more.

- To pay for any cost related to storage space.

Guideline 11

Requests for Reconsideration of TCFMWG Decisions

Courts and the AOC may request decision made by the TCFMWG be reconsidered. Such requests could address funding, prioritization, or scoring decisions. All such requests must be in writing and signed by the Presiding Judge or Court Executive Officer or if from the AOC, the Director of the Office of Court Construction and Management (OCCM). Request for reconsideration should be submitted to the Facility Operations Manager of OCCM.

The Facility Operations Manager will forward the request to the Chair of the TCFMWG along with a summary of the request and the decision made by the TCFMWG.

The Group will review the request for reconsideration, the initial decision of the group, and any other pertinent information related to the request. The Group or a member, may based on the situation visit the facility, meet with court and/or AOC personnel, or meet with any other person(s) who may provide information on the request.

The group will then review all the data and the report from the appointed member and make a final determination. The Chair will prepare a reply informing the requestor of the decision of the group.

The decision of the group is considered final.

Guideline 12

ADA “Project” Guidelines

The AOC has the responsibility to make all of their buildings comply with the Americans with Disabilities Act (ADA) most current regulations.

This is not an ADA guideline, but a guideline for *projects* that have ADA upgrades as the primary scope of work, the priority’s focus must be specific to these upgrades.

This guideline does not apply to buildings constructed after the year 2000 as these buildings were constructed to the latest ADA guidelines and any modifications to these structures should have ADA compliance as a standard and not an upgrade in this construction.

Use the following to guide when the AOC will fund and what priority ADA upgrades should receive.

Priority 1: ADA projects will not fall under this priority as this priority is for projects that are immediately or potentially critical in nature. 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.

Priority 2: Only used to mitigate a legal action or written complaint and only for the items noted in the action or complaint. Example; if the complaint or legal action identifies no ADA accessible bathrooms on the first floor, the focus will be on providing an accessible bathroom on the first floor and not throughout the building. If ADA compliance is part of the overall repair, then compliance must be followed for that specific repair. Example; if the priority 2 is to replace a washroom lavatory and fixtures, that particular lavatory and associated fixture and its components must be ADA compliant.

Priority 3: Use when there is an impact to the dignity of the court to a level that it’s correction will improve functionality, usability and accessibility of court operations. Priority 3 work should be limited to the minimum effort needed to address the immediate concern. If ADA compliance is part of the overall repair, then compliance must be followed for that specific repair. Example; if the priority 3 is to replace or add a break room cabinet, sink and fixtures, that particular cabinet and associated fixtures, and its components must be ADA compliant.

Priority 4: Most ADA work will fall under this priority. Example; Doors do not have closers or proper pull weight, bathrooms are not compliant, ramps needed, service counter heights too high and Elevator operating panels not compliant.

Priority 5: ADA projects will not fall under this priority.

Priority 6: ADA projects will not fall under this priority.



ADMINISTRATIVE OFFICE
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Attachment C
FMs Reviewed and Approved
Between July 1, 2012 and June 30, 2013

FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Facility Modification Program Budget Share of Preliminary Estimate	Facility Modification Budget % of Preliminary Cost Estimate	Status
1 FM-0047417	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Interior Finishes - Sheetrock (25 LF) - Replace damaged sheetrock on walls and ceiling - Return air plenum exposed HVAC not operating as designed - noise caused by HVAC operation impacting jury services when jury assembly room is in use	\$2,143	\$2,143	100	Complete
2 FM-0049113	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Interior finishes - Replace failed door-locking hardware at the hallway entrance. Currently the latch, panic bar, and closer have failed and do not close door properly. This is a safety/security issue.	\$4,730	\$3,964	83.8	Complete
3 FM-0049475	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Interior Finishes - Vandalism - Remove and replace two (2) Holding cell cameras and one (1) Holding cell lavatory caused by in-custody vandalism, currently the cameras and lavatory are non functional.	\$2,100	\$2,100	100	Complete
4 FM-0049588	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Plumbing - Control valve - Freeze the 1/2" supply and return lines to remove and replace one (1) hot water pneumatic control valve, one (1) bypass flow control valve and a section of pipe from the isolation valve to the reheat coil. This will eliminate the leaks from the ceiling over the audience area.	\$2,925	\$2,925	100	Complete
5 FM-0049817	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Fire/Life/Safety - Remove and replace 8ea. Failed Fire Exit signs - New signs will have code required battery backup and exit lighting.	\$3,659	\$3,659	100	Complete
6 FM-0050163	Alameda	01-B3	Wiley W. Manuel Courthouse	2	HVAC - Remove non operational Variable Frequency Drive Supply Fan communication board (1) Install Variable Frequency Drive communication board- Actuate Variable Frequency Drive utilizing the Building Automated system to confirm operational control for the Variable Frequency Drive Supply Fan - Building static pressure must be maintained to ensure Court does not experience negative pressure that would cause a safety concern.	\$3,347	\$3,347	100	Complete
7 FM-0050164	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Plumbing - install 3 drain line fittings and 5 feet of pipe inside of a tile wall with no existing access - create access to install plumbing fittings - drain lines are leaking and causing damage to the walls and flooring	\$5,038	\$5,038	100	Complete
8 FM-0050243	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Security - Remove failed electronic lock (2 pair) - Install electronic lock (2 pair) - Judges hardwired panic lock is required to ensure chambers security.	\$3,391	\$3,391	100	Complete
9 FM-0050266	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Plumbing - Mixing Valve - Remove and replace 40 SF of tile and one (1) failed Hot water Mixing valve. Water is leaking inside wall causing damage to the Court surrounding area.	\$3,826	\$3,826	100	Complete
10 FM-0050276	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Plumbing - Toilet tank (1) - Replace fractured tank - Remount toilet - Drywall (4 SQ FT) - Replace water saturated drywall - Tile (4 SQ FT) replace tile - Patch and paint as required - Work required to replace faulty plumbing within walls and reopen restroom for judicial officer use	\$6,980	\$6,980	100	Complete
11 FM-0050281	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Fire Protection - Remove Fire Pump and Motor (skids 2) - Install (2 EA 750 GPM) Fire pumps and motors, install 30 LF of 8" flow 1100 gpm test pipe and two (2) isolation valves.	\$204,687	\$171,528	83.8	In Work
12 FM-0050376	Alameda	01-B3	Wiley W. Manuel Courthouse	2	Plumbing - Leaking Valves - Drain the domestic hot water lines then remove and replace three (3) leaking Isolation gate valves and associated dielectric fittings. This is required to stop active heating Hot water leak in the Jury deliberation room.	\$3,350	\$2,807	83.8	Complete



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FMs Reviewed and Approved
Between July 1, 2012 and June 30, 2013

	FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Facility Modification Program Budget Share of Preliminary Estimate	Facility Modification Budget % of Preliminary Cost Estimate	Status
13	FM-0050555	Alameda	01-B3	Wiley W. Manuel Courthouse	1	Plumbing - Flush Valve Assembly - Remove and replace one failed and leaking flush valve assembly, minor drywall replacement required along with minor flood water extraction, dehumidification and surface drying.	\$6,000	\$6,000	100	In Work
14	FM-0050257	Alameda	01-C3	Juvenile Justice Center	1	Interior Finishes : Replace water damaged flooring (250 SQ YD), gypsum board (400 LF), cove base (100 LF) - Clean walls (2000 SQ FT) - Paint walls as necessary - Damaged caused by in-custody vandalism of fire suppression system.	\$79,336	\$8,965	11.3	Complete
15	FM-0047551	Alameda	01-D1	Hayward Hall of Justice	2	Holding Cell - Communication system - Remove and replace holding cell communication system (50 units) throughout facility - System is non-functional system and parts are no longer available. System is required by California Evidence Code section 954	\$189,526	\$189,526	100	Complete
16	FM-0048645	Alameda	01-D1	Hayward Hall of Justice	2	Plumbing - Replace leaking p-trap and associated drain line. Leak is causing damage to office space below. Replace sheetrock, patch, and paint as necessary.	\$7,134	\$6,299	88.3	Complete
17	FM-0048646	Alameda	01-D1	Hayward Hall of Justice	2	Plumbing - Remove eroded dielectric union and replace (2) dielectric union. Erosion is causing damage to sheetrock, carpet, and ceiling tiles around courtroom 502.	\$4,896	\$4,896	100	Complete
18	FM-0048935	Alameda	01-D1	Hayward Hall of Justice	2	Plumbing - Shutoff valves (6) - Replace six leaking isolated shutoff valves on second floor holding cells 2b and 2d, which don't allow proper water pressure to holding cells. This is a code compliance issue.	\$6,997	\$6,997	100	Complete
19	FM-0048976	Alameda	01-D1	Hayward Hall of Justice	2	Interior Finishes - Key card control board (2) - Replace failed board. Program new boards and perform operational testing. System is nonoperational.	\$7,818	\$7,818	100	Complete
20	FM-0048977	Alameda	01-D1	Hayward Hall of Justice	2	HVAC - Chiller Rebuild Motor (qty1) -Chiller Refrigerant remove (qty50 lbs)- Remove Cooling Tube Bundle (qty1)-Install refurbished cooling tube bundle-Main Chiller for Court is running at 40% capacity with no redundancy failure imminent Court will be adversely affected.	\$199,902	\$199,902	100	Complete
21	FM-0049184	Alameda	01-D1	Hayward Hall of Justice	2	Elevator - Remove (25) Nonoperational light bulbs. Install (25) high-efficiency light bulbs to ensure court staff and public can see adequately for safety in use of the elevator.	\$2,131	\$2,131	100	Complete
22	FM-0049674	Alameda	01-D1	Hayward Hall of Justice	2	HVAC - Reheat coils - Remove and replace four (4) Control valves, three (3) Dielectric Unions and one (1) reheat coil. The reheat coils are leaking causing damage to ceiling tiles and furniture. This work requirement is to ensure normal court operations and enable the control of the HVAC within the court.	\$9,014	\$9,014	100	Complete
23	FM-0049699	Alameda	01-D1	Hayward Hall of Justice	2	Interior- Structural damage to stairs - Remove and replace 18 steps due to broken cross bracing at the stairs. This is needed to provide safe travel to the court staff.	\$7,135	\$7,135	100	Complete
24	FM-0049713	Alameda	01-D1	Hayward Hall of Justice	2	Elevator - Lights are non functional - Install high efficiency bulbs in elevator to ensure proper lighting - (qty25) This will ensure visibility issues are corrected.	\$2,131	\$2,131	100	Complete
25	FM-0049714	Alameda	01-D1	Hayward Hall of Justice	2	Interior - Door Locking device for Secured Area is eroded and non operational -Remove and replace the secured door locking devices.	\$3,573	\$3,573	100	Complete
26	FM-0050175	Alameda	01-D1	Hayward Hall of Justice	2	Interior Finishes - Replace flood damaged carpet tiles (100) -and molding (90 feet)	\$4,708	\$4,708	100	Complete



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27	FM-0050225	Alameda	01-D1	Hayward Hall of Justice	2	HVAC - Gas Fired Boiler - Remove and replace two each 34 year old non-compliant 2,900,000 BTU boilers due to AQMD regulations, Asbestos Containing Material removal required, Vent stacks have deteriorated and need replacement as well.	\$467,000	\$412,361	88.3	In Work
28	FM-0050227	Alameda	01-D1	Hayward Hall of Justice	2	Plumbing - Remove failed P-trap auto primer (1) - Remove eroded pipe waste line pipe (10LF)- Install P-trap auto primer (1) Install waste line pipe (10LF)	\$4,444	\$4,444	100	Complete
29	FM-0050267	Alameda	01-D1	Hayward Hall of Justice	1	Plumbing - Trap Primer - Remove and replace one (1) failed Trap Primer, Snake approximately 100 LF of drain line and extract water from the holding cells. A combination of a partial clog in the drain line and the failed trap primer was the cause of flooding in the holding cells.	\$3,942	\$3,942	100	Complete
30	FM-0050302	Alameda	01-D1	Hayward Hall of Justice	1	Interior - Flood Mitigation - Clear Drain in Holding Cell (snake drain 100ft), Remove & Dispose Contaminated Carpet Squares (500sqft), Install Blowers and Dehumidification units for moisture Extraction and Follow EPA protocol to ensure indoor air quality for flood remediation Court Room 507&508 at Hayward Hall of Justice.	\$14,000	\$14,000	100	In Work
31	FM-0050315	Alameda	01-D1	Hayward Hall of Justice	2	Plumbing - Isolation Gate Valve - Remove and replace two (2) Isolation gate valves and dielectric fittings. After hours work due to the need of shutting off the buildings water supply. This is required to stop active Potable water leak at the court.	\$2,770	\$2,770	100	Complete
32	FM-0050322	Alameda	01-D1	Hayward Hall of Justice	2	Interior finishes - Install carpet tile (600 SQ YD) - Replace Carpet tiles (600 SQ YD) (1200 SQ YD total) - Replace laminate covering (80 SQ FT) on judicial bench and bar - Remediation FM due to flooding caused by in-custodies - Carpet partially removed (600 SQ FT) remaining carpet curling and not adhering to the floor (trip hazard) - Laminate is buckling pulling away from the bench - Remediation is part of an AOC insurance claim	\$184,867	\$184,867	100	In Work
33	FM-0050323	Alameda	01-D1	Hayward Hall of Justice	2	Plumbing - Auto trap primers (18) -Remove and replace with manual primers (18)- Isolation valves (60)-Building has been flooded by inmate vandalism which has required full building shutdown which negatively impacted court operations.	\$193,224	\$170,617	88.3	In Work
34	FM-0050557	Alameda	01-D1	Hayward Hall of Justice	1	Plumbing - Floor Drain - Clear floor drain by "Snaking" the pipe approximately 100 LF. Extract flood water and set three (3) air movers and two (2) dehumidifiers - Remove and replace 40 LF of baseboard, drill ventilation holes, remove wet insulation. Remove and replace approximately 100 SF of drywall.	\$11,176	\$11,176	100	In Work
35	FM-0050566	Alameda	01-D1	Hayward Hall of Justice	2	Grounds and Parking Lot - Sally port gate - Remove and replace the motor and roll-up curtain of the Sallyport gate. The Gate is inoperable after damage caused by a law enforcement vehicle. Full cost of project being reimbursed by the sheriff via an insurance claim.	\$10,443	\$10,443	100	In Work
36	FM-0050623	Alameda	01-D1	Hayward Hall of Justice	2	HVAC - Pneumatic Control Valves (4) - Ball Valves (8) - Dielectric Unions (8) - Circuit Setter (1) Copper Fittings (22) - Replace - Heating hot water system has numerous leaks. Project must be completed off hours as this system must be drained to complete work	\$8,424	\$7,438	88.3	Complete



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37 FM-0050650	Alameda	01-D1	Hayward Hall of Justice	1	HVAC - Failed BAS Cards (2) - Remove and replace two (2) BAS cards to restore and re-program the failed BAS Operating System, this scope of work will include all necessary components for Building automation, operation and components functionality for the Courts critical equipment (Boiler ,Chillers ,HVAC Units). Critical scope involves installing a Flexnet License Server and configuration with client License-Configure workstation network with controllers - System will not function without this installation	\$30,942	\$30,942	100	In Work
38 FM-0050744	Alameda	01-D1	Hayward Hall of Justice	2	Interior Finishes - Replace 1-8X8 failed Interior roll up gate that separates the sheriffs control area from the Sally Port area- The door is currently stuck and unable to open or close-The door guides and rods on the rollup gate are bent , area cannot be locked.	\$5,023	\$5,023	100	In Work
39 FM-0050825	Alameda	01-D1	Hayward Hall of Justice	1	Plumbing - 3 inch domestic water valve has failed - Court Impact - no hot water to holding cells - fix prior to Court opening in the morning	\$4,717	\$4,717	100	In Work
40 FM-0049762	Alameda	01-E1	Gale - Schenone Hall of Justice	2	Electrical - Remove and Replace frozen (1) Generator Block Heater- Generator Block Heater is required for functional operation of Generator- Court critical systems will be adversely effected by failed Generator when main electrical power is lost.	\$2,206	\$2,206	100	Complete
41 FM-0050377	Alameda	01-E1	Gale - Schenone Hall of Justice	2	Holding Cell - Locking mechanism - Remove three (3) eroded key ways, one (1) solenoid control actuator and Install three (3) Tamper proof Schlage key ways. The work requirement is for the main holding cells used for in-custodies for the Court.	\$2,996	\$2,996	100	Complete
42 FM-0049687	Alameda	01-F1	George E. McDonald Hall of Justice	1	Generator - Engine failure - Remove and replace the engine in the existing 125 KW diesel powered generator and modify the foot mounting pad as needed. The generator failed during preventive maintenance and the telephones are tied to the emergency generator for voice over IP systems. Currently the building is without any emergency backup power and power failures have adversely effected court operations, as George E McDonald serves as the only Family Law Court for Alameda County.	\$41,764	\$41,764	100	Complete
43 FM-0049785	Alameda	01-F1	George E. McDonald Hall of Justice	2	HVAC - Replace 5 defective damper actuators including economizer, mixed air, return and exhaust. Replace receiver controller RC-2 and RC-3. Currently making noise and disturbing court activity.	\$9,171	\$9,171	100	Complete
44 FM-0050094	Alameda	01-F1	George E. McDonald Hall of Justice	2	Exterior Shell - Remove eroded exterior stucco wall- (200sq.ft.) -Remove disintegrated caulking from expansion joint (100Lft.) Renovate exterior stucco wall with expandable UV resistant waterproof caulk Encapsulate exterior stucco wall and joint seal with elastomeric coating- This will refute rain water intrusion at the Court	\$4,917	\$4,917	100	Complete
45 FM-0050165	Alameda	01-F1	George E. McDonald Hall of Justice	2	Fire Protection - Replace bent Fire Gate Guides (2) (Gate size 24X24) - Install Fire Gate Guides at both ends of the foot piece to keep the gate true and vertical	\$2,560	\$2,560	100	Complete



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46 FM-0050268	Alameda	01-F1	George E. McDonald Hall of Justice	2	Interior Finish - Bathroom Floors - Remove and replace approximately 100 SF of floor tile, laminate flooring and underlayment in four (4) Jury Restrooms, plumber required to remove and reset four (4) water closets. Floors are delaminating from moisture.	\$4,997	\$4,997	100	Complete
47 FM-0049120	Alameda	01-G1	Berkeley Courthouse	1	Elevator -Remove Mechanical starter contactor assembly (1) - Install Solid-state motor starter (1) - This facility has only one elevator for ADA access - All courtrooms are located on the second floor of the facility.	\$5,273	\$5,273	100	Complete
48 FM-0049875	Alameda	01-G1	Berkeley Courthouse	2	Electrical - Lamp light fixtures (3) - Install 3 lamp light fixtures with 54 TSHO lamps in clerk's office between filing shelves - Currently installed fixture not providing sufficient light and creating unsafe work condition	\$2,678	\$2,678	100	Complete
49 FM-0050142	Alameda	01-G1	Berkeley Courthouse	2	HVAC- Remove failed heating hot water boiler (50 psi) pressure relief valve (1)-Remove failed heating hot water boiler circulation pump flow switch (1) Install new heating hot water boiler circulation pump flow switch - and heating hot water boiler (50 PSI) pressure relief valve- This is the sole source of heating the first and second floor of the Berkeley Court house.	\$2,472	\$2,472	100	Complete
50 FM-0050786	Alameda	01-G1	Berkeley Courthouse	1	Elevator - Install door lock - Remove and replace one (1) non-compliant door restrictor to the elevator and tie into the existing control panel, this elevator is the only elevator for court personnel and public to access the second floor and has been red tagged and is out of service at this time. The restrictor keeps the elevator doors from opening when outside of a safe unlocking zone (18" above or below a landing) as per code requirements.	\$8,749	\$8,749	100	In Work
51 FM-0004545	Alameda	01-H1	Fremont Hall of Justice	2	Remove and Replace 34 year old non-compliant boiler due to AQMD regulations, failure to replace these boilers will lead to heavy daily fines; Boiler, Hot Water, Oil/Gas/Comb. - BLR01, 2,092000 BTU	\$397,236	\$315,405	79.4	In Work
52 FM-0049389	Alameda	01-H1	Fremont Hall of Justice	2	Electrical - Holding cell doors lock actuation buttons (2) - Remove and replace holding cell doors lock actuation buttons, unable to properly lock and unlock holding cell doors at this time, both buttons are non-operational	\$2,158	\$2,158	100	Complete
53 FM-0049763	Alameda	01-H1	Fremont Hall of Justice	2	Exterior Shell - Sally Port Gate - Remove and replace the motor drive assembly, shaft bearing, drive pulley, photo Eye and safety Edge. The sally port gate is causing damage to transportation vehicles. This work will require the use of high reach equipment and off hours work.	\$4,899	\$4,899	100	Complete
54 FM-0049764	Alameda	01-H1	Fremont Hall of Justice	2	Fire Protection - Fire Sprinkler Head and Lateral component failure - Drain down fire sprinkler system and remove and replace one damaged sprinkler head located in the hall, north side of building at 12. Purchase and install one spare head box, heads and wrench required. Purchase and install replacement 2 1/2 OS&Y valve. Include addition of 1 drain valve on main riser to test water flow switch and add drain valve downstream of OS&Y valve to drain system, including pressure gauge.	\$3,408	\$3,408	100	Complete
55 FM-0050035	Alameda	01-H1	Fremont Hall of Justice	2	HVAC - Chiller - Install EXVs and control boards (2), oil pressure switch (1), transformer (1), and slide valve piston (1) - Chiller is non operational	\$8,807	\$8,807	100	Complete



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56	FM-0050095	Alameda	01-H1	Fremont Hall of Justice	2	HVAC - Remove and replace eroded exterior electrical panel enclosure (1)- Install Nema 4 (water tight) electrical panel enclosure (1) and replace associated components and wiring-	\$2,719	\$2,159	79.4	Complete
57	FM-0050640	Alameda	01-H1	Fremont Hall of Justice	2	HVAC - Install temperature sensors for circuit One (2) & circuit Two (2) - Court occupants and equipment will not receive cooling due to failed chiller controls- Replacement is required to normalize court room building temperature	\$3,549	\$2,818	79.4	In Work
58	FM-0050743	Alameda	01-H1	Fremont Hall of Justice	1	HVAC - Failed BAS - Remove and replace the failed BAS Operating System, this scope of work will include all necessary components for Building automation, operation and components functionality for the Courts critical equipment (Boiler ,Chillers ,HVAC Units). Critical scope involves installing a Flexnet License Server and configuration with client License-Configure workstation network with controllers - System will not function without this installation	\$30,000	\$23,820	79.4	In Work
59	FM-0028703	Amador	03-C1	Begovich Building	2	Grounds and Parking Lot - Restore Parking Lot - Reseal-Restripe 51,300 sq ft - Potholes, spalling-alligatoring and cracks throughout the entire lot parking lot have created safety and structural concerns. This project has been deferred for two years and has escalated to a point to justify a P 2 priority.	\$145,000	\$145,000	100	In Work
60	FM-0049381	Amador	03-C1	Begovich Building	2	HVAC-Provide and install (1)-Liebert DME037 Data Mate indoor evaporator unit in the existing IT Room and (1)-PFH037-YH7 exterior condensing unit on the roof at Amador County Courthouse facility complex. - Additional computer servers have been added over the years, resulting in additional heat gain and not allowing the equipment to run at proper temperature levels, risking future failures.	\$71,794	\$71,794	100	In Work
61	FM-0049689	Amador	03-C1	Begovich Building	2	Security - Replace the failed security matrix server / DVR controller with one of like, kind and quality.	\$9,650	\$9,650	100	Complete
62	FM-0049984	Amador	03-C1	Begovich Building	2	Front Door - Install new door closer on the main door. The front entrance door does not shut all the way. Latch is not automatically latching when the door closes. Entry Security is compromised.	\$2,566	\$2,566	100	Complete
63	FM-0050096	Amador	03-C1	Begovich Building	2	HVAC - Remove and recover refrigerant from the system, remove and replace the fan motor, center bearings, squirrel cage blowers and end bearing, then reassemble the evaporator coil and return back to the wall and rewire the unit, leak check, charge system and test - The Squirrel cage fan in the Mitsubishi Split AC has failed, center spindle on the blower has broken	\$4,400	\$4,400	100	Complete
64	FM-0050361	Amador	03-C1	Begovich Building	2	Grounds and Parking Lot - Remove the existing arbor and bench sitting area on the northwest corner of the site. Removal of existing redwood arbor & bench sitting area and offsite disposal of demolished redwood material. The area has become a safety issue since it has fallen into disrepair as a result of continued vandalism and age.	\$3,547	\$3,547	100	Complete
65	FM-0010204	Butte	04-A1	Butte County Courthouse	2	Remove and replace 18 year old non-compliant boiler due to AQMD regulations, failure to replace these boilers will lead to heavy daily fines; Gas Fired Hot Water Boiler 01, 715,000 BTU	\$77,486	\$77,486	100	In Work



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66	FM-0049859	Butte	04-A1	Butte County Courthouse	2	Roof - Furnish and install all the required lineal footage of painted metal cap with drip edge to cover, water-tight, the top of the parapet walls that extend to the right and left from the building's center rotunda. The work is in effort to eliminate the reoccurring roof leaks from the parapet walls.	\$6,654	\$6,654	100	Complete
67	FM-0050036	Butte	04-A1	Butte County Courthouse	2	HVAC - Replace return fan motor in Package Unit # 10 - Return fan on A/C 10 is not operating	\$2,942	\$2,942	100	Complete
68	FM-0050137	Butte	04-A1	Butte County Courthouse	2	Interior - Courtroom Audience Seating - Remove and replace 188 damaged seats and 240 SY of flooring in Courtrooms 3,4,5 and 6. Approximately 30% of the chairs in the public seating area are broken and unsafe to use.	\$112,318	\$112,318	100	In Work
69	FM-0050390	Butte	04-A1	Butte County Courthouse	2	Roof - To provide a new weatherproof roof system to replace the existing failed roof system on the flat section (approximately 38,500 SF) of the 1996 addition. - The roof membrane system on the 1996 addition has outlived its useful life.	\$273,323	\$273,323	100	In Work
70	FM-0048998	Contra Costa	07-A14	Family Law Center	2	HVAC - Reheat valves (10 ea) - Remove and replace ten leaking reheat valves. Scope of work includes the necessary reducer couplings and pipe unions. Leaking valves currently shut off causing temperature control issues to court space. Hazardous materials are located around valves.	\$43,175	\$43,175	100	Complete
71	FM-0049145	Contra Costa	07-A14	Family Law Center	2	HVAC - Replace and program a failed Alerton (BAS) Control Processor Board - Existing board requires multiple (6 to 8), resets to get the unit work for only a few hours. Loss of the board means loss of control on the only AC Unit serving the main part of the building, which results in very high temperatures in the Courts (85 Deg. +). Complete failure is eminent. This work has to be done after hours.	\$11,294	\$11,294	100	Complete
72	FM-0050336	Contra Costa	07-A14	Family Law Center	2	Electrical - Tie into existing electrical outlet; Install 25 ft of wire and wire mold; Add new outlet; Since this is in the lobby, it will require overtime installation - Deficiency - There is no electrical outlet on this wall - closest outlet is 25 ft away.	\$1,815	\$1,815	100	Complete
73	FM-0050811	Contra Costa	07-A14	Family Law Center	2	Fire Protection - Replace 4 damaged sprinkler heads, 3 pressure gauges, and 2 missing sprinkler covers found during the Quarterly Sprinkler Inspection PM - Non Compliance could result in fines.	\$2,772	\$2,772	100	In Work
74	FM-0048999	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	Electrical - Hazardous Materials Removal - Package and dispose of 39 tritium exit signs no longer in use. These exit signs contain hazardous material and require proper disposal. These exit signs were found in bulk in the former county storage area. Storage of this material violates hazardous waste management codes.	\$4,788	\$4,788	100	Complete
75	FM-0049199	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	HVAC - Chilled and Hot water piping (80 LF) and valves (7 ea) - Replace leaking piping and valves - Leaks are damaging ceiling tiles, impacting floors and creating slip hazards in mechanical rooms.	\$95,213	\$95,213	100	Complete



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76 FM-0049422	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	HVAC - Condensate Pump - Replace existing condensate pump with Bell & Gossett Domestic Series VLR Simplex Units with existing connection - Current system has failed and no longer in operation. Causing leak on floor in mechanical room as well. May lead to HVAC system failure. This will be more of a problem as days get colder.	\$55,198	\$55,198	100	In Work
77 FM-0049476	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	HVAC - Sand filter pump - Remove and replace one inoperable sand filter pump and associated pipe and water filter equipment for the cooling tower. This equipment is needed to remove dirt from the cooling tower to prevent clogging of the chiller to eliminate discomfort to occupants and ensure system efficiency. Deficiency	\$14,700	\$14,700	100	Complete
78 FM-0049589	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	HVAC - Ductwork - Seal 120 feet of 36 x 36 inch vertical ductwork from the roof, through the atrium and into the first floor of the building. Leaks in the ductwork allow water to penetrate the building, the result is water dripping from the ceiling in multiple areas when it rains.	\$13,618	\$13,618	100	Complete
79 FM-0049700	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	HVAC - Boiler - Replace Non-Operational Fire Control Modular on Boiler #1, boiler #2 is unable to keep up with demand, which will be a disruption to the court.	\$3,686	\$3,686	100	Complete
80 FM-0049715	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	Interior - Water Damage - Remove and dispose of one layer of lead containing paint in room 201, remove and replace approximately four square feet of drywall, then paint to match approximately 430 square feet of ceiling above the inside door entrance.	\$7,205	\$7,205	100	Complete
81 FM-0049876	Contra Costa	07-A2	Wakefield Taylor Courthouse	1	Plumbing - Emergency Water Damage - Replace a 10' section of copper pipe and two (2) 1/2" ball valves, abatement of friable wall materials, replace approximately 200 SF of damaged drywall and 160 SF of Rosewood wall paneling. water has been leaking causing wet wall paneling, wet carpet and mold on the wall.	\$20,000	\$20,000	100	Complete
82 FM-0049985	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	Interior finishes - Install 6 feet of 3/4" domestic water pipe between shut-off valves. Clean and remove containment wall. Install sheetrock wall 8' x 16' - ceiling 4' x 8' - match missing wood paneling 32' x 8' - wood chair rail 12" x 32'. Install sheetrock wall 4' x 4'. - This work is required to rebuild a corner of the courtroom that was torn down under SWO # 1256579, a P1 for water damage and mold.	\$10,845	\$10,845	100	Complete
83 FM-0050023	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	Exterior - Resurface and reseal front steps- Replace 160' of expansion material, reseal 2,500 SF of Stair Surfaces - Water leaking into file room and disrupting court operations.	\$14,092	\$14,092	100	Complete
84 FM-0050166	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	HVAC - Replace (1) Failed Control Contactor for the Chiller - There is currently a high potential for complete failure of the all contactors which will result in damage to the chiller controls and motor.	\$4,812	\$4,812	100	Complete
85 FM-0050167	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	Security - Replace 20 Faulty Glass Break Sensors - False Alarms due to sensor failure is creating disruption of Court Operations	\$4,934	\$4,934	100	Complete



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86	FM-0050476	Contra Costa	07-A2	Wakefield Taylor Courthouse	2	Fire/Life/Safety - Exit/Light signage - Install 2 Emergency Lights and 5 emergency lights with integral exit signs (total of 7 locations)in the HR offices, hallways, entry, and restrooms; Run 200 feet of new wiring (armored cable), from electrical panel located on 4th Floor to the new lights; verify operation. The HR department is in an interior space and if power is lost, the space becomes completely dark with no lit exit signs, creating a very unsafe space.	\$4,964	\$4,964	100	Complete
87	FM-0048969	Contra Costa	07-A3	Bray Courts	2	Electrical - Lighting - Replace approx. 30 light fixture diffusers that are missing. The stairwell is dark due to the missing light lens diffusers. This creates an egress and safety issue for the occupants of the building. (DEFICIENCY LIST)	\$3,696	\$3,161	85.52	Complete
88	FM-0049001	Contra Costa	07-A3	Bray Courts	2	Fire Protection - 2nd and 3rd floor fire won-doors Renovate fire won-doors for proper operation. Doors close but do not retract properly, partially blocking elevator egress. (DEFICIENCY LIST)	\$35,000	\$35,000	100	Complete
89	FM-0049268	Contra Costa	07-A3	Bray Courts	2	HVAC - Replace (1) failed seal and gasket on pump - Pump is in the ceiling above a courtroom and is dripping water onto the ceiling tile and audience seating	\$3,587	\$3,587	100	Complete
90	FM-0049590	Contra Costa	07-A3	Bray Courts	2	Building Shell - Roof - Roofing materials have weathered creating holes for water to penetrate into the building. Remove and replace 200 SQ FT of roofing material to eliminate leaks in the 3rd floor courtrooms.	\$5,457	\$4,667	85.52	Complete
91	FM-0050826	Contra Costa	07-A3	Bray Courts	2	Elevator - Install a new electrical transfer switch to allow elevators to operate independently in the event one is out of order - Current operating computer is tied-into Car A electrical circuit , both cars would be out of service if Elevator A is required to be taken off line or if there is a failure.	\$6,756	\$5,778	85.52	In Work
92	FM-0050579	Contra Costa	07-A4	Jail Annex	2	HVAC - provide (4) rental move - in - cools for building during County managed chiller replacement project. The Chiller is offline and hot temps over 80 in the Courtrooms.	\$9,639	\$9,639	100	In Work
93	FM-0049765	Contra Costa	07-C1	Danville District Courthouse	2	HVAC - Compressor - Remove and replace one (1) failed compressor for a 5 Ton Package Unit. Without this package unit the courtroom is getting hot and is affecting Court Operations.	\$4,566	\$4,566	100	Complete
94	FM-0050176	Contra Costa	07-C1	Danville District Courthouse	2	Interior Finishes - Replace (1) non-operational automatic door closer to the holding cells corridor - The door is not closing all the way and latching shut creating a safety and security issue.	\$10,536	\$10,536	100	Complete
95	FM-0050378	Contra Costa	07-C1	Danville District Courthouse	2	Electrical - Provide and install 4 additional power feeds; 2 20 AMP circuits; reconnect power at 2 existing electrical outlets, verify operation. Work to be done off hours (Court occupied space). - Court consolidation requires additional Cubicles and additional power.	\$3,396	\$3,396	100	Complete
96	FM-0050660	Contra Costa	07-C1	Danville District Courthouse	2	Interior Finishes - Replace (1) non-operational automatic door closer on the door leading to the holding cells corridor; Patch and paint as required - The door is not latching shut creating a safety and security issue to the court personnel on the second floor.	\$8,690	\$8,690	100	In Work
97	FM-0050812	Contra Costa	07-C1	Danville District Courthouse	2	Interior Finish - Replace 5 sq ft of sheetrock in the main electrical room; Fire proof all ceiling penetrations and joints to a 1hr rating - required as a result of the State Fire Marshal Inspection.	\$2,012	\$2,012	100	In Work



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98	FM-0048662	Contra Costa	07-E3	Arnason Justice Center	2	Boilers - Replace igniters in 2 boilers. Boilers are going into alarm with flame failure and the cold will soon be an issue with court staff.	\$7,595	\$7,595	100	Complete
99	FM-0049853	Contra Costa	07-E3	Arnason Justice Center	2	Security - Replace 2 failed loop detectors at the bi-fold gate at Arnason, The detectors allow the gate to the judges parking lot to open without having sensed an approaching vehicle.	\$6,356	\$6,356	100	Complete
100	FM-0050037	Contra Costa	07-E3	Arnason Justice Center	2	HVAC - Replace failed components in AC 007 and AC 102 - Condensing units are freezing up and the units will not maintain space temperature	\$4,976	\$4,976	100	Complete
101	FM-0050038	Contra Costa	07-E3	Arnason Justice Center	2	HVAC - Replace failed components in the refrigerant monitoring system - The system is showing a constant "fault" status and might not display an alarm if there is a refrigerant leak	\$4,649	\$4,649	100	Complete
102	FM-0050194	Contra Costa	07-E3	Arnason Justice Center	2	HVAC - Install new HVAC supply on employee side of customer service window. Work to include installation of additional ducting and 24" diffuser. Repairs to Ecophan ceiling grid as required.	\$12,113	\$12,113	100	Complete
103	FM-0050549	Contra Costa	07-E3	Arnason Justice Center	2	Elevator - Elevator #5 Hydraulic Jack - Remove and replace the packing (shaft seals) within the failed hydraulic elevator jack, work includes proper cleanup of spilled hydraulic fluid and replacing lost fluid.	\$5,020	\$5,020	100	Complete
104	FM-0050607	Contra Costa	07-E3	Arnason Justice Center	2	Plumbing - Replace defective heater and diverter valve for the deputy's shower. Equipment is difficult to access as it is in the holding cell area and behind an access panel - There is presently no hot water available	\$3,406	\$3,406	100	Complete
105	FM-0050768	Contra Costa	07-E3	Arnason Justice Center	2	HVAC - Replace failed Control module on AC-102 - Unit is not cooling and room is overheating	\$4,213	\$4,213	100	In Work
106	FM-0050787	Contra Costa	07-E3	Arnason Justice Center	2	Electrical - Remove and replace failed generator batteries; test run generator during off-hours to ensure operation- Generator would not start because batteries had failed	\$3,127	\$3,127	100	In Work
107	FM-0048690	Contra Costa	07-F1	George D. Carroll Courthouse	2	Electrical - Replace one broken 60 amp circuit breaker for AC unit with new 3 pole 60 amp breaker. Currently breaker is broken and if it trips off there is no way to close it again. Safety Issue - (DEFICIENCY LIST)	\$5,194	\$3,895	74.99	Complete
108	FM-0048691	Contra Costa	07-F1	George D. Carroll Courthouse	2	HVAC-Compressor - Remove and replace the failed compressor, at this time there is not any cooling to room 135 (Courtroom) and is starting to Impact the court.	\$14,797	\$14,797	100	Complete
109	FM-0049591	Contra Costa	07-F1	George D. Carroll Courthouse	2	Security - Camera - Remove and replace one (1) Non-Operating Security Camera with one of like, kind and quality at the main entry of the building.	\$3,220	\$3,220	100	Complete
110	FM-0049746	Contra Costa	07-F1	George D. Carroll Courthouse	2	Roof - Replace 150 sq ft of Roofing Material - The material is weathered creating holes that water is penetrating through and leaking into the 2nd floor courtrooms, disrupting operations when it rains.	\$7,415	\$7,415	100	Complete
111	FM-0050244	Contra Costa	07-F1	George D. Carroll Courthouse	2	Elevator - Replace failed safety relief valve - Replacement of this valve is required to have the Preliminary Order Signed off by the State.	\$6,700	\$5,024	74.99	In Work
112	FM-0050567	Contra Costa	07-F1	George D. Carroll Courthouse	2	Fire-Life-Safety - Fire Sprinkler Pipe - Drain the fire sprinkler system and remove and replace a 20' section of leaking 1" sprinkler pipe in the elevator shaft. Scope of work will need to be completed after hours and will require a fire watch during the project and the elevator company to be present.	\$10,444	\$7,832	74.99	In Work



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	FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Facility Modification Program Budget Share of Preliminary Estimate	Facility Modification Budget % of Preliminary Cost Estimate	Status
113	FM-0050661	Contra Costa	07-F1	George D. Carroll Courthouse	2	HVAC - Replace failed components (expansion valve, oil trap and filter/drier) on the DX Coil part of the split system; install 2 new isolation valves. Coil is freezing up and causing overheating in the Courtroom.	\$7,713	\$7,713	100	In Work
114	FM-0050790	Contra Costa	07-F1	George D. Carroll Courthouse	2	Interior Finishes - Remove a total of 86 square yards of buckled carpeting from multiple locations in the building; Patch the affected area; all work to be done after hours. The carpeting has buckled in courtrooms and jury assembly rooms to a point where it is a trip hazard. According to the Court liaison and at least one judge, there have been numerous incidents of people tripping and at least one fell as a result.	\$11,573	\$11,573	100	In Work
115	FM-0049592	Del Norte	08-A1	Del Norte County Superior Court	2	HVAC - Server Room Cooling - Install one (1) Split system (ductless) HVAC unit in the building server room. Currently the ambient room temperature is 91 degrees causing the court to shut down servers during non operational hours to control the temperature.	\$14,838	\$14,838	100	Complete
116	FM-0050269	Del Norte	08-A1	Del Norte County Superior Court	2	Exterior Shell - Exterior door card access control board (1) - Replaced failed control board - Unable to secure all exterior doors	\$4,177	\$2,559	61.27	Complete
117	FM-0050337	Del Norte	08-A1	Del Norte County Superior Court	2	Exterior Doors - install 2 peep holes (security) - install 2 wide angle peepholes in existing exterior doors leading to secured hallway	\$504	\$504	100	Complete
118	FM-0050641	Del Norte	08-A1	Del Norte County Superior Court	2	Security - Install 88 linear feet of stair nosing in two courtrooms on the steps leading into the jury and witness boxes. Lack of a contrasting strip on the stairs has caused jurors to fall, risking injury. We need colored striping on the steps to the jury boxes and witness boxes. ADA, safety issue.	\$3,184	\$3,184	100	In Work
119	FM-0010468	El Dorado	09-A1	Main St. Courthouse	2	HVAC - Gas Fired Boiler - Remove and replace 34 year old non-compliant boiler due to AQMD regulations. Heating Hot Water Boiler #1, 375,000 BTU	\$30,000	\$30,000	100	In Work
120	FM-0050745	El Dorado	09-A1	Main St. Courthouse	2	HVAC - Replace the compressor's crank case cover. The cover has a large crack on it.	\$4,919	\$4,919	100	Complete
121	FM-0049622	El Dorado	09-C1	Cameron Park	2	Heat Pump #2- Replace compressor on heat pump #2. The compressor thermal overload is weak and failing. There is no cool air coming into dept. 10	\$3,667	\$3,667	100	Complete
122	FM-0049716	El Dorado	09-C1	Cameron Park	2	Exterior - Waterproofing - Excavate to expose the damaged waterproofing at the existing retaining wall, replace the damaged waterproofing, back fill and re-grade the slope to drain away from the building and recover with gravel to mitigate erosion.	\$6,230	\$6,230	100	Complete
123	FM-0049897	El Dorado	09-C1	Cameron Park	2	Exterior Shell - Open up both stucco soffits, reframe and finish to allow access to maintain these units - There are two Bard units on this modular building with the same access challenge making it impossible to perform maintenance	\$7,850	\$7,850	100	Complete
124	FM-0050100	El Dorado	09-C1	Cameron Park	2	Fire Protection - Fire-Security Panel - Replace existing proprietary fire alarm-Security Duress Panel with new non-proprietary fire alarm panel with required components and a non-proprietary security duress panel with required components per current fire code due to ADA remodel - The need for fire alarm upgrade based upon County ADA upgrade.	\$38,507	\$38,507	100	In Work
125	FM-0049533	El Dorado	09-E1	Johnson Bldg.	2	Plumbing - Water heater - Remove and replace the 75 gallon gas water heater in the penthouse. Old heater has failed and is actively leaking water and cannot be repaired.	\$2,229	\$2,229	100	Complete



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126	FM-0049860	El Dorado	09-E1	Johnson Bldg.	2	Exterior Shell - Install snow rakes on the sloped roof above the main entry and heat tape in gutter - Provide and install warranty compliant snow rakes on the sloped standing seam metal roof at the main entry to the court and heat tape in the corresponding gutter - Slip - Fall prevention - Snow currently builds up on the sloped roof above the main entry and can slide off and fall on people or fall down onto the sidewalk and pile up and freeze, creating slippery and dangerous wall	\$4,275	\$4,275	100	In Work
127	FM-0050258	El Dorado	09-E1	Johnson Bldg.	1	Fire Protection - Fire Sprinkler - Remove and replace a broken section of fire sprinkler pipe, cast iron fitting and sprinkler head that were damaged after freezing.	\$5,000	\$5,000	100	Complete
128	FM-0050355	El Dorado	09-E1	Johnson Bldg.	2	HVAC - Failed Return Fan Wheel and Bearing - Detach necessary duct work to access return fan, replace return fan wheel and bearing, verify proper operation, then re-attach duct work - Return Fan wheel and bearings have burnt out causing a burning smell.	\$5,352	\$5,352	100	Complete
129	FM-0050479	El Dorado	09-E1	Johnson Bldg.	2	Life/Safety - Asbestos Containing Material flooring removal - The floor and ceiling tiles in the lobby area were damaged from a leaking roof and have created a safety issue due to the floor tiles breaking loose and the ceiling tiles falling down. Remove the tile and completely mitigate the asbestos containing material mastic for this 122 SF area and replace with carpet. Remove and replace approximately sixteen (16) water damaged ceiling tiles. . The floor tiles cannot be repaired as the existing mastic contains asbestos material.	\$6,475	\$6,475	100	In Work
130	FM-0050746	El Dorado	09-E1	Johnson Bldg.	1	Safety - Fire Life safety - re-install and activate sprinkler system in exterior soffit - replaces failed wet system that froze during freeze thaw cycle, Install according to approved drawings.	\$44,618	\$44,618	100	In Work
131	FM-0041569	Fresno	10-A1	Fresno County Courthouse.	2	Electrical - Install lighting controls for public hallways, public restrooms, and secured hallways on floors B1 and 2 through 7, and integrate into existing BAS. Install and wire in seven new panels, one on each floor, containing a controller, transformer, fused connections, and all required relays to take control of two lighting circuits per floor Lights are on 24/7, illuminating the courthouse to the public eye and wasting energy.	\$9,750	\$9,750	100	Complete
132	FM-0048647	Fresno	10-A1	Fresno County Courthouse.	2	Plumbing - Sump Pump - Remove and replace one (1) failed sump pump and related controls. Scope of work will include one new wall mounted control panel, 7.5 HP submersible pump, new electrical disconnect, activity alarm (light and horn) and new float switches.	\$7,550	\$7,241	95.91	Complete
133	FM-0048648	Fresno	10-A1	Fresno County Courthouse.	2	Compressor for HVAC pneumatic controls - Provide and install new, larger compressor for the pneumatic controls for the building. Compressor has failed.	\$12,250	\$12,250	100	Complete
134	FM-0049390	Fresno	10-A1	Fresno County Courthouse.	2	Electrical - Install a fuse distribution system - Install a fuse distribution system in the Motor Control Center (MCC) to eliminate circuit daisy chaining and to identify all circuits and remove any unneeded wiring. Wiring conditions are currently unsafe. This work is in Response to an incident where a short occurred in the MCC which burned circuit wires and shut down all air handlers in the facility.	\$12,000	\$11,509	95.91	Complete



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135	FM-0049697	Fresno	10-A1	Fresno County Courthouse.	2	HVAC - Return Blower/OM00029610 - Replacement of the drive shaft in return blower - It has a large worn spot in the shaft.	\$16,500	\$16,500	100	Complete
136	FM-0049717	Fresno	10-A1	Fresno County Courthouse.	2	Plumbing - Water heater - Remove and replace the failed water heater that serves the dish washer. The water must supply 180 degrees per code, the new heater will be a duel element 480 volt 3 phase unit.	\$2,525	\$2,525	100	Complete
137	FM-0049757	Fresno	10-A1	Fresno County Courthouse.	2	Plumbing - Replace domestic hot water steam heat exchanger with new 6" Steam to Water Heat Exchanger with new flange gaskets - Heat Exchanger is leaking internally.	\$18,900	\$18,900	100	Complete
138	FM-0049786	Fresno	10-A1	Fresno County Courthouse.	2	Fire Protection - Replace (4) strobes, (1) speaker, (2) smoke detectors, connect (2) heads in B-1 computer room, fix fire door in B-2 that wouldn't release, and replace fire alarm panel batteries - To correct deficiencies identified in Fire Alarm Panel Inspection Report (attached).	\$3,775	\$3,621	95.91	Complete
139	FM-0049922	Fresno	10-A1	Fresno County Courthouse.	1	HVAC - Heat Exchanger - Take apart failed heat exchanger, locate leaks, install brass plugs into ruptured tubes, put heat exchanger back together and restart. Building has no heating and water is leaking from the closed loop system.	\$3,500	\$3,500	100	Complete
140	FM-0049971	Fresno	10-A1	Fresno County Courthouse.	2	HVAC - Install new controller on existing energy management system and connect to existing relays to control and schedule all twelve air handler units in the building. All supply blowers, return blowers, and exhaust fans will be connected, for a total of 45 motors - All air handlers are currently running 24/7. This project will immediately reduce runtime and save energy, utility costs, and maintenance costs.	\$4,050	\$4,050	100	Complete
141	FM-0050189	Fresno	10-A1	Fresno County Courthouse.	2	HVAC - Cooling Towers - Remove and replace deteriorating media and stainless steel media supports, and also new mechanical fan, fan motor, sheaves, bushings, fan shaft bearings, and belts that are beyond repair.	\$217,674	\$217,674	100	In Work
142	FM-0050245	Fresno	10-A1	Fresno County Courthouse.	2	HVAC - Air Handler Return blower Shaft - Breakdown the Air Handler to access the drive shaft and bearings, remove and replace the worn drive shaft, bearings and fan sheaves - Return blower not operational due to drive shaft failure.	\$14,665	\$14,665	100	Complete
143	FM-0050458	Fresno	10-A1	Fresno County Courthouse.	2	Fire - Remove two (2) existing halon devices, two (2) smoke detectors, control panel, alarm connections from building fire alarm, and halon pressurized container from radio room. Dispose of all halon gas and devices. Install one (1) new pendent sprinkler head - The halon system is no longer used and is a potential safety issue due to the halon gas.	\$3,320	\$3,320	100	Complete
144	FM-0050480	Fresno	10-A1	Fresno County Courthouse.	1	Plumbing - Toilet flush valve - Remove and replace failed flush valve and extract flood water due to the malfunctioning flush valve. Water is overflowing onto the floor and into the hallway.	\$3,325	\$3,325	100	Complete
145	FM-0050568	Fresno	10-A1	Fresno County Courthouse.	2	Plumbing - Gas Fired Boilers - failed heat exchanger leaking . Unable to operate and provide heat to building replace heat exchanger.	\$250,000	\$239,775	95.91	Awaiting Shared Cost Approval
146	FM-0050608	Fresno	10-A1	Fresno County Courthouse.	1	Plumbing - Replace 20 feet of leaking sewer drain piping in the ceiling of the B-2 level - Sewer water is leaking through ceiling and into holding cell #6, creating a health and safety hazard and necessitating closing the holding cell.	\$3,500	\$3,500	100	In Work



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147	FM-0050747	Fresno	10-A1	Fresno County Courthouse.	2	HVAC - Install refrigerant detection system alarm lights and horn on the exterior of the chiller room and hook up the break glass emergency stop switch into the existing detection system - Safety issue.	\$2,227	\$2,227	100	In Work
148	FM-0050801	Fresno	10-A1	Fresno County Courthouse.	1	Fire Protection - Plumbing - Excavate and replace broken section of 8" main water pipe for fire sprinkler system in B1 moat. Remove and replace concrete walkway section covering pipe. Water line broke night of 6/15/2013, flooding the moat area with water intrusion into the B1 level of the building. Courthouse is on fire watch until fire sprinkler system is back on line.	\$10,000	\$10,000	100	In Work
149	FM-0050827	Fresno	10-A1	Fresno County Courthouse.	1	Elevator - Elevator Restoration - Replace worn door parts, elevator hardware update, per consultant reports. Extend elevator life expectancy by 5 plus years. Critical to avoid continued entrapments at approx 3 per month.	\$150,000	\$143,865	95.91	In Work
150	FM-0050580	Fresno	10-F1	Reedley Court	2	Plumbing - Install new 40 gallon natural gas water heater for building domestic hot water - Existing 20-year-old water heater is leaking and not repairable.	\$1,575	\$1,231	78.13	Complete
151	FM-0049185	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Plumbing - Safety - Install a stainless steel face/eye wash station on the roof for the cooling tower chemical feeder units to comply with code and safety requirements. Connect to existing water supply on roof with approximately 30 feet of copper piping - Not code compliant.	\$2,255	\$2,255	100	Complete
152	FM-0049759	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Elevators - Restore reliable elevator operation by restoring the existing sheave deflector and machining the brake drum on Car #3, replacing the radial and thrust bearings on Car #1, and replacing the oil on Cars 1- 3.	\$100,500	\$100,500	100	Complete
153	FM-0050430	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	Elevator, Escalator & Hoists - Hydraulic Elevators 1, 2, & 3 - Provide labor and materials to retroactively add the proper hardware and software into the existing controllers. As part of this work the existing elevator schematics will be altered and reissued to accommodate the aforementioned modifications. - The existing three hydraulic elevator were not designed with the appropriate circuitry to accommodate the elevator pressure function.	\$8,015	\$8,015	100	In Work
154	FM-0050519	Fresno	10-O1	B.F. Sisk Federal Courthouse	2	HVAC - Remove three (3) failing oxygen sensors located in the chiller room. Install three (3) new oxygen sensors and wire them to the new controller. Recalibrate oxygen sensors to the factory specification and complete sensor tests for accuracy - Code Required	\$5,000	\$5,000	100	In Work
155	FM-0049691	Fresno	10-P1	JJC Delinquency Court	2	Security - Camera control matrix server / DVR - Replace failed security server with one of like, kind and quality. Scope of work includes, install, set up and training for new controller.	\$3,550	\$3,550	100	Complete
156	FM-0050195	Glenn	11-A1	Historic Courthouse	2	HVAC - Replace 3 ton package unit #4 - Remove and replace the non-functional 3 ton package unit, the unit is blowing cold air and the flame out switch continues to trip causing the burners to keep cycling on and off.	\$4,070	\$4,070	100	Complete
157	FM-0050307	Glenn	11-A1	Historic Courthouse	2	Exterior Shell - Roofing - Remove and replace approximately 11,000 SF of roofing. New roof to be a 3-tab, composition shingle with a 30 year warranty .	\$66,076	\$66,076	100	In Work
158	FM-0049004	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	HVAC - Control valves (4 ea) - Remove and replace four failed pneumatic hot water control valves. (DEFICIENCY LIST)	\$2,887	\$2,887	100	Complete



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159	FM-0049005	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	HVAC - Chilled water system - Install water treatment system - System deterioration due to lack of treatment will decrease system life and incur undue maintenance and water treatment costs.	\$4,393	\$4,393	100	Complete
160	FM-0049119	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	HVAC - Replace supply and exhaust fan motor bearings, sheaves and drive shafts for AHUs #4 (10 HP), #5 (5 HP), #6 (3 HP), #7 (3 HP) and #8 (3 HP). Hardware is beginning to fail due to age and wear & tear.	\$211,190	\$211,190	100	In Work
161	FM-0049186	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	HVAC - AHU 3 mixed air controller board - Replace failed board. System is not functioning as designed.	\$1,097	\$1,097	100	Complete
162	FM-0050101	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	County Managed - HVAC - Chiller Compressors - Remove and replace four (4) 25 ton chiller compressors that have failed, unable to control facility temperature at this time.	\$53,376	\$17,806	33.36	In Work
163	FM-0050292	Humboldt	12-A1	Humboldt County Courthouse (Eureka)	2	HVAC - Replace Drive Motor & Motor Control Board - Remove and replace one (1) failed Drive Motor and Control Board on Trane Air Handling Unit #3, test system and return into operation.	\$7,760	\$7,760	100	Complete
164	FM-0049343	Imperial	13-A1	Imperial County Courthouse	1	HVAC - Replace failed Cooling Tower components including fans, main shaft, pump, needed re-piping and cleaning blower area. Also added 220lbs refrigerant. Immediate corrective work required to maintain satisfactory occupant temperature in building.	\$10,000	\$10,000	100	Complete
165	FM-0049657	Imperial	13-A1	Imperial County Courthouse	2	HVAC - Building Automation System (BAS) - Replace eight (8) air handling units, thermostats, and control valves. Replace thirty (30) fan coil units, thermostats, and control valves to integrate the existing BAS. The majority of mechanical equipment is old, has leakage and wiring issues, and is not controlled properly. Due to poor control system and inefficient equipment, the costs associated with their operation and maintenance are high when the costs are compared to other courthouse properties.	\$1,564,200	\$1,564,200	100	In Work
166	FM-0049658	Imperial	13-A1	Imperial County Courthouse	2	Roof - Complete removal of the existing roof membrane and flashings, a new PVC roof system to be installed over an adhered roof cover-board. All new flashings, drain bodies and roof-protection materials shall be included as part of the roofing project. Replacement of the existing gutter and downspouts with properly sized and installed gutters and downspouts. The roof is beyond useful life and has failed in several areas. Square footing of roof is approximately 38,000.	\$325,000	\$325,000	100	In Work
167	FM-0049718	Imperial	13-A1	Imperial County Courthouse	2	Fire Protection - Fire alarm devices - Isolate the non-operating fire alarm devices then remove and replace defective fire alarm devices throughout building. This work is needed to pass the annual fire alarm PM inspection.	\$4,524	\$4,524	100	Complete
168	FM-0049693	Imperial	13-C1	Calexico Court	2	Interior - Sewer Line - Sawcut and remove approximately 12 SF of concrete, excavate to expose the damaged pipe and replace 12 feet of 4" sewer line. Work also includes the installation of a new cleanout.	\$7,000	\$7,000	100	Complete
169	FM-0048694	Kern	15-A1	Bakersfield Superior Court	2	Electrical - Re-wire feeds for (2) IT room panels (ITP1 & ITP2) to connect to the existing back up emergency generator, currently ITP2 is not connected and ITP1 must be reconnected and added to the UPS back up system. Work must be performed to ensure both panels function if there is a power failure.	\$9,750	\$9,750	100	Complete



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170	Kern	15-A1	Bakersfield Superior Court	1	COUNTY MANAGED - The electrical distribution system for the courts building are beyond reasonable life expectancy. This is a COUNTY MANAGED FACILITY and will be a COUNTY MANAGED PROJECT. (County escalated this project from a P4 to a P1	\$296,225	\$296,225	100	In Work
171	Kern	15-A1	Bakersfield Superior Court	2	HVAC - Remove and replace (2) failed air handler bearings from Air Handler #4. Currently the HVAC unit is creating loud noise, parts must be replaced to prevent unit from failing completely.	\$2,349	\$2,349	100	Complete
172	Kern	15-A1	Bakersfield Superior Court	2	Exterior Shell - Replace four (4) defective entrance doors located on east side of building. Doors have deteriorated to a point they have become a security problem. Additional adjustment and bracing is necessary to secure the doors.	\$5,630	\$5,630	100	Complete
173	Kern	15-A1	Bakersfield Superior Court	2	Fire Sprinklers - Remove and replace all (550)sprinkler heads in building and install heads in areas not currently served to meet certification.	\$48,316	\$48,316	100	In Work
174	Kern	15-A1	Bakersfield Superior Court	1	Plumbing - Remove water and sanitize areas that were contaminated by sewage water that traveled down Judicial hallway contaminating common area terrazzo flooring with sewage water.	\$4,023	\$4,023	100	Complete
175	Kern	15-A1	Bakersfield Superior Court	1	Plumbing - Sump pumps (System Failure) - Remove and replace two failed 2HP 300GPM submersible pumps with 4" discharge, two new check valves, two 4" gate valves, two contactors, two disconnect boxes, three floats and one relay programmer. Sump pump well is overflowing allowing sewage inside the building.	\$12,000	\$7,517	62.64	In Work
176	Kern	15-B1	Bakersfield Justice Bldg.	1	COUNTY MANAGED - Fire Protection - The fire alarm system is antiquated and replacement parts are no longer available. This is a COUNTY MANAGED FACILITY and will be a COUNTY MANAGED PROJECT. (County escalated this project from a P4 to a P1)	\$207,510	\$207,510	100	In Work
177	Kern	15-B1	Bakersfield Justice Bldg.	1	COUNTY MANAGED - Domestic Water Heater - Direct Replacement - Unit Failed Leaving Court Clerks Offices/Courtrooms/Chambers/Restrooms without hot water service	\$8,166	\$8,166	100	In Work
178	Kern	15-B1	Bakersfield Justice Bldg.	1	COUNTY MANAGED - Water Main in Building - Remove and replace the horizontal section of the existing water main within the building, scope of work will include removal and replacement of a major portion of the t-bar ceiling to access the water main. The domestic water line has deteriorated over the years and has had a series of failures and needs to be replaced at this time, a flood from a fracture in this waterline would be catastrophic.	\$149,177	\$149,177	100	In Work
179	Kern	15-C1	Bakersfield Juvenile Center	1	Plumbing - Replace leaky pipe material, patch and repair damaged ceiling tile, and test and validate there is no mold. Leak is occurring above ceiling adjacent to judge's chamber.	\$4,587	\$4,587	100	Complete
180	Kern	15-C1	Bakersfield Juvenile Center	2	Fire Protection - Fire Inspection Corrections - Remove and replace failing jockey pump, replace twenty-four (24) sprinkler heads and brace seven (7) others.	\$14,725	\$9,830	66.76	In Work
181	Kern	15-C1	Bakersfield Juvenile Center	2	Plumbing - Replace 4" DC back flow prevention device. Currently this device does not pass the annual regulator compliance and must be replaced for health and safety reasons.	\$4,607	\$4,607	100	Complete



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182 FM-0050671	Kern	15-C1	Bakersfield Juvenile Center	2	Grounds - Raised Sidewalk - Remove and replace approximately 120SF of raised concrete sidewalk in two areas of the courts grounds. Work will include removal of several tree roots and re-grading the soil prior to pouring the new concrete. Work is needed to alleviate tripping hazard caused by lifting sidewalk.	\$3,020	\$3,020	100	Complete
183 FM-0050024	Kern	15-D1	Delano/North Kern Court	2	Plumbing - Remove and replace (1) hot water heater that is in deteriorated condition and past its life expectancy, there are issues with the ignition of burners, heater must be replaced to prevent since it is now a fire hazard due to the issues with the burners. Heater will be replaced with a new energy efficient tank-less system. Work to be performed to ensure system functions at its original design functionality and to prevent any further damages.	\$3,255	\$3,255	100	Complete
184 FM-0048649	Kern	15-E1	Shafter/Wasco Courts Bldg.	2	HVAC - Remove and replace the fan motor and compressor from HVAC unit #8, currently the parts are failing and the unit is creating noise due to these failing parts which affects the Lobby area and Civil/ Family Law Office rooms function. Work must be performed to ensure unit functions properly and to avoid any future damage if not replaced.	\$3,328	\$3,328	100	Complete
185 FM-0050270	Kern	15-F1	Taft Courts Bldg.	2	Plumbing - Saw cut asphalt area to expose leaky pipe, remove and replace section of pipe, (app. 2') to stop leak. Backfill, compact area and pour back concrete. Currently the main water line feeding Sheriff Dept and Court is leaking and causing a trip hazard. Work must be done overtime to shut off water. Safety hazard.	\$6,052	\$6,052	100	Complete
186 FM-0050256	Kern	15-I1	Mojave-Main Court Facility	2	COUNTY MANAGED PROJECT - Parking Lot Restoration - A section of the Courts parking lot pavement has structurally failed. This requires excavation and replacement of the sub grade and asphalt of an approximate area of 66,000 sq ft. This will also include restriping and coming into compliance with ADA requirements. This project has been deferred for some time and to eliminate further degradation of the sub structure this work needs to be completed at this time.	\$91,835	\$91,835	100	In Work
187 FM-0049974	Kings	16-A1	Hanford Building A	2	Interior Finishes - Replace unsafe chairs in Dept. 5 jury box - Relocate jury seating from one closed court to this court, needed for critical jury trial start date. Location in Building: Department 5 Jury Box.	\$4,535	\$4,535	100	Complete
188 FM-0050379	Kings	16-A1	Hanford Building A	2	Interior Finishes - Install in Dept. 6 jury box fourteen audience seats taken from Tulare Courthouse to replace existing failed chairs, one glass security partition on the jury box rail, and one glass partition between the bench and the witness stand - To prepare Dept. 6 to hold jury trials and to protect judge and jury.	\$4,916	\$4,916	100	Complete
189 FM-0049146	Kings	16-A2	Hanford Building B	2	Security and Accessibility requirements - Relocate security cameras and install ADA compliant hardware into Hanford B. Project required to support judge relocation due to budget reductions forcing the closing of Lemoore branch courthouse.	\$6,500	\$6,500	100	Complete
190 FM-0050283	Kings	16-A2	Hanford Building B	2	Security - Door controller and controller faceplate - Remove and replace one (1) failed door controller and faceplate, the doors controlled by this controller will not lock.	\$3,847	\$3,847	100	Complete



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191	Kings	16-B1	Lemoore Superior Court	2	Interior Finishes - Remove existing courtroom audience seating (12 benches) from Lemoore courtroom and install in Avenal 16-C1 courtroom. Remove and dispose of existing stadium audience seating in Avenal - Lemoore Court has closed; Court must remove its items from the facility per agreement with Kings County, and replacing deteriorating seating in Avenal is best use/value over installing new.	\$4,400	\$4,400	100	Complete
192	Kings	16-C1	Avenal Court	2	Electrical - Remove ten existing high pressure sodium exterior lighting fixtures around perimeter of building and replace with induction lighting with motion sensors - To reduce lighting costs and increase lighting efficiency and security. Priority P2, MAC remains approved at \$7,900.00. Remove and replace exterior lighting around perimeter of building - The current fixture are old and at the end of their life cycles. There are 9 175 watt HPS fixtures 1 70 watt HPS fixture on the perimeter of the building. - poses a safety issue to court officials and staff when leaving the court after sun down.	\$7,900	\$7,900	100	In Work
193	Lake	17-A3	Lakeport Court Facility	1	HVAC - Water flowing into public area redirect water flow from condensate coil to drain as existing condensate pan is not replaceable without removing entire Air Handling Unit (cost prohibitive). Install +/- 15 Lin Ft of curbing with epoxy seal to direct water to local drain.	\$3,500	\$3,500	100	Complete
194	Lake	17-A3	Lakeport Court Facility	2	Interior Finished - Judge's Desk - Cut and lower Judge's desk from 33" to 29" (standard Height) and lower wall accordingly, Notch the counter approximately 18" to allow for clerks access to the Judges desk, replace laminate countertop and replace desk support legs with angle Iron supports to allow for full access by the Judge.	\$6,513	\$6,513	100	Complete
195	Lake	17-B1	South Civic Center	2	Electrical- Install 3 New Circuits - Currently all equipment within the courtroom is running off 1 circuit - Circuit breakers are tripping disruption court operations - This circuit powers the clerks desk via two separate power strips that are taped down in a path of travel. It also provide power to the break room, installation of folding surfaces in built in benches.	\$8,188	\$8,188	100	Complete
196	Lake	17-B1	South Civic Center	2	Exterior shell - Replace broken windows - Remove and replace two (2) 3'x4' windows in the Judges chambers, new windows will be Ballistic glazing.	\$4,439	\$4,439	100	Complete
197	Lake	17-B1	South Civic Center	2	Holding Cell - Replace failed lighting fixtures (2) and non compliant lighting fixture (1) with 3 compliant LED lighting fixtures.	\$2,770	\$2,770	100	In Work
198	Los Angeles	19-A1	Huntington Park Courthouse	2	Plumbing - Remove and replace 47 year old non-compliant boilers due to AQMD regulations, failure to replace these boilers will lead to heavy daily fines; Hot Water Boiler #1 and #2, 825,000 BTU each	\$130,000	\$121,680	93.6	Awaiting Shared Cost Approval
199	Los Angeles	19-A1	Huntington Park Courthouse	2	Exterior site work - Concrete walkways - Remove and replace damaged sidewalk at 3 exit door locations (match finish). Existing concrete is badly cracked and poses a tripping hazard.	\$3,418	\$3,418	100	In Work
200	Los Angeles	19-A1	Huntington Park Courthouse	2	Electrical - Install air curtain at front entrance doors. A circuit must be run from basement sub panel to door location. Air curtain is needed to keep bee, wasp and fly swarms from local park area from entering the building.	\$5,939	\$5,939	100	In Work



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201	FM-0049950	Los Angeles	19-A1	Huntington Park Courthouse	1	HVAC - Isolate damaged unit A and recharge unit B with R22, Bring 2nd stage chiller #2 back online (AOC ID 0M00016276). Chillers #1 & #2 were offline, there was no cooling at the facility, there was also no pressure in the system. This was caused by a condenser fan motor base that broke free causing the fan blades to come in contact with the coil and cutting 7 condenser tubes on Circuit A, which allowed the R22 gas to escape.	\$10,511	\$10,511	100	Complete
202	FM-0046905	Los Angeles	19-AC1	San Fernando Courthouse	2	Roof - Remove and replace 7700 S.F. of flat roof including applying 3 course Built Up Roof to area over storage room and corridor that has consistent leaks from the original roof	\$43,000	\$35,866	83.41	In Work
203	FM-0047647	Los Angeles	19-AC1	San Fernando Courthouse	2	Elevators - Remove & replace malfunctioning & improperly adjusted elevator relays #14 & #15 for all 7 seven elevators in the Court. Perform full weight test on brake system & calibrate in accordance w/ OEM standards. Relay work must be performed to prevent elevator malfunction. May cause elevators to slam into the overhead of hoist way. Replace failing parts: rebuild machine, re-manufacture brake drums, arms, pins, brake linings and hardware. Brakes are improperly adjusted. Safety Issue.	\$78,105	\$78,105	100	Complete
204	FM-0048943	Los Angeles	19-AC1	San Fernando Courthouse	1	Elevator #5 is currently not responding to calls. Replace failed controller hardware to bring back to working condition.	\$5,000	\$5,000	100	Complete
205	FM-0049372	Los Angeles	19-AC1	San Fernando Courthouse	2	Elevator - Controls - Remove and replace the existing switches & plates with keyed alike cylinders & plates. Provide 50 keys to Sherriff, currently the elevator call buttons are not neutralizing, after calling the elevator to the floor the Deputies have to exit the elevator to reset the call button. This can lead to a potential prisoner escape. Currently Key cylinders do not require a key to be activated, any flat object works. SAFETY ISSUE.	\$7,642	\$7,642	100	Complete
206	FM-0049373	Los Angeles	19-AC1	San Fernando Courthouse	2	Elevator - Generator - Rebuild elevator cab #3 generator, currently the generator is grounded causing improper elevator leveling creating a potential trip hazard, and possibly danger to the public if the elevator fails to stop.	\$13,825	\$13,825	100	Complete
207	FM-0049391	Los Angeles	19-AC1	San Fernando Courthouse	1	HVAC- Fan Motor - Replace cooling tower #1 fan motor which failed causing overheating in the building	\$2,700	\$2,700	100	Complete
208	FM-0049392	Los Angeles	19-AC1	San Fernando Courthouse	1	Elevators - Remove and replace broken steel selector cable to level the elevator flooring, currently the elevator is not leveling on any of the floors causing serious trip hazard.	\$6,558	\$6,558	100	Complete
209	FM-0049719	Los Angeles	19-AC1	San Fernando Courthouse	1	Plumbing-Replace hose and associated damage caused by leak from the 3rd floor janitors closet. Requires de-humidifier into walls, air circulation in ceiling cavities to prevent mold from forming.	\$9,500	\$9,500	100	Complete
210	FM-0049820	Los Angeles	19-AC1	San Fernando Courthouse	1	Elevator - Remove and replace broken steel selector cable, install new and bring elevator back to working condition. Work done under P1 emergency.	\$3,090	\$3,090	100	Complete
211	FM-0049920	Los Angeles	19-AC1	San Fernando Courthouse	2	Interior - Waterproof underground file storage room (480 SF) - Remove and replace all drywall and furring channels on the walls, prep walls cementitious walls for new water proofing, fill all cracks and apply waterproofing to walls, replace damaged floor tiles and paint new drywall. Area currently is leaching and needs work done to prevent additional damage.	\$24,941	\$24,941	100	In Work



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212	FM-0050091	Los Angeles	19-AC1	San Fernando Courthouse	2	HVAC - Remove and replace failed tube bundle from hot water heater, run CO analyzer and balance air gas. Currently the heating boiler is not functioning due to failed tube bundle that is completely clogged and sagging, the clogged tube is not allowing proper heat transfer to the circulating water causing the tube to overheat and weakening the tube, causing it to sag close to the burner, the fire control module is not functioning, this can cause an explosion, serious safety hazard.	\$8,998	\$8,998	100	Complete
213	FM-0050304	Los Angeles	19-AC1	San Fernando Courthouse	2	Parking Lot / Installation of (4) 4" steel bollards with heavy duty chains to secure the entrance of the public and jury parking areas.	\$5,409	\$4,512	83.41	Complete
214	FM-0050364	Los Angeles	19-AC1	San Fernando Courthouse	2	Plumbing - Electrically isolate the domestic hot water recirculation pump, isolate water from the pump, remove defective pump and install new compliant pump, restore connection to the water system, restore electrical connection, and return pump to operation. Currently the pump is not working and unable to circulate hot water to the kitchens and restrooms in the facility. The domestic hot water recirculation pump must be brought back to service to ensure health and safety to the courthouse.	\$4,984	\$4,157	83.41	Complete
215	FM-0050468	Los Angeles	19-AD01	Santa Clarita Courthouse	2	County Managed - Exterior Grounds - Remove old step stone walkway and replace with 35 ft x 2 ft concrete walkway. Old step stones were a safety hazard, 2 employees fell because of the spacing and condition of the stepping stones.	\$1,810	\$1,810	100	In Work
216	FM-0046903	Los Angeles	19-AE1	Alfred J. McCourtney Juvenile Center	2	COUNTY MANAGED - Remove and Install 24,000 Sq. Ft. 4" deep of bituminous asphalt in public parking lot #1. Replace 6" of planter's concrete curb and clean parking lot French Drain. Estimate includes re-striping of parking lot #1 - Public Parking Lot #1 is uneven with several cracks causing tripping hazards to members of the public	\$176,000	\$121,528	69.05	In Work
217	FM-0049187	Los Angeles	19-AE1	Alfred J. McCourtney Juvenile Center	1	County Managed - HVAC - Remove and rebuild condensate pump for the central plant of the civil center.	\$2,332	\$1,610	69.05	In Work
218	FM-0049188	Los Angeles	19-AE1	Alfred J. McCourtney Juvenile Center	1	County Managed - HVAC - Isolate and drain heating water system - Remove insulation, leaking expansion joint, and leaking section of pipe - Replace expansion joint and section of pipe - Refill system and check operation - Replace insulation related to repairs	\$10,861	\$7,500	69.05	In Work
219	FM-0034437	Los Angeles	19-AG1	Compton Courthouse	2	Plumbing - Failing Heat Exchanger - Remove and replace the existing heat exchanger with a new BG#DWV-68 heat exchanger. Replace the inlet steel piping with a 1-1/2" copper sections from the exchanger to the valve at the risers. Also install two new 1-1/2" IP ball valves. At this time there is minimal hot water on the 4th and 5th floors for domestic hot water lines which includes sinks, kitchen area, and mop sinks.	\$22,317	\$14,758	66.13	Awaiting Shared Cost Approval
220	FM-0045266	Los Angeles	19-AG1	Compton Courthouse	2	Plumbing - Replace defective nonoperational sewer pumps in basement. In addition install netting inside sewage pit to prevent debris from blocking system. This is required to prevent sewer water from backing up into building.	\$26,277	\$17,377	66.13	Complete



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221	FM-0045268	Los Angeles	19-AG1	Compton Courthouse	2	HVAC - Replace burned out variable frequency supply drive and overheating return drive on basement Air Handling Unit. This is needed to correct high static and air volume to basement and first floor.	\$19,260	\$12,737	66.13	Complete
222	FM-0045271	Los Angeles	19-AG1	Compton Courthouse	2	HVAC - Remove and replace four each 14 year old non-compliant boilers on the 13th floor, due to AQMD regulations, failure to replace these boilers will lead to heavy daily fines; HEATING HOT WATER BOILERS, 2 @ 4.1 Million BTU and 2 @ 2.8 million BTU	\$771,900	\$510,457	66.13	Awaiting Shared Cost Approval
223	FM-0045783	Los Angeles	19-AG1	Compton Courthouse	2	Exterior Lighting - Remove 180 "standard" parking lot light fixtures on existing 8' high poles and replace with new "Vandal Proof" fixture heads. Fixtures are being vandalized and are needed for security in this high gang area.	\$80,000	\$52,904	66.13	Awaiting Shared Cost Approval
224	FM-0045786	Los Angeles	19-AG1	Compton Courthouse	1	Fire Life Safety - Replace defective non compliant fire alarm control panel, wire and devices throughout 14 story building. System fails to meet fire inspection requirements.	\$34,750	\$22,980	66.13	Awaiting Shared Cost Approval
225	FM-0049720	Los Angeles	19-AG1	Compton Courthouse	1	HVAC - Replace fuse, adjust receiver controller and brought Chiller #1 back to working condition to ensure proper air flow and temperatures for the entire building. Work performed under P1.	\$3,503	\$3,503	100	Complete
226	FM-0049721	Los Angeles	19-AG1	Compton Courthouse	1	Plumbing - Replace cracked copper water pipe and valve. Water is leaking onto 1st floor courtroom.	\$3,716	\$3,716	100	Complete
227	FM-0049766	Los Angeles	19-AG1	Compton Courthouse	2	Grounds & Parking Lot - Hand rail - Install (2) 10' long x 1 5/8" schedule 40 rail handrails at 36 inches high to the steps located at the Northeast side of the building.	\$3,100	\$3,100	100	Complete
228	FM-0049767	Los Angeles	19-AG1	Compton Courthouse	2	Plumbing - Remove and replace (1) failing pressure reducing valve from pump #1 which is causing low water pressure throughout the building, specially from the 5th floor to the 14th floor. The toilets and urinals need to be flushed several times in order for them to work properly. Work must be done to ensure proper system performance and to avoid any further damage to the plumbing system.	\$2,535	\$2,535	100	Complete
229	FM-0049836	Los Angeles	19-AG1	Compton Courthouse	1	HVAC - No pneumatic air pressure at Pressure Reducing Valve (PRV) station. Affecting A/C in lock up and 1st floor.	\$29,410	\$19,449	66.13	In Work
230	FM-0049837	Los Angeles	19-AG1	Compton Courthouse	1	Plumbing - Stop plumbing leak in 1st floor men's locker room restroom. Work is urgent to stop flooding and possible damage to interior furnishings and materials.	\$5,000	\$5,000	100	Complete
231	FM-0049951	Los Angeles	19-AG1	Compton Courthouse	1	Exterior finish - Replace 4' x 10' tempered glass window that was vandalized (broken) late at night. Work is required to maintain building security.	\$2,650	\$2,650	100	Complete
232	FM-0049952	Los Angeles	19-AG1	Compton Courthouse	1	Grounds & Parking Lot - Bring roll up lock up gate back to working condition by replacing damaged slats and end locks, steel bottom rail assembly and by adjusting the drive chain. Work to be completed under P1 request due to this gate being in a secured area, inmates enter this lock up area.	\$7,228	\$7,228	100	Complete
233	FM-0049953	Los Angeles	19-AG1	Compton Courthouse	1	Security - Replace damaged steel mullion and reposition panic assemblies for the exit doors located in the 1st floor. Doors were found to be unlocked and are not closing properly. Work performed under P1 to ensure that doors close properly and safely after hours, this is a security issue.	\$5,182	\$5,182	100	Complete



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234 FM-0049975	Los Angeles	19-AG1	Compton Courthouse	1	Grounds & Parking Lot - Trim branches hanging over pedestrian walkways and street parking. Also trim trees on West side of the building. Trees branches were breaking and to prevent them from hurting the public they needed to be trimmed off to ensure the public safety's. Work was completed under P1 emergency.	\$5,449	\$5,449	100	Complete
235 FM-0050116	Los Angeles	19-AG1	Compton Courthouse	2	Fire Protection - Replace two (2) leaky 2-1/2" OS&Y valves and seals. Leaky valves are causing operational failure. Also possible hazard due to leak occurring close to electric panel.	\$5,290	\$5,290	100	Complete
236 FM-0050246	Los Angeles	19-AG1	Compton Courthouse	1	HVAC - Chiller restoration - Restore condenser barrel tubes that contain blockage which is causing the chiller to run above 85 degrees. The chiller running at high heat is causing the chiller to trip often.	\$3,235	\$3,235	100	Complete
237 FM-0050247	Los Angeles	19-AG1	Compton Courthouse	1	Fire/Life/Safety - Smoke Detectors - Remove and replace smoke detector fuse and wiring short at the 4th floor smoke detector. Elevators 1 & 2, Both elevators were recalled to the basement level due to alarm of the elevator smoke detector. Elevators and smoke detectors back to working condition.	\$2,839	\$2,839	100	Complete
238 FM-0050248	Los Angeles	19-AG1	Compton Courthouse	2	HVAC - Detect and replace failed pneumatic lines and connections for the HVAC system in the entire building. Currently the leaks are causing the HVAC to not function properly, the pneumatic air pressure is fluctuating and system is not providing sufficient heating and cooling.	\$6,838	\$6,838	100	Complete
239 FM-0050305	Los Angeles	19-AG1	Compton Courthouse	1	Plumbing - Locate and replace broken and leaky irrigation line from the landscape area. Work had to be performed under P1 emergency due to a major irrigation water leak that is leaking into the main electrical room, there was app. 3 inch of standing water. Irrigation line was replaced and system was brought back to working condition, leak stopped.	\$8,821	\$8,821	100	Complete
240 FM-0050328	Los Angeles	19-AG1	Compton Courthouse	1	Elevator, Escalators & Hoists - Elevator #11 - Rebuild failing hydraulic pump and install new muffler	\$11,502	\$11,502	100	Complete
241 FM-0050345	Los Angeles	19-AG1	Compton Courthouse	2	Interior finish - Saturated Drywall - Abate 8,800 square feet of water damaged drywall which contains Asbestos Containing Material's. Replace drywall and paint the walls to match existing. Water damage was caused by a severe roof leak which was mitigated as a P1 project.	\$8,200	\$8,200	100	Complete
242 FM-0050381	Los Angeles	19-AG1	Compton Courthouse	1	Fire Protection - Remove and replace eight faulty smoke detectors in the basement Air Handler Room that was causing false alarms to the fire alarm and dispatch the fire department. This work was completed on a P1 emergency to ensure the fire panel is brought back to service and ensure safety.	\$4,159	\$4,159	100	Complete
243 FM-0050397	Los Angeles	19-AG1	Compton Courthouse	2	HVAC - Replace faulty BEAS device for Chiller #1 and temperature control device for Chiller #2. Work needed to restore cooling tower fans to operation. Fans needed to maintain proper building temps.	\$4,350	\$4,350	100	Complete
244 FM-0050431	Los Angeles	19-AG1	Compton Courthouse	1	Plumbing - Replace 4 inch cast iron drain line above the 10th floor ceiling that is leaking and replace 2" p-trap and san-tee that has corroded. This work was completed during a P1 emergency to mitigate the leak before any further damage could be done.	\$7,309	\$7,309	100	Complete



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245	FM-0050450	Los Angeles	19-AG1	Compton Courthouse	2	Roof - Remove and replace failed 2 ply roofing system, approx. 920sq. Ft of Stairwell roof with new built-up roofing material. Roof leaks damaging interior building materials.	\$15,550	\$10,283	66.13	Awaiting Shared Cost Approval
246	FM-0050466	Los Angeles	19-AG1	Compton Courthouse	1	Grounds/ Site - Remediate diesel fuel leak - Remove trees that have obstructed access to the tank, remove and replace defective parts to stop leak including old vent pipe and temp pipe. Work required to prevent further leaching of hazardous materials and to return the generator to safe operation.	\$206,250	\$206,250	100	In Work
247	FM-0050467	Los Angeles	19-AG1	Compton Courthouse	1	Plumbing - Water storage tank leak - Provide flood containment to mitigate water intrusion and water extraction to remove the water that has accumulated in the building. Remove and replace water damaged building materials (i.e.: ceiling, wall finish and base molding) and restore a single elevator that was affected by this flood. Work is needed to prevent further flooding and return building/court to normal operation.	\$281,250	\$281,250	100	In Work
248	FM-0050493	Los Angeles	19-AG1	Compton Courthouse	2	Fire/Life/Safety - Door Closers - Remove and replace forty-eight (48) non-compliant door closers, existing door closers cannot be adjusted to meet the minimum ADA pull requirement as well as the closing pressure to seal the fire rated envelope on the fire rated doors. This work is in response to the Fire Marshall citation.	\$7,935	\$7,935	100	Complete
249	FM-0050516	Los Angeles	19-AG1	Compton Courthouse	1	Fire Protection - Fire Main - Excavate soil then remove and replace 12 LF of 8" cast iron fire main that has cracked. This work was completed due to water percolating from underground.	\$42,850	\$28,337	66.13	In Work
250	FM-0050521	Los Angeles	19-AG1	Compton Courthouse	1	Fire Protection - Install new phone lines and new wiring from the dialer communicator to the main phone hub. No communication from the dialer to the fire control panel. Installation is code required.	\$7,967	\$5,269	66.13	Complete
251	FM-0050522	Los Angeles	19-AG1	Compton Courthouse	2	Plumbing - Drain Line - Remove and replace a 10' section of cracked 3" cast iron pipe above the T-Bar ceiling at the 8th floor. Remove and replace approximately 80 S.F. of ceiling tiles damaged from the leaking water.	\$6,065	\$6,065	100	Complete
252	FM-0050582	Los Angeles	19-AG1	Compton Courthouse	2	Fire Protection - Replace transfer fuel pump for the fire pumps on the 13th floor. Currently the seal is bad causing the fuel to leak out of the pump. This is safety issue that must addressed quickly.	\$2,580	\$2,580	100	Complete
253	FM-0050625	Los Angeles	19-AG1	Compton Courthouse	2	Electrical - Replace 100 amp breaker, heater blocks, and change out the oil and coolant for the standby generator. Currently the generator would not run if there were a power outage, which would leave the courthouse with no lighting in the public parking lot causing a safety issue.	\$4,995	\$4,995	100	In Work
254	FM-0050655	Los Angeles	19-AG1	Compton Courthouse	2	Fire Protection - Rebuild defective fire pump #1 and replace 4 - 8D batteries. Work is needed to pass level 4 fire sprinkler inspection and maintain building occupancy.	\$5,060	\$5,060	100	Complete
255	FM-0050714	Los Angeles	19-AG1	Compton Courthouse	1	Plumbing - Flood Mitigation - Replace cracked copper pipe above the 4th fir Men's restroom, replace ceiling tile in multiple areas on the 3rd floor, and dry carpet in Room 316A and hallways.	\$32,550	\$32,550	100	In Work



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256	Los Angeles	19-AG1	Compton Courthouse	1	Plumbing - Replace a 10 foot section of 2 inch cast iron pipe containing a 7 foot crack. Existing pipe encased in lath and plaster wall spanning from the 8th to the 7th floor. Upon completion Restore 68 square foot of damaged drywall and conduct environmental testing before/after to restore operation and safe building conditions	\$35,000	\$23,146	66.13	In Work
257	Los Angeles	19-AG1	Compton Courthouse	1	Plumbing - Isolation Valve - Open up the wall (approximately 18X18 inches to access the leaking valve. Remove and replace isolation valve. The 2" isolation water valve is leaking inside the wall of the women's restroom. The water leak has gone down to the 4th floor Department 3 Judges chambers. The water has damage 10 sq feet of ceiling.	\$4,509	\$4,509	100	Complete
258	Los Angeles	19-AG1	Compton Courthouse	2	Plumbing - Storm Drain Line - Replace 50 feet of 4 inch cast iron, 20 feet of 3 inch cast iron and 6 cast iron fittings. Currently there are storm drain pipes that are leaking in the Judge's parking garage.	\$3,142	\$3,142	100	In Work
259	Los Angeles	19-AG1	Compton Courthouse	2	Fire Protection - Rebuild of the audio "time out" deficiency in the fire panel, replace failed 14 floor water flow switch; failed duct detectors in room 1212, renovate incorrect wiring on smoke detectors for the 10th fl mechanic room, the 8th fl elevator smoke detector; the basement. Remove and replace failed fire alarm panel lights. Safety Issue. Must be corrected.	\$10,935	\$10,935	100	In Work
260	Los Angeles	19-AG1	Compton Courthouse	2	Fire Protection - Replace (6) sections of 6" x 10ft schedule 40 fire sprinkler piping & (3) sections of 6" x 10 ft schedule 40 fire sprinkler piping that is corroded & leaking. Total of replacement pipe - app. 90 feet, replace app. (20) 6" couplings & (4) pipe supports for the piping. Drain & refill the sprinkler system. Provide fire watch. Parts must be replaced to ensure proper system function, stop leak & prevent further damage. Safety Issue.	\$14,642	\$14,642	100	In Work
261	Los Angeles	19-AK1	Norwalk Courthouse	2	HVAC - The return air fan motor for the HVAC unit in the 3rd floor is failing and needs to be replaced. Fan is causing excessive noise and loss off air flow to the entire room.	\$4,500	\$4,500	100	In Work
262	Los Angeles	19-AK1	Norwalk Courthouse	2	HVAC - Replace (2) 300 Ton Cooling Towers which have deteriorated beyond continued repair, replace isolation valves & Variable Frequency Drives to control the circulating motors, replace structural steel which has corroded sufficiently to be a hazard & cannot be reused, & replace the 2,600sf of roof with new taped insulation board and APP membrane roof under the cooling towers which now hold water and is a health hazard due to mosquito growth and algae. The towers must be craned off & onto the bldg.	\$570,700	\$570,700	100	In Work
263	Los Angeles	19-AK1	Norwalk Courthouse	2	Plumbing - Replace aprox. 2' section of leaky building water main pipe. Pipe is aprox. 20' above basement floor. Work includes cutting and removal of concrete to gain access to pipe. If leak is not stopped, could cause major interruption to building water supply.	\$11,846	\$11,846	100	Complete



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264	FM-0049937	Los Angeles	19-AK1	Norwalk Courthouse	2	Interior Finishes - Change the direction of the Courtroom door located next to the library and add (1) fire rated wood door in secure Judge's hallway to stop public (from the library) access. Currently the public has full access to this hallway and the installation of this door will prevent them from entering this secured area. This is a security issue since the Courtroom is fully accessible as well as the secured hallway. This item is to be performed after hours.	\$13,209	\$13,209	100	Complete
265	FM-0049938	Los Angeles	19-AK1	Norwalk Courthouse	2	Grounds & Parking Lot - Restripe parking lot with visibility paint, re-stencil worn out "RESERVED PARKING" signs. Approximately 35 white stalls per diagram need to be restriped, approximately 350 In ft of 12" yellow lines need to be restriped (RESERVED PARKING) & 7 arrows need to be repainted. Work to be performed to ensure that the public does not park in this reserved area and to make all parking stalls compliant with CVC codes.	\$3,618	\$3,618	100	Complete
266	FM-0050692	Los Angeles	19-AK1	Norwalk Courthouse	1	Interior Finish - Abate Server Room Floor - Perform Asbestos Containing Material survey on tile floor, abate 96 SF of Vinyl Composition Tile (VCT) flooring, perform Asbestos Containing Material clearances (2), replace flooring and put server room back in full operation.	\$23,055	\$19,604	85.03	In Work
267	FM-0049279	Los Angeles	19-AL1	Bellflower Courthouse	2	Elevators - Replace faulty door safety edge mechanism. Door fails to stop closing when it bumps into passengers while they are exiting the elevator car.	\$8,653	\$8,653	100	Complete
268	FM-0049800	Los Angeles	19-AL1	Bellflower Courthouse	2	Grounds - Trim (1) extra Large ficus tree in the front lawn and (20) trees located in the employee's parking lot. Large branches have fallen off the large ficus tree in the front lawn, needs heavy trimming to ensure public safety. The 20 trees in the parking lot are blocking the view of the safety cameras placed around the Court. Work required for Safety.	\$5,439	\$5,439	100	Complete
269	FM-0050718	Los Angeles	19-AL1	Bellflower Courthouse	2	Security - Need to install a (N/O contact) switch on each balcony door and run wires to the Sheriff console controller to monitor if any door on floors 2-4 are being opened by anyone from the inside and give the opportunity to deputies to investigate. Currently the doors to the exterior balcony are not monitored by an electronic alarm and are located above the alley in back of the courthouse.	\$3,726	\$3,726	100	Complete
270	FM-0050813	Los Angeles	19-AL1	Bellflower Courthouse	1	Security - Replace 20 flat vertical slats with bolts on the Sally port gate. The gate was hit by a Sherriff's bus and is non-operational.	\$4,149	\$4,149	100	Complete
271	FM-0047574	Los Angeles	19-AM1	Downey Courthouse	2	Furniture and Equipment - One workstation in Department 1 built into the judicial bench assembly, is broken and in need of replacement due to Ergonomic reasons. Replacement of workstation will need to match existing finishes in the rest of the courtroom and made ergonomically correct.	\$9,500	\$9,500	100	Complete
272	FM-0048650	Los Angeles	19-AM1	Downey Courthouse	2	Grounds & Parking Lot - Remove 12 trees with stumps located outside the building by the sally port wall. Install 60 ft of 12" root barrier and 60 ft of drainage line to re-route water to correct areas. Currently the trees are pushing out the wall and the water (coming from the roof drainage) has saturated the grounds undermining the wall. Work must be performed to avoid any further damage to the wall.	\$3,483	\$3,483	100	Complete



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273	FM-0048664	Los Angeles	19-AM1	Downey Courthouse	2	HVAC - Replace 30 amp breaker, mag starter, and ABA stat. Cooling-Water Pump (CWP) for chiller is not working. If other chiller goes down, there will be no cooling for building.	\$3,920	\$3,920	100	Complete
274	FM-0048952	Los Angeles	19-AM1	Downey Courthouse	2	Electrical - Lighting - Remove and replace the failed lighting contactor, the contactor controls the parking lot and first floor lighting. Unable to turn off lights at this time.	\$3,349	\$3,349	100	Complete
275	FM-0049280	Los Angeles	19-AM1	Downey Courthouse	2	HVAC - Replace leaky vibration isolator, and remove and replace gages and valves from the Liebert Server Room System. Work must be done to stop leaking and to ensure that roof does not get damaged due to this leak.	\$3,306	\$3,306	100	Complete
276	FM-0049281	Los Angeles	19-AM1	Downey Courthouse	2	Elevators - Install new electronic door edge to replace failed existing mechanical safety edge in elevators 1, 2 & 3. Currently the elevator doors close before public is inside the elevators safely. Work must be done to ensure doors function properly and safely and to avoid any further damage to doors.	\$9,757	\$9,757	100	Complete
277	FM-0049344	Los Angeles	19-AM1	Downey Courthouse	1	Elevators - Remove and replace broken steel selector cable from Custody Elevator No. 4, install 300 ft of new cable and return elevator back to working condition.	\$7,702	\$7,702	100	Complete
278	FM-0049624	Los Angeles	19-AM1	Downey Courthouse	2	Elevators - Remove all failing existing lights (approximately 30) and replace with (2) new double 4' T-8 light fixtures in each cab, for a total of 8. The new ceilings will be T-bar frames of brushed stainless steel with lay in fire rated white polycarbonate diffuser lenses. Currently the existing lights are not working to their original design functionality leaving the elevators dark; this presents a safety hazard for passengers.	\$14,922	\$14,922	100	Complete
279	FM-0049625	Los Angeles	19-AM1	Downey Courthouse	2	Building Shell - Panel Joint Sealant - Remove approximately 1000 LF of defective expansion joint filler compound (weather sealant), and replace with new weather sealant. Existing material is dried and has gaps allowing rain to penetrate the building. Water is entering the building causing damage to building materials.	\$11,175	\$11,175	100	Complete
280	FM-0049801	Los Angeles	19-AM1	Downey Courthouse	1	Plumbing - Clean up flooded area due to overnight rain, bring pump back to working condition, currently the water is not draining causing flooding due to failing water pump.	\$6,000	\$6,000	100	Complete
281	FM-0049858	Los Angeles	19-AM1	Downey Courthouse	2	Furniture and Equipment - One workstation in Department 7 built into the judicial bench assembly, is broken and in need of replacement due to Ergonomic reasons. Replacement of workstation will need to match existing finishes in the rest of the courtroom and made ergonomically correct.	\$9,500	\$9,500	100	Complete
282	FM-0049986	Los Angeles	19-AM1	Downey Courthouse	2	Electrical - Provide (1) 120 volt 20 AMP receptacle with (1) dedicated 20 AMP circuit and install a 2 inch conduit run only, from communication room just below courtroom for data cable run. Data lines and cabling will be installed by the court. This work is being performed due to the safety trip hazard electrical and data lines crossing back to back workstations covered underneath a chair mat at the present time.	\$3,600	\$3,600	100	Complete
283	FM-0049989	Los Angeles	19-AM1	Downey Courthouse	2	Holding Cell - Sally Port Entrance Gate Motor not functioning and needs to be replaced. Currently gate is in the open position and cannot close.	\$2,800	\$2,800	100	Complete



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284	FM-0050013	Los Angeles	19-AM1	Downey Courthouse	1	Fire Protection - Install two (2) failed Honeywell Power supplies for fire alarm panel and devices.	\$5,030	\$5,030	100	Complete
285	FM-0050039	Los Angeles	19-AM1	Downey Courthouse	1	Elevator - Remove and rebuild (1) failed hoist motor and (1) generator from elevator no. 3. Currently the elevator will not function due to failed parts, work must be performed to ensure elevator is placed back in service and that it runs safely.	\$14,863	\$14,863	100	Complete
286	FM-0050117	Los Angeles	19-AM1	Downey Courthouse	2	Electrical - Retrofit (13) existing metal halide recessed CAN lights to (13) LED output. Currently, the existing metal CAN lights are failing and others are not functioning, replacing these lights to LED will provide stronger lighting for the entrance and lower the electrical costs. Work required to ensure proper lighting in the entrance, safety hazard.	\$9,688	\$9,688	100	Complete
287	FM-0050118	Los Angeles	19-AM1	Downey Courthouse	2	Grounds & Parking Lot - Re-lamp (18) parking lot pole light fixtures with new lamps, currently (due to age) the pole lights are out and must be replaced in order to supply appropriate lighting to the parking lot and to ensure public safety when area is dark. Public and safety issue.	\$5,310	\$4,444	83.7	Complete
288	FM-0050143	Los Angeles	19-AM1	Downey Courthouse	1	Elevators - Remove and replace pre-opening controller with 1 second timer to eliminate latency issues with pre-opening of elevator no. 2.	\$2,949	\$2,949	100	Complete
289	FM-0050317	Los Angeles	19-AM1	Downey Courthouse	2	Electrical - Remove and replace (15) existing surface mounted HPS fixtures on the Sally Port canopy with (15) new 38 watt LED canopy fixtures, utilizing a scissor lift. Currently the canopy lighting is non-functional.	\$4,685	\$4,685	100	Complete
290	FM-0050346	Los Angeles	19-AM1	Downey Courthouse	2	Furniture and Equipment - One Judicial workstation in Department 2 next to Judges Bench, is broken and in need of replacement due to Ergonomic reasons. Consistent complaints about personal injuries have been documented and will be uploaded into SWO. Replacement of workstation will need to match existing finishes in the rest of the courtroom and made ergonomically correct.	\$9,500	\$9,500	100	Complete
291	FM-0050524	Los Angeles	19-AM1	Downey Courthouse	2	Electrical - Provide (1) 120 volt 20 AMP receptacle with (1) dedicated 20 AMP circuit and install a 1 inch data conduit run. Data lines and cabling will be installed by the court. This work is being performed due to the safety trip hazard electrical and data lines crossing walk path under chair mat to workstations.	\$1,300	\$1,300	100	Complete
292	FM-0050583	Los Angeles	19-AM1	Downey Courthouse	2	Electrical - Replace old (dim) deficient lighting with new energy efficient LED lighting fixtures. Current lighting does not provide sufficient lighting for security and safety which could cause injury to public/staff.	\$3,630	\$3,038	83.7	In Work
293	FM-0050644	Los Angeles	19-AM1	Downey Courthouse	2	Grounds - Install (12) battery operated controllers including adapters in each irrigation valve on the south elevation of the building. Currently the power wiring has been vandalized and stolen. Without power the sprinkler timer is unable to operate the sprinkler control valves.	\$3,358	\$3,358	100	Complete
294	FM-0050674	Los Angeles	19-AM1	Downey Courthouse	1	Parking Lot - Replaced damaged loop detectors, install new safety photoeye assembly, adjust timer to court's requested time delay, align door, lubricate all points of friction, cut new lines in the ground, run all new loop wire for the safety and exit loops, install a new safety edge with wireless.	\$6,968	\$6,968	100	Complete



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295	FM-0050675	Los Angeles	19-AM1	Downey Courthouse	2	Electrical - Safety Lighting - Remove and replace the non-operational strobe lights on the sally port doors on both the East and West sally port rolling grille doors. Work includes the installation of 2 new strobe lights on west rolling grille door; a new TLS strobe card in operator, and a TLS card to turn on strobe when grille is in motion. Currently strobe lights and interlock for the sally port Doors are not working with control panel which causes a safety problem.	\$4,714	\$3,946	83.7	In Work
296	FM-0050689	Los Angeles	19-AM1	Downey Courthouse	2	Furniture and Equipment - One workstation in Department 6 built into the judicial bench assembly, is broken and in need of replacement due to Ergonomic reasons. Replacement of workstation will need to match existing finishes in the rest of the courtroom and made ergonomically correct.	\$9,500	\$9,500	100	Complete
297	FM-0050753	Los Angeles	19-AM1	Downey Courthouse	2	Electrical - Replace batteries and battery charger to the diesel generator. Currently the battery charger will not charge or maintain a charge in the emergency diesel batteries due to the age of the equipment. This work must be done because of the safety issue during the loss of power and lights.	\$2,921	\$2,921	100	Complete
298	FM-0019759	Los Angeles	19-AO1	Whittier Courthouse	2	Remove and replace 39 year old non-compliant boilers due to AQMD regulations, failure to replace these boilers will lead to heavy daily fines; HEATING BOILER #1 and BOILER #2, 2,000,000 BTU each	\$170,000	\$146,931	86.43	Awaiting Shared Cost Approval
299	FM-0050144	Los Angeles	19-AO2	Parking Structure Lot 59-Whittier Admin CTR	2	Plumbing - Replace 1 1/2" inch water supply pipe that has been stolen from the Parking Structure, replacement must be made to ensure water is being supplied to the office restroom, pre-action fire sprinkler system and hose bibs throughout the parking.	\$2,822	\$2,822	100	Complete
300	FM-0049374	Los Angeles	19-AP1	Santa Monica Courthouse	1	HVAC - Remove and replace failed parts of HVAC units #2 and #4, replaced failed motor in air handling unit serving Dept J courtroom, chambers and offices. Work performed to return HVAC unit to functionality providing required services to Courtroom.	\$2,596	\$2,596	100	Complete
301	FM-0049667	Los Angeles	19-AP1	Santa Monica Courthouse	1	HVAC - Replace failed motor for cooling tower #2. Currently the HVAC system does not function, must be replaced to ensure proper building temperatures.	\$4,500	\$4,500	100	Complete
302	FM-0049821	Los Angeles	19-AP1	Santa Monica Courthouse	2	Elevators - Replace 2 ADA phones & install 4 new phone lines to each elevator. Currently the speaker in Cab #1 is out of service, preventing an entrapment to be reported by the entrapped. Cab #3's phone misdials the contact number for emergency calls. Cabs #1-3 share one phone line preventing the 3 of them to be in use, new phone lines for each elevator need to be installed to ensure calls can be made at any time. Cab 5 connects to ISD monitoring service, needs new line. Safety Issue.	\$6,586	\$6,586	100	Complete
303	FM-0049822	Los Angeles	19-AP1	Santa Monica Courthouse	2	Grounds & Parking Lot - Replace 20 irrigation valves that are currently out of service. Landscape will dry out soon due to no water being distributed to the grounds, large area depends on this irrigation system and needs to be brought back to working condition to ensure the Court's appearance is not affected.	\$3,160	\$3,160	100	Complete



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304	FM-0049924	Los Angeles	19-AP1	Santa Monica Courthouse	2	HVAC - Reseal condensation pan and re-pipe the drain line to the floor drain from air handler to stop the leak that is currently in action. The water leak is causing a pool of water and has to be vacuumed every day, there are 2 electrical panels that supply power to all of the pumps, if these get wet with water it may cause a short and a blackout to the entire building. Also, replace 2 missing condensate pans from air handler. Work must be done soon to prevent further damage and to ensure system	\$6,217	\$6,217	100	Complete
305	FM-0050041	Los Angeles	19-AP1	Santa Monica Courthouse	2	Electrical - Remove (4) ballasts and (4) lamps (from 4 exterior post lights) and replace with (4) new 277 volt ballasts with starter capacitor and (4) new 400 watt metal halide lamps. Currently the pole lights on the exterior of the building are not working properly, before the sun rises or after the sun is set, the courtyard stairs of the building are dark and can cause a tripping hazard for personnel when they are used. Proper lighting is required to ensure safety.	\$2,339	\$2,339	100	Complete
306	FM-0050042	Los Angeles	19-AP1	Santa Monica Courthouse	2	Interior Finishes - Remove all the cracked and broken glazing around 27 windows and reseal with waterproof silicon. Cracked glazing on the 3rd floor jury assembly room windows is causing heavy leaks during rain, water is causing wet carpet. Windows must be glazed to prevent any further leaks, damage to building and mold buildup that can cause a health issue.	\$2,449	\$2,449	100	Complete
307	FM-0050120	Los Angeles	19-AP1	Santa Monica Courthouse	2	Elevators - Retrofit a Maxton valve w/ piping to replace failed & old valve on Elevator #3. Currently flow valve from hydraulic tank is leaking, causing cavitations which can cause erosion of parts & noise.	\$8,356	\$8,356	100	Complete
308	FM-0050341	Los Angeles	19-AP1	Santa Monica Courthouse	2	Exterior Shell - Walk Up Teller Windows. Install three (3) new Walk-up teller windows. Scope of work includes new casework, multiple electrical and data outlets, excavation of an existing planter to install a new walkway and ADA accessible ramp. Additional windows are required due to the increase in transactions caused by the closure of area courts .	\$101,908	\$101,908	100	In Work
309	FM-0050398	Los Angeles	19-AP1	Santa Monica Courthouse	2	HVAC - Remove and replace (1) return isolation valve for the hot water that is currently cracked and unable to turn to isolate the Air Handling Unit #1, if a leak is to occur in the hot water side of the Air Handling Unit then we will be unable to stop the hot water from gushing out of the system, which could lead to flooding of the basement. Also, remove and replace 7 Hoffman valves that are causing blockage in the hot coil due to their failure. All parts listed need to be replaced to prevent further damages.	\$6,786	\$6,786	100	Complete
310	FM-0049626	Los Angeles	19-AP3	Santa Monica Court Annex	1	HVAC - HVAC system that serves the server room is not functioning. Replace Condenser coil and faulty motor. Work must be performed to bring back to service.	\$4,500	\$4,500	100	Complete
311	FM-0049722	Los Angeles	19-AP3	Santa Monica Court Annex	2	HVAC - Remove and replace (1) condenser coil that is currently in deteriorating condition and falling apart. Replacement must be made, if left undone the unit faces more potential failures from a loss of refrigerant and can cause split system failure as well as high temperatures in the server room.	\$3,296	\$3,296	100	Complete



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312 FM-0050001	Los Angeles	19-AP3	Santa Monica Court Annex	2	Interior Finishes - Replace all damaged tile located on stairs and landings for the Annex building stairway and seal with a non-slip lacquer based sealant to prevent any further or future weather damage to the tile. Tiles are loose and cracked creating a tripping hazard to the public, tiles must be replaced and sealed to ensure no future work is required. Safety hazard.	\$3,087	\$3,087	100	Complete
313 FM-0050043	Los Angeles	19-AP3	Santa Monica Court Annex	2	Electrical - Remove (2) ballasts and (2) lamps (from 2 exterior post lights) and replace with (2) new 277 volt ballasts with starter capacitor and (2) new 400 watt metal halide lamps. Currently the pole lights on the exterior of the building are not working properly, before the sun rises or after the sun is set, the courtyard stairs of the building are dark and can cause a tripping hazard for personnel when they are used. Proper lighting is required to ensure safety.	\$2,403	\$2,403	100	Complete
314 FM-0050121	Los Angeles	19-AP3	Santa Monica Court Annex	2	Exterior Shell - Remove and set back in place all loose tiles located in the 2nd floor annex walkway, slate tiles with (2) coats of lacquer based sealant, with non slip polymer aggregate additive. Currently the tiles are damaged, slate tile is breaking apart due to rain, tiles are loose and are causing tripping hazards to the public. Work to be performed to ensure flat surface and to avoid further damage due to rain. Public Safety Hazard.	\$6,034	\$6,034	100	Complete
315 FM-0048651	Los Angeles	19-AQ1	Beverly Hills Courthouse	2	Elevator - Replace damaged door edge sensor. Door is not closing properly, causing delay to elevator service. Security issue.	\$3,126	\$3,126	100	Complete
316 FM-0049529	Los Angeles	19-AQ1	Beverly Hills Courthouse	2	Fire Protection - Stand pipe and Riser - Remove and replace defective valves and leaky fittings from the ground floor dry riser. A re-test will also be required to ensure that the 5 yr certification passes. Currently the system has failed, parts must be replaced soon to ensure proper system performance.	\$4,131	\$4,131	100	Complete
317 FM-0049675	Los Angeles	19-AQ1	Beverly Hills Courthouse	1	Elevators - Timer - Remove and replace (1) Fieldwell elevator timer that is causing elevator # 1 to get stuck. This work is required as a P1 to expedite the return of this elevator into service.	\$3,002	\$3,002	100	Complete
318 FM-0049778	Los Angeles	19-AQ1	Beverly Hills Courthouse	2	Fire Protection - Replace damaged and painted over sprinkler heads. Replace damaged pipes, remove and replace the rotted out Fire Department Connection (FDC). All failing parts must be replaced to pass the (currently failed) 5 yr certification test, and to bring system back to original design functionality to ensure proper performance.	\$11,900	\$11,900	100	Complete
319 FM-0049788	Los Angeles	19-AQ1	Beverly Hills Courthouse	1	Elevator, Escalator & Hoist/Check elevator stuck with doors open and not responding. NO ENTRAPMENTS.	\$2,142	\$2,142	100	Complete
320 FM-0049802	Los Angeles	19-AQ1	Beverly Hills Courthouse	2	Grounds & Parking Lot - Remove and re-install all cladding that is currently falling from the planter box located in the front entrance of the Court. Work to be performed to ensure that cladding does not fall.	\$2,360	\$2,360	100	Complete
321 FM-0050014	Los Angeles	19-AQ1	Beverly Hills Courthouse	1	Fire Protection - Replace (1) failed fire panel. Currently the fire panel is not outputting any alarms to the communicator creating a safety hazard. Work needs to be performed under P1 status.	\$14,900	\$11,853	79.55	In Work
322 FM-0050044	Los Angeles	19-AQ1	Beverly Hills Courthouse	1	Elevators - Remove and replace (1) failed elevator exciter motor and added shim brush for better spring tension.	\$6,402	\$6,402	100	Complete



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FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Facility Modification Program Budget Share of Preliminary Estimate	Facility Modification Budget % of Preliminary Cost Estimate	Status
323	Los Angeles	19-AQ1	Beverly Hills Courthouse	2	Elevators - Remove (4) elevator phones and replace with (4) ADA compliant box emergency elevator phones and run separate phone lines for each. Currently the existing phones are NOT ADA compliant and can't be identified when calling for an emergency response. This is a safety / security hazard and can cause major delay from elevator company in responding to entrapments / emergencies. Work must be performed to ensure proper phone function and response.	\$7,421	\$5,901	79.52	Complete
324	Los Angeles	19-AQ1	Beverly Hills Courthouse	2	Plumbing - Surface Mounted Drain Lines - Replace approximately 160 ft section of deteriorated 4" surface mounted drain line in the parking area level 1 A with all new pipe, fittings and bands. Also, replace approximately 100 ft section of deteriorated 4" surface mounted drain line in the parking level 1B. Work must be done to prevent any further damage caused from the corroded drain lines.	\$19,319	\$15,362	79.52	Awaiting Shared Cost Approval
325	Los Angeles	19-AQ1	Beverly Hills Courthouse	2	HVAC - Brush condenser tubes on Chiller #1. Work is needed to correct high condenser approach temperature and avert possible chiller failure.	\$4,991	\$3,969	79.52	In Work
326	Los Angeles	19-AQ1	Beverly Hills Courthouse	2	Elevator - Replace failed exciter motor on Custody Elevator #3. Work is needed to prevent frequent breakdowns which creates security issue with in custody handling.	\$8,990	\$8,990	100	In Work
327	Los Angeles	19-AR1	West Los Angeles Courthouse	2	HVAC - Replace Electronic Cross Connect (EXC), sensors and drier core from the circuit compressor A, chiller unit is tripping due to excessive refrigerant on the oil and overfeeding of Electronic Expansion Valve (EXV) on the start up. Work must be done to prevent chiller unit failure.	\$4,200	\$4,200	100	Complete
328	Los Angeles	19-AR1	West Los Angeles Courthouse	1	Elevator - Replace (1) failed elevator relay from elevator no. 1. Elevator failed and work to bring elevator back to working condition was performed under P1.	\$2,769	\$2,769	100	Complete
329	Los Angeles	19-AR1	West Los Angeles Courthouse	2	HVAC - Install new compressor and contactor. Replace oil and recharge with new refrigerant. Circuit B compressor is almost burnt out, needs replacement to work properly and prevent chiller failure.	\$11,600	\$11,600	100	Complete
330	Los Angeles	19-AR1	West Los Angeles Courthouse	2	Interior Finishes - Remove all water damaged, blistering and delaminating paint located on the cashier office wall and apply new fiber reinforced plastic around the ticket clerk waiting area. Currently the walls in the Cashier's office are peeling off, bubbling and falling apart. Pictures are attached to show damage to walls, damage made by water intrusion, work must be performed to prevent any safety &/or health hazards / complaints from occurring and to avoid further water damage to walls.	\$3,719	\$3,719	100	Complete
331	Los Angeles	19-AR1	West Los Angeles Courthouse	1	Roof - Replace approximately 30ft x 30 ft of existing damaged roof rubberized membrane to stop the current leak that is traveling to Dept C Courtroom. Work must be performed under P1 to prevent further damage due to current rains and to ensure that the Courtroom is available for use at all times.	\$4,988	\$4,988	100	Complete
332	Los Angeles	19-AR1	West Los Angeles Courthouse	2	HVAC - Install chemical pot feeder into the heating hot water line. Currently the system is running on untreated water, which is accelerating the degradation of the piping system as well as all equipment tied into it. This work must be completed to keep the system running efficiently.	\$4,375	\$4,375	100	Complete



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333	FM-0050676	Los Angeles	19-AR1	West Los Angeles Courthouse	2	HVAC - Renovate piping on chiller circuit B ensuring that system is able to maintain system integrity and refrigerant pressure. This is a safety and Code compliance issue.	\$4,264	\$4,264	100	Complete
334	FM-0050399	Los Angeles	19-AR6	Parking Lot West Los Angeles Courthouse	2	Grounds and parking lot - Remove damaged asphalt and re-pave approximately 500 SF and replace damaged bollard so that chain can be attached to close lot after hours. Work is needed to prevent vehicle damage and to secure parking lot after hours.	\$3,200	\$3,200	100	Complete
335	FM-0045834	Los Angeles	19-AU1	Airport Courthouse	2	Plumbing - Replace two failed domestic hot water heaters and storage tank. There is no hot water for building. Health hazard.	\$47,878	\$36,947	77.17	Awaiting Approval
336	FM-0047901	Los Angeles	19-AU1	Airport Courthouse	2	HVAC - Restore Chiller #2. Work to include new motor bearings, disassemble compressor and motor and inspect for defective parts, evacuate and re-pressurize chiller, change oil, replace 3rd stage seal, replace gaskets and re-insulate chiller. Chiller is not in operation and is needed to back up main chiller for building A/C especially during summer.	\$52,500	\$52,500	100	In Work
337	FM-0049269	Los Angeles	19-AU1	Airport Courthouse	1	Security - Replace Judges security gate by replacing damaged barrel and broken spring. Gate was damaged by a bus and will not operate properly.	\$3,938	\$3,938	100	Complete
338	FM-0049270	Los Angeles	19-AU1	Airport Courthouse	1	Elevators - Remove and replace falling stainless steel door panel preventing safe operation of elevator #3 and bring elevator back to service.	\$3,421	\$3,421	100	Complete
339	FM-0049375	Los Angeles	19-AU1	Airport Courthouse	2	Elevator - Elevator #4, Replace elevator hallway door with new stainless door. Currently elevator is out of operation.	\$5,135	\$5,135	100	Complete
340	FM-0049530	Los Angeles	19-AU1	Airport Courthouse	2	Building Exterior - Pest Control - Eliminate pigeon infestation, clean, and remove pigeon droppings, sanitize surface and install anti bird spikes and approximately 2,500 SF of netting.	\$10,440	\$10,440	100	Complete
341	FM-0049668	Los Angeles	19-AU1	Airport Courthouse	2	Fire Protection - Replace faulty pipe and fittings to eliminate system from going into alarm. Work is required per fire code.	\$4,869	\$4,869	100	Complete
342	FM-0049701	Los Angeles	19-AU1	Airport Courthouse	2	Electrical - Replace (2) 120 volt outlet L5/20R to 208V L6/30R in the electrical closet in room 125. Replace 120 volt outlet 15A to 125V 20A in the electrical closet in room 125. Outlets need to be replaced to accommodate the installation of new equipment.	\$2,000	\$1,543	77.17	Complete
343	FM-0049803	Los Angeles	19-AU1	Airport Courthouse	1	Security - Replace sheriff's parking lot entrance roll-up gate damaged by vehicle. This is to secured lot and needs replacement on urgent basis to maintain secured lot.	\$8,300	\$8,300	100	Complete
344	FM-0049976	Los Angeles	19-AU1	Airport Courthouse	2	HVAC - Install 12 belts on air handler #2, replace springs on 1st fan motor, and replaced tension adjuster to stop loud noise and vibrations that are affecting the Supervising Judge's chambers. Work performed to ensure proper system performance and to prevent any further failure.	\$3,387	\$2,614	77.17	Complete
345	FM-0050003	Los Angeles	19-AU1	Airport Courthouse	1	Elevators - Remove and rebuild electronic drive from elevator no. 10 (Custody Elevator) to bring elevator back to working condition. Work was performed under P1 emergency. Elevator stopped and did not operate, drive failed.	\$4,570	\$4,570	100	Complete



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346	FM-0050196	Los Angeles	19-AU1	Airport Courthouse	2	Fire/Life/Safety - Audio Control Module - Remove and replace (1) defective audio control module (ACM-1) in the fire alarm panel. Currently when the fire panel alarm sounds, the speakers in strobe / enunciator boxes are not functioning.	\$4,641	\$3,581	77.17	Complete
347	FM-0050197	Los Angeles	19-AU1	Airport Courthouse	1	Security - Replace defective gate motor. Work is needed to operate gate to provide building access and security.	\$3,875	\$3,875	100	Complete
348	FM-0050259	Los Angeles	19-AU1	Airport Courthouse	1	Plumbing - Replace (1) failed backflow device - 10" Ames 5000 RPDA with a new 10" Wilkins 375ADAR with OS&Y valves.	\$14,980	\$14,980	100	Complete
349	FM-0050318	Los Angeles	19-AU1	Airport Courthouse	1	HVAC - Remove and replace failed valves, clear the air lines, replace the centrifugal air separator air vent on the return heating hot water heater. Regulated the negative air pressure reading on the 1st floor air handler unit.	\$7,616	\$5,877	77.17	Complete
350	FM-0050382	Los Angeles	19-AU1	Airport Courthouse	2	Fire Protection - Fire Alarm Panel - Remove and replace failed solenoids causing false alarms at multiple tamper switches. Re-program alarm and return to service.	\$3,748	\$3,748	100	Complete
351	FM-0050422	Los Angeles	19-AU1	Airport Courthouse	2	Elevator - Test elevators under emergency power to determine why elevator #8 does not return to first floor during power outage. Elevator needs to return to first floor for public safety to avert entrapments during power outage situations.	\$9,350	\$9,350	100	In Work
352	FM-0050526	Los Angeles	19-AU1	Airport Courthouse	2	Elevator - Remove old and brittle starters that are now obsolete and replace with new contact starters. Currently the elevator is out of service until the contact starters are replaced.	\$3,995	\$3,083	77.17	Complete
353	FM-0050584	Los Angeles	19-AU1	Airport Courthouse	2	Fire Protection - Replace malfunctioning ACM boards, zone cards / voice modules causing the fire panel to have many trouble calls and alarms. This work was necessary to bring the fire panel up back to service and ensure safety.	\$9,697	\$9,697	100	Complete
354	FM-0050720	Los Angeles	19-AU1	Airport Courthouse	1	Parking Lot - Remove parking gate barrel and take to manufacture and have rebuilt with new 100,000 high cycle spring, also furnish and install new 460 volt 3 phase motor with new safety edge and take up real. Also install new end locks where missing and make all necessary adjustments for proper operation.	\$11,170	\$11,170	100	In Work
355	FM-0050721	Los Angeles	19-AU1	Airport Courthouse	2	Interior Finishes - Replace defective door lock materials including magnetic latch, wiring, strike, mortise key and power supply to side entrance doors. Work is needed to enable doors to lock and provide building security.	\$5,220	\$5,220	100	In Work
356	FM-0050722	Los Angeles	19-AU1	Airport Courthouse	2	Interior Finish - Grind chipped and irregular floor and apply elastomeric filler to recessed areas to bring floor to flush condition (Approximately 80 SF) Work is needed to prevent possible tripping hazard and maintain clean floor surface.	\$8,810	\$8,810	100	In Work
357	FM-0050814	Los Angeles	19-AU1	Airport Courthouse	2	Vandalism - Remove and replace nine (9) signs on bathroom doors that have been vandalized.	\$950	\$950	100	In Work
358	FM-0050821	Los Angeles	19-AU1	Airport Courthouse	1	Elevator - Replace defective brake pads. Elevator does not operate properly in current condition, possible safety problem.	\$21,140	\$21,140	100	In Work
359	FM-0050432	Los Angeles	19-AV3	Hall of Records- County Records Center	2	Elevator, Escalators & Hoists - Remove and replace failed hydraulic pump motor, There are only two public elevators in the facility and one is down - 50% service outage.	\$4,500	\$4,185	93	In Work



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360	FM-0047896	Los Angeles	19-AX1	Van Nuys Courthouse East	2	Roof - Replace entire built up roof throughout building totaling approx 29,000sf. In some locations the roof has rotted sufficiently to have roof membrane falling into occupied areas.	\$704,710	\$632,407	89.74	In Work
361	FM-0049490	Los Angeles	19-AX1	Van Nuys Courthouse East	2	Elevators - Elevator Generator - Remove and replace failed elevator generator to bring elevator back to working condition. This work must be completed after hours.	\$21,766	\$21,766	100	Complete
362	FM-0050145	Los Angeles	19-AX1	Van Nuys Courthouse East	2	Fire Protection - Fire Sprinkler Restoration - Remove and replace ten (10) non-compliant sprinkler heads, two (2) pressure gauges and install four (4) regulatory signs. This work is in response to the 5 year fire sprinkler inspection report. Work is code required and is needed for building fire protection.	\$4,860	\$4,860	100	Complete
363	FM-0050500	Los Angeles	19-AX1	Van Nuys Courthouse East	2	HVAC - Perform maintenance work on Chiller #2 including chemically de-scale condenser tubes, non-destructive eddy test of motor, replace 4" check valve, pneumatic test pipes for leaks, install 3-1/8" core in filter dryer and recovery and recharge refrigerant. This work is required to maintain proper Chiller operation and provide sufficient building cooling.	\$52,910	\$47,481	89.74	Awaiting Shared Cost Approval
364	FM-0050577	Los Angeles	19-AX1	Van Nuys Courthouse East	1	Fire Protection - Cap existing 6 inch leaky main fire line and re-route to avoid disturbing domestic water and gas lines in the same location. Currently, water is leaking into the basement due to an underground leak on the main fire line.	\$52,533	\$47,143	89.74	In Work
365	FM-0050691	Los Angeles	19-AX1	Van Nuys Courthouse East	2	Plumbing - 1) Replace defective 6" underground domestic backflow device with new above ground device. 2) Replace diaphragm on 2" irrigation backflow. Systems not code compliant.	\$12,040	\$12,040	100	In Work
366	FM-0034188	Los Angeles	19-AX2	Van Nuys Courthouse West	2	HVAC - Chillers - Remove and replace chillers. Key components of chillers have failed, and chillers are not functioning properly.	\$28,168	\$22,670	80.48	Awaiting Shared Cost Approval
367	FM-0048979	Los Angeles	19-AX2	Van Nuys Courthouse West	2	HVAC - Compressor Motor and Relay - Remove and replace the compressor motor and relay which had an electrical short and burned out. Without the working compressor and relay the HVAC system in the building does not work and the courts would have to be shut down.	\$3,890	\$3,890	100	Complete
368	FM-0049189	Los Angeles	19-AX2	Van Nuys Courthouse West	1	HVAC - Replace compressor, which has failed and is causing HVAC to fail through entire building.	\$7,000	\$7,000	100	Complete
369	FM-0049345	Los Angeles	19-AX2	Van Nuys Courthouse West	1	Fire Protection - Remove and replace leaky pressure relief valve from fire sprinkler, false fire alarm caused by leaky valve during after hours. Fire Department was called out due to this false fire alarm, vendor drained the system and stopped the leak, brought system back to original design functionality.	\$2,886	\$2,886	100	Complete
370	FM-0049627	Los Angeles	19-AX2	Van Nuys Courthouse West	2	HVAC - Pneumatic Air Driers - Remove (2) air driers, and replace with (2) new Hankison HPR35 air driers and install new copper piping. Currently water was found in the pneumatic lines and the failed air driers are to blame. Pneumatic lines cannot have water in the system, water will destroy the HVAC system and stop operations. Work must be done to ensure proper system performance.	\$6,300	\$6,300	100	Complete



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371	FM-0049692	Los Angeles	19-AX2	Van Nuys Courthouse West	2	Interior Finishes - Waterproof boiler room's concrete floor - Grind entire slab with diamond cup wheel to provide fresh concrete surface prior to the application of 735 square feet of water based epoxy floor covering, fill approximately 100 linear feet of cracks with urethane sealant, Demo failing concrete located around two area drains and fill removed concrete areas with Sika Flex 123 sealant and provide smooth finish around both drains. Currently there are multiple cracks on the floor which allow water to trickle down to the 10th floor (public defenders office) when the boilers leak. Work must be done to prevent serious damage to carpets and to prevent any electrical issues.	\$4,876	\$4,876	100	Complete
372	FM-0049694	Los Angeles	19-AX2	Van Nuys Courthouse West	1	HVAC - Replace burnt out motor for Air Handling Unit 101. This unit is needed to maintain sufficient cooling for the courthouse.	\$3,683	\$3,683	100	Complete
373	FM-0049723	Los Angeles	19-AX2	Van Nuys Courthouse West	1	Fire Protection - Replace (1) SR 32 Pyrotronics Board, (1) AT-EX Pyrotronics Board, (1) existing failed transformer used for Aux functions, (1) transformer back box used for aux functions, provide labor to program (2) Pyrotronics boards and replace (1) Potter TS (Cord Type). Failed parts must be replaced, defects were found during annual fire inspection, work must be done to comply with codes and to ensure proper system performance.	\$35,948	\$28,931	80.48	Complete
374	FM-0049775	Los Angeles	19-AX2	Van Nuys Courthouse West	1	Plumbing - Replace Raypak domestic heating boilers which have both failed. Add copper piping and new gas fittings to match. Building does not have hot water	\$26,900	\$26,900	100	Complete
375	FM-0049880	Los Angeles	19-AX2	Van Nuys Courthouse West	2	Elevators - Remove and replace compensating chains and rollers from elevator no. 8. Currently the whisper flex/compensating chain is in bad condition as well as the rollers making the elevator unsafe to operate. Court employees use this elevator and the failure is causing inconvenience to staff. Work must be performed to ensure proper performance of elevator as well as safety and to prevent further damage.	\$6,822	\$5,490	80.48	Complete
376	FM-0049955	Los Angeles	19-AX2	Van Nuys Courthouse West	2	HVAC - Remove and replace (1) Variable Frequency Drive from Air Handler #22 (AOC asset ID 0M00033201) - current Variable Frequency Drive is not functioning and is burn out. The motor is wired directly and running at full speed giving no control to regulate the drive speed, which blows excessive force down the registers into the Clerk's office. In addition, this is not energy efficient and can cause the motor to burn out. Work needs to be performed to avoid any further damages to this Air Handling Unit.	\$4,458	\$4,458	100	Complete
377	FM-0050045	Los Angeles	19-AX2	Van Nuys Courthouse West	1	Electrical - Replace defective electrical sub-panel bucket that supplies power to the compressor unit. Replacement needed or building HVAC control could be lost.	\$5,000	\$5,000	100	Complete
378	FM-0050046	Los Angeles	19-AX2	Van Nuys Courthouse West	1	Fire Protection - Remove and replace module for the 5th floor water flow switch, remove the field wiring of the water flow and reset the system. The system failed over the weekend and needed to be replaced, system kept going on alarm, module was disconnected. Work performed under emergency status to ensure prompt completion. Safety Issue.	\$3,038	\$3,038	100	Complete



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379	FM-0050146	Los Angeles	19-AX2	Van Nuys Courthouse West	2	Interior Finishes - Restore DA's office, Hallway to judge's lounge, Judge's Restroom & Room B125 back to original design by applying primer to new drywall as well as two coats paint & base coving. Judge's Restroom & Room B125 also require installation & paint of chair rail molding. Restoration also requires the correction of app. 100 sq ft of shag carpet tile to be brought back to original condition. All work related to P1 flood that occurred at Court, which left areas damaged and unsafe.	\$4,032	\$4,032	100	Complete
380	FM-0050168	Los Angeles	19-AX2	Van Nuys Courthouse West	1	HVAC - Removed and replaced failed upper coupler between motor and pump shaft, removed and replaced column pump #1 motor. Without a sump pump a flood will occur in the basement.	\$6,113	\$6,113	100	Complete
381	FM-0050219	Los Angeles	19-AX2	Van Nuys Courthouse West	1	Plumbing - Black water restoration (hazardous waste) - Extract waste water over an approximately 7,600 SF area, spray biocide and place air movers and dehumidifiers to dry the floors and walls. Remove and replace the failed sump pump which was the source of the flood and remove and replace approximately 500 SF of damaged drywall.	\$28,536	\$22,966	80.48	Complete
382	FM-0050272	Los Angeles	19-AX2	Van Nuys Courthouse West	2	Elevator - Remove and replace (8) phones with (8) ADA compliant, vandal resistant autodial elevator phones complete with a flush mount stainless steel plate. Currently 8 out of 9 elevator phones are not ADA compliant and do not have the capability to program them to provide location to elevator monitoring company in case of an emergency. Safety Issue.	\$7,730	\$6,221	80.48	Complete
383	FM-0050424	Los Angeles	19-AX2	Van Nuys Courthouse West	2	Elevators - Remove and replace elevator board that was damaged by water. Currently elevator is out of service awaiting replacement of the board, part must be replaced to ensure elevator runs safely and to its original functionality. Vendor will replace the board and calibrate / configure the settings to operate the door properly.	\$5,431	\$5,431	100	Complete
384	FM-0050501	Los Angeles	19-AX2	Van Nuys Courthouse West	1	Plumbing - restoration of 4 floors (5, 4, 3 & 2) as a result of flood emanating from faulty toilet valve on the 5th floor- faulty toilet valve created severe damage to floors 5, 4, 3 & 2 as water flowed down drywall and through ceiling tiles.	\$15,000	\$15,000	100	In Work
385	FM-0050527	Los Angeles	19-AX2	Van Nuys Courthouse West	1	HVAC - Replace failed 25 hp motor and Variable Frequency Drive for 4th Floor Air Handling Unit. Work is needed to maintain required court building temperatures for court operation.	\$9,700	\$9,700	100	Complete
386	FM-0050610	Los Angeles	19-AX2	Van Nuys Courthouse West	2	Fire/Life/Safety - Fire Alarm Enunciators - Supply and install twenty-four (24) non-functional fire alarm speakers/enunciators. The speakers were found to be defective during a system test. Work is required per local fire codes.	\$2,765	\$2,765	100	In Work
387	FM-0050662	Los Angeles	19-AX2	Van Nuys Courthouse West	1	Security - Replace damaged panic device on front door that is not allowing the front doors of the courthouse to be locked and secured overnight.	\$5,619	\$5,619	100	Complete



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388	FM-0050810	Los Angeles	19-AX2	Van Nuys Courthouse West	1	Plumbing - Water Damage - Flood mediation work over approximately 800 SF, scope of work included grey water extraction, remove and reset 283 LF of vinyl cove base, remove and reset 750 SF of carpet tile, antimicrobial spray, Remove and replace approximately 200 SF of drywall, remove and re-apply vinyl wall covering, clean 1,500 SF of carpet and all hard surfaces within the work area. Toilet valve was stuck open causing toilet to overflow.	\$16,000	\$16,000	100	In Work
389	FM-0050815	Los Angeles	19-AX2	Van Nuys Courthouse West	1	HVAC - Replace blower motor, pulleys and belt on basement Air Handler Unit.	\$4,559	\$4,559	100	In Work
390	FM-0050829	Los Angeles	19-AX2	Van Nuys Courthouse West	2	Fire Protection - Replace 10 ft of cracked fire sprinkler drain pipe and two tamper switches that will not reset. Currently the fire sprinkler drain pipe has water leaks and the tamper switches are causing trouble alarms at the fire panel.	\$4,614	\$3,713	80.48	In Work
391	FM-0040446	Los Angeles	19-AY1	Chatsworth Courthouse	2	Roof-replace pitch pockets and splits in mastic to stop leaks which are causing damage to the top floor and can cause mildew if not resolved in a timely manner. Total area to be re roofed is approximately 2,100 sf.	\$4,500	\$4,500	100	Complete
392	FM-0048652	Los Angeles	19-AY1	Chatsworth Courthouse	1	HVAC - Remove and replace 125HP motor, the variable frequency drive and the variable speed drive to bring HVAC unit back to working condition for the Courts. No air in certain areas of the Court, work must be done to ensure system performance and adequate required ambient support.	\$40,440	\$40,440	100	Complete
393	FM-0048665	Los Angeles	19-AY1	Chatsworth Courthouse	1	Plumbing - Water Leak - The 1/2 copper domestic water line for the women's restroom leaked over the weekend and traveling down 2 floors. Water restoration was performed on all 3 floors and over a 2 week time frame. ABM had to remove plaster ceilings, dry wall, and tile to properly dry areas. The affected areas were the DAs employee restrooms 2nd floor, jury room restrooms 1st floor, mechanical rooms and weight room in the basement.	\$192,906	\$192,906	100	Complete
394	FM-0048707	Los Angeles	19-AY1	Chatsworth Courthouse	2	HVAC - Replace coupling of 8" PVC pipe, which is currently leaking on north side of the cooling tower. Work must be done to prevent any damage to the cooling tower and to ensure proper function of HVAC system.	\$3,094	\$3,094	100	Complete
395	FM-0048708	Los Angeles	19-AY1	Chatsworth Courthouse	2	Interior finishes - Replace defective parts in malfunctioning coiling fire door in 1st floor kitchen and basement at elevators #1 and #2. Public safety & Code Compliance issue.	\$8,625	\$8,625	100	Complete
396	FM-0049477	Los Angeles	19-AY1	Chatsworth Courthouse	2	Elevator - Doors - Install (2) new gate keepers on Elevator No. 7 to ensure that doors do not close while the public enter and exit the elevators.	\$5,450	\$5,450	100	Complete
397	FM-0049478	Los Angeles	19-AY1	Chatsworth Courthouse	2	Elevator - Controller - Remove and replace elevator no. 8 controller; the controller has failed due to wear and tear. This work must be completed to ensure the elevator runs smoothly and safely.	\$4,150	\$4,150	100	Complete
398	FM-0049628	Los Angeles	19-AY1	Chatsworth Courthouse	2	HVAC - Fan Motor - Remove and replace the 60 HP fan motor for Air Handler Unit #3. The bearings in the motor assembly have failed and if this system seizes the work completed recently to the system will be compromised as well.	\$9,184	\$9,184	100	Complete



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399 FM-0049629	Los Angeles	19-AY1	Chatsworth Courthouse	1	HVAC - Replace defective hydraulic oil switch, differential pressure switch, Vane Close switch and power volt monitor on Chiller #2. Work is required to keep chiller on line. Without chiller #2 courthouse will not have sufficient cooling for required occupant comfort levels.	\$12,287	\$12,287	100	Complete
400 FM-0049630	Los Angeles	19-AY1	Chatsworth Courthouse	2	Elevators - Controllers - Remove and replace four (4) damaged elevator controllers in Elevator No. 12. This work is required to bring the elevator back to original working design.	\$3,889	\$3,889	100	Complete
401 FM-0049659	Los Angeles	19-AY1	Chatsworth Courthouse	2	Interior-Replace tile in bathrooms, drywall in halls and vinyl base on three (3) floors which is collateral damage from a flood which occurred on 7/9/12. Bathrooms in Jury assembly are not useable and neither are bathrooms in DAs office area.	\$95,681	\$95,681	100	Complete
402 FM-0049688	Los Angeles	19-AY1	Chatsworth Courthouse	2	Exterior Shell - Install window tint in 2 offices in the DA's Office. The tint is needed to keep the offices cool, thermometer reading was 118 degrees.	\$2,000	\$2,000	100	Complete
403 FM-0049702	Los Angeles	19-AY1	Chatsworth Courthouse	2	HVAC - Replace 480V main switch contactors and rewire for Exhaust fans #24 and #40. Fans are currently not operational and are needed for proper system operation.	\$4,868	\$4,868	100	Complete
404 FM-0049724	Los Angeles	19-AY1	Chatsworth Courthouse	2	Plumbing - Rebuild defective sewer pump. Pump is not functioning causing objectionable sewer smell is in hallways.	\$5,941	\$5,941	100	Complete
405 FM-0049806	Los Angeles	19-AY1	Chatsworth Courthouse	2	Elevator - Replace emergency lighting and (2) gatekeepers on elevator no. 9 that are currently failing preventing elevator to function. Parts have been damaged by water. Elevator must be brought back to working condition in order to pass inspection.	\$8,705	\$8,705	100	Complete
406 FM-0049823	Los Angeles	19-AY1	Chatsworth Courthouse	2	HVAC - Replace defective evaporator and condenser sensors for Chiller #2. Chiller is cycling and shutting off. Work is needed to keep Chiller on line.	\$3,325	\$3,325	100	Complete
407 FM-0049899	Los Angeles	19-AY1	Chatsworth Courthouse	2	Furniture & Equipment - Remove and replace motor, belt, burned relays and a 3 way switch from the cafeteria cooking hood. Currently the hood is not working due to failing parts and the smoke created by the cooking areas is not being extracted. Work must be done to ensure proper air flow in the building	\$4,297	\$3,601	83.8	Complete
408 FM-0050122	Los Angeles	19-AY1	Chatsworth Courthouse	2	Plumbing - Supply and install sheet metal secondary containment at fuel day tank #1. Code Required.	\$3,450	\$3,450	100	Complete
409 FM-0050123	Los Angeles	19-AY1	Chatsworth Courthouse	2	Plumbing - Remove and replace failed and leaky actuator valve, lift up slab and cap two heads that are not in use, patch the cement and flat out sidewalk to ensure flat surface. Currently the actuator valve is leaking heavily under the sidewalk in the main entrance of the Court creating a puddle of water that has become a trip hazard for the public. Replacement of valve will stop leak, work must be performed to prevent a slip & fall hazard.	\$3,099	\$3,099	100	Complete
410 FM-0050228	Los Angeles	19-AY1	Chatsworth Courthouse	2	HVAC - Cooling Tower 1 & 2 Restoration - Restore failing cooling towers 1 & 2 to perform at engineered specifications, remove and replace failing belts, bearings and replace pvc coupling on Tower 2.	\$9,900	\$9,900	100	Complete



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411	FM-0050229	Los Angeles	19-AY1	Chatsworth Courthouse	2	Grounds & Parking Lot - Parking Lot Lights - Restore eight (8) non functioning parking lot lights. Remove the light fixtures from 14' poles, remove and replace appx 8 ballasts, light bulbs and rewire from fixture head to junction box at the pole base. Currently the degraded pole lights leave the parking lot dark and creates a safety issue, especially on every first Thursday of the month when there is night court. Work must be performed to ensure proper lighting.	\$5,295	\$5,295	100	Complete
412	FM-0050502	Los Angeles	19-AY1	Chatsworth Courthouse	2	HVAC - Failed Chiller Water Valve - Remove replace broken actuator and failed chiller water valve on Air Handling Unit #4. Re-adjust BAS system to integrate new valve, work is needed to restore cooling to west side of building (all floors).	\$5,850	\$5,850	100	Complete
413	FM-0050598	Los Angeles	19-AY1	Chatsworth Courthouse	2	Plumbing - Remove tiles and drywall to access and replace (2) leaking shower valves. Currently the water is coming in through the wall causing a health and safety issues.	\$4,814	\$4,814	100	Complete
414	FM-0050611	Los Angeles	19-AY1	Chatsworth Courthouse	2	Electrical - File Storage Lighting - Supply and install 4 additional overhead fluorescent lights, associated conduits and bracing in the file storage room. Due to cases from Stanley Mosk, Alhambra, Burbank, Glendale, Antelope Valley, Santa Monica, Beverly Hills, Malibu and Van Nuys, Limited Civil Collection Cases will be house in this area which requires additional lighting to cover the extra square footage needed.	\$1,900	\$1,900	100	Complete
415	FM-0050690	Los Angeles	19-AY1	Chatsworth Courthouse	1	HVAC - Chiller Oil Pump - Remove and replace defective oil pump on Chiller #1. Scope of work includes cutting and re-welding the pump support brackets, recovery and storage of 534 lbs of refrigerant, recovery and storage oil from the oil sump, re-piped the new chiller oil pump and oil return lines, replaced a leaking valve and "O" ring found during the leak test, recharged the chiller with stored refrigerant and re-commissioned the chiller. Work needed to maintain required courthouse temperatures.	\$65,000	\$65,000	100	In Work
416	FM-0050723	Los Angeles	19-AY1	Chatsworth Courthouse	2	HVAC - Chillers #1 & #2 - Break down chillers #1 & #2 to clear buildup from the condensers tubes. Work is needed to maintain optimal building HVAC performance and cost efficiency.	\$4,990	\$4,990	100	In Work
417	FM-0048970	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	1	HVAC - Clean condenser and brush the tubes for the two chillers located in this Court. HVAC not functioning well and there is not enough air in the Court, it is over 80 degrees. Cleaning of the tubes must be performed to ensure that building temperatures are regulated properly and that air flows adequately through the building.	\$4,715	\$4,715	100	Complete
418	FM-0049384	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Plumbing - Grease trap - Install grease interceptor for SS kitchen sink. This is required to prevent numerous drain pipe back-ups caused by grease plugging up the pipe. The last plumbing cleanup cost over 20K to un-plug the line.	\$9,990	\$9,990	100	Complete
419	FM-0049676	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	1	Security (Site) - Replace broken parts (hinges, etc) and make adjustments to employee sidewalk gate. This is critical to maintain site/building security.	\$3,582	\$3,582	100	Complete



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420	FM-0049725	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Fire Protection - Remove and replace (1) failed power panel for the 3rd floor fire alarm strobes which are currently not synchronizing with the rest of the building. Work must be performed to ensure proper function of strobes in case fire alarm activation & in order to pass the annual fire alarm inspection that is currently being performed. Safety Issue.	\$8,171	\$8,171	100	Complete
421	FM-0049726	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Fire Protection - Remove and replace (2) failed Fire Panel batteries with (2) new 12 volt 18 AH Batteries, clear troubles on fire panel and add (1) missing heat sensor for cell #14. Work must be done to pass the annual fire test inspection for the building.	\$2,489	\$2,489	100	Complete
422	FM-0049900	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Plumbing - Replace leaky 6" main domestic water valve (including OS&Y device) & a newly found leaky OS&Y valve located at the backflow device. Valves are leaking badly causing excess water usage at additional court expense. Work must be completed to stop leaks and to ensure proper system performance.	\$5,940	\$5,940	100	Complete
423	FM-0049925	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	1	Fire Protection - Replace fire panel and fire sprinklers that were not operational. Work is needed for public safety and to comply with State Regulations for building occupancy.	\$13,332	\$13,332	100	Complete
424	FM-0049939	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	HVAC - Replace damaged Circuit 1 compressor, contactors, low pressure switch, filter driers, pulley and belt from the HVAC unit located in the elevator room. Currently the AC unit is not functioning properly and parts must be replaced to ensure that the system works to its original design functionality & to prevent any further damage.	\$4,451	\$4,451	100	Complete
425	FM-0049956	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Fire Protection - Replace (1) defective PAD-3 power supply PC board with new. Currently this PC board is failing and may cause the main fire alarm panel to trouble and create a false alarm. Work must be performed to ensure the fire alarm system works properly and to avoid any further damages.	\$3,293	\$3,293	100	Complete
426	FM-0050090	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Fire Protection - Remove and replace failed main fire sprinkler system 6" OS&Y valve that is currently leaking. Work must be performed to avoid any further damage to this valve and to ensure proper system function. Valve is leaking and losing water, part must be replaced.	\$5,757	\$5,757	100	Complete
427	FM-0050098	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	1	Security - Replace broken roll-down gate barrel for judge's secured parking. This work is needed to maintain security.	\$3,450	\$3,450	100	Complete
428	FM-0050147	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Interior Finishes - Remove and replace failed chain and fusible link kits on five (5) roll up fire doors. Currently the back up batter device operator failed, two of the five doors roll down on alarm. Parts must be replaced to ensure that the doors function properly, doors are located by the clerks' window causing disturbance.	\$2,778	\$2,778	100	Complete
429	FM-0050198	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Plumbing - Remove and replace (2) failed boiler circulation pumps with new. Pumps are to be replaced to ensure hot water access in entire building and to ensure that the plumbing system functions properly.	\$3,539	\$3,539	100	Complete



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430	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Fire Protection - Remove and replace (1) failed and leaky sprinkler head, (1) reducing coupling and (1) dry alarm valve from the dry sprinkler system. Currently the leaky valve is causing the supervisor alarm (in the fire panel) to go off.	\$4,051	\$2,978	73.51	Complete
431	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Plumbing - Remove and replace (3) Cla valves located at 2 different domestic water pumps in the Southwest area of the building. Currently the valves are not functioning and there is no water pressure available. There are complaints of certain areas not having any hot water, janitorial staff requires water with pressure for their equipment. Work must be performed to ensure proper system performance and to avoid further damages.	\$6,409	\$4,711	73.51	In Work
432	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Fire Protection - Replace defective fire fly assembly on roll down fire door. Work is needed to obtain fire inspection approval/certification.	\$6,600	\$6,600	100	In Work
433	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Fire Protection - Remove and rebuild defective fire door motor. Work is needed for public safety and to pass annual fire door test.	\$5,950	\$5,950	100	In Work
434	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Fire Protection - Replace failed shaft sleeves, packing glands, case wear rings, bearings and gaskets on fire water pump. Work is needed due to excessive pump leakage and to prevent pump failure.	\$22,000	\$15,717	71.44	In Work
435	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	Interior finish - Prep and refinish with Petra product approx 145 sq. ft. of peeling paint area in holding cells 40 and 41. Work includes grinding, dust control and several applications. Work is needed to prevent health hazard and to comply with health inspector citation.	\$5,560	\$5,560	100	Complete
436	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	HVAC - Change oil and filters on Chiller #1 and Chiller #2. Currently both chillers experiencing high differential oil pressure and could fail if not serviced soon.	\$6,348	\$4,535	71.44	In Work
437	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	2	HVAC - Install approximately 1,200 SF of netting above Cooling Tower yard and clean-up - power wash area with bird droppings. Currently the entire cooling tower deck is full of bird droppings, which is damaging the equipment and making it a health hazard.	\$2,631	\$1,880	71.44	In Work
438	Los Angeles	19-C1	Torrance Courthouse	2	Plumbing - Old 8" sewer line with wear and damage needs CIPP liner to help reinforce it. This will prevent leakage and improve overall system performance. Potential health hazard.	\$14,075	\$11,983	85.14	Complete
439	Los Angeles	19-C1	Torrance Courthouse	2	HVAC - Remove and replace ruptured disk that is leaking, leaking relief valve, leaking shaft seal from Chiller No. 2; per EPA rules leaks must be cleared within 30 days. Replace failing temperature control module and sensor. All work must be performed to bring system back to its original design functionality and to prevent failure of system.	\$21,373	\$18,197	85.14	In Work
440	Los Angeles	19-C1	Torrance Courthouse	2	HVAC - Replace Air Handling Unit #8, a 9,000 CFM unit and install outside air dampers for efficiency, connect to control wiring. Old and new unit both must be broken down into small pieces in order to gain access to the room.	\$74,508	\$67,378	90.43	Awaiting Shared Cost Approval



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441	FM-0049677	Los Angeles	19-C1	Torrance Courthouse	1	Exterior Shell - Broken window - Remove and replace 1 large broken window located on the 2nd floor at the North end of the front lobby. This scope of work will require the use of high reach equipment.	\$5,000	\$5,000	100	Complete
442	FM-0050124	Los Angeles	19-C1	Torrance Courthouse	2	Plumbing - Replace approx 15 lin. ft. of badly rusted 4" domestic water main, 4" flanged gate valve, new check valve and new elbows and test new materials. Major rust and corrosion found on lines which is susceptible to major leak causing loss of building domestic water.	\$7,850	\$7,850	100	Complete
443	FM-0050148	Los Angeles	19-C1	Torrance Courthouse	2	HVAC - Install electrical strip heater to discharge section of existing fan coil unit and modify ductwork as needed. This is required to supply adequate heat for Rm# 165.	\$9,250	\$9,250	100	Complete
444	FM-0050220	Los Angeles	19-C1	Torrance Courthouse	2	HVAC - Gas Fired Boiler - Remove and replace two each 22 year old non-compliant boilers 3,000,000 BTU EA. due to AQMD regulations Vent stacks have deteriorated and need replacement as well.	\$120,000	\$120,000	100	In Work
445	FM-0050347	Los Angeles	19-C1	Torrance Courthouse	2	Exterior Shell - Roofing - Remove and replace approximately 350 SF of deteriorated roofing material and sealant. Re-seal the flashings and mechanical unit curbs over the judge's offices and Department "L" where leaks are evident.	\$9,400	\$9,400	100	Complete
446	FM-0018561	Los Angeles	19-E1	Inglewood Juvenile Court	2	Remove and replace 37 year old non-compliant boilers due to AQMD regulations, failure to replace these boilers will lead to heavy daily fines; Hot Water Boiler #1 and #2, 525,000 BTU each	\$130,000	\$105,014	80.78	Awaiting Shared Cost Approval
447	FM-0049957	Los Angeles	19-E1	Inglewood Juvenile Court	1	HVAC - Remove and replace failed parts of AC unit including 1 controller, 2 sensors, compressor and drier, 2 circuit breakers (CB1 and CB2) and add refrigerant. The HVAC unit for the entire building shut off and was treated as a P1 Emergency, system brought back to working condition to ensure proper air flow and ambient support for building.	\$14,996	\$14,996	100	Complete
448	FM-0019309	Los Angeles	19-F1	Inglewood Courthouse	2	Remove and replace 34 year old non-compliant boilers due to AQMD regulations, failure to replace these boilers will lead to heavy daily fines; Hot Water Boiler #1 and #2, 2,750,000 BTU each	\$170,000	\$126,752	74.56	Awaiting Shared Cost Approval
449	FM-0049271	Los Angeles	19-F1	Inglewood Courthouse	2	HVAC - Replace seal spring, pump seals and bearings to stop the leak from chiller water pump #4 serving primary Chiller #1 which is required to provide cooling to the building.	\$4,271	\$3,184	74.56	Complete
450	FM-0049750	Los Angeles	19-F1	Inglewood Courthouse	2	Vandalism - Elevator Doors - Remove and replace damaged door components; door edge, pulleys and door track. Elevator doors were kicked in causing the doors to open and stay open.	\$6,946	\$6,946	100	Complete
451	FM-0050125	Los Angeles	19-F1	Inglewood Courthouse	1	Elevator - Remove and replace a defective run time relay from elevator no. 5 to return to service.	\$2,965	\$2,965	100	Complete
452	FM-0050569	Los Angeles	19-F1	Inglewood Courthouse	2	HVAC - Chiller Pump - Remove chiller pump #2 from the chiller housing and rebuild, reinstall rebuilt chiller pump and return the chiller to service. Scope of work will include system programming in the BAS. Currently, only one chilled water pump is functioning and if it fails the building will be left with no chilled water air conditioning.	\$4,940	\$3,683	74.56	Complete



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453	FM-0050677	Los Angeles	19-F1	Inglewood Courthouse	2	Electrical - Install new dedicated 20 amp circuit in the main entrance and install two new concealed floor dual receptacles. Due to court closers, additional weapons screen equipment will be installed. Installation of the new dedicated 20 amp circuit will support the new security equipment.	\$3,314	\$2,471	74.56	Complete
454	FM-0050725	Los Angeles	19-F1	Inglewood Courthouse	1	Parking Lot - Re-build parking gate barrel, replace broken springs, and re-secure curtain to barrel of the East Sally Port roll-up gate. An alternate exit is being used at this time and a Sheriff Deputy is posted during business hours due to security concerns.	\$8,753	\$8,753	100	Complete
455	FM-0049935	Los Angeles	19-F3	West Parking Structure	1	Plumbing - Shut water off and clean up water that drained from the broken sprinkler head. Remove and replace leaking valve, install new 3" OS&Y valve, refill system, test valve and fire system. Work performed under P1 emergency, Fire Dept showed up to site to ensure property was okay and to shut off water. Work done to ensure system functions properly.	\$3,419	\$3,419	100	Complete
456	FM-0049115	Los Angeles	19-G1	Burbank Courthouse	2	Elevators - Remove mechanical edge from elevator No. 1 and replace with a new electronic door protection system (detector screen). Currently the mechanical edge forces the elevator to become non ADA compliant under section 4.10.6. Elevator door does not open and close automatically when a passenger goes in or out of the elevator, the new detector screen will allow the elevator to open when a body is detected traveling the entrance of the elevator. Safety issue.	\$4,750	\$4,750	100	Complete
457	FM-0049531	Los Angeles	19-G1	Burbank Courthouse	1	HVAC - Failed Compressor - Remove and replace compressor on circuit #2 which failed causing circuit #1 to lock out. The failure of these two compressors meant there was insufficient cooling to maintain the building temperature.	\$51,109	\$51,109	100	Complete
458	FM-0049703	Los Angeles	19-G1	Burbank Courthouse	2	Fire/Life/Safety - Fire Doors - Replace failing parts of roll down Fire doors and one (1) Won Door to bring them back to working condition so that they will pass the annual fire inspection. These doors have failed the past fire inspection.	\$4,143	\$4,143	100	Complete
459	FM-0049926	Los Angeles	19-G1	Burbank Courthouse	2	HVAC - Replace flow valve assembly, shaft, bearings, eliminators, access door gaskets to Cooling tower. Parts are damaged beyond repair and are causing the cooling tower to perform poorly, tower has become extremely loud and at times water leaks. Replacing these failing parts will proper tower performance and prevent any further damage.	\$9,500	\$9,500	100	Complete
460	FM-0050149	Los Angeles	19-G1	Burbank Courthouse	1	HVAC - Remove and rebuild failing hot water pump that is currently leaking water all over the chiller room. Part must be removed and rebuilt to ensure proper system performance and to ensure hot water is provided to entire building.	\$3,247	\$3,247	100	Complete
461	FM-0050528	Los Angeles	19-G1	Burbank Courthouse	2	HVAC - Failed Condensate Pump - Remove failed water pump, completely rebuild the existing pump and reinstall. Install two (2) pressure regulation valves. Found that all seals had failed causing water to leak into the mechanical room.	\$4,521	\$4,521	100	Complete
462	FM-0050626	Los Angeles	19-G1	Burbank Courthouse	2	Exterior Finish - Sally Port Gate - Remove and replace high voltage wiring, low voltage wiring, and contactor that has burnt out making the gate non-operational.	\$5,284	\$5,284	100	Complete



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463	FM-0050696	Los Angeles	19-G1	Burbank Courthouse	1	HVAC - Air Handler - Deliver and install two portable units in the DA's office, replace failed Variable Air Volume boxes.	\$7,983	\$7,983	100	Complete
464	FM-0050697	Los Angeles	19-G1	Burbank Courthouse	2	HVAC - Overhaul two (2) failing Variable Frequency Drive's the two units are functioning but insufficiently. This is necessary to maintain proper temperature in court building. This overhaul is will prevent the units failing entirely and requiring replacement.	\$12,462	\$12,462	100	In Work
465	FM-0050698	Los Angeles	19-G1	Burbank Courthouse	2	HVAC - Replace two (2) failed Variable Frequency Drive air handling systems and one (1) failed 5 ton condensing unit. This equipment is required to provide proper temperature in the Courthouse.	\$13,530	\$13,530	100	In Work
466	FM-0050169	Los Angeles	19-H1	Glendale Courthouse	2	Fire Protection - Remove and replace (31) failed sprinkler heads and (2) water gauges, bring water motor gong back to working condition by rebuilding. Work required and must be performed to comply with Fire codes.	\$2,967	\$2,967	100	Complete
467	FM-0050699	Los Angeles	19-H1	Glendale Courthouse	2	HVAC - Air Handler - Isolate the location of the refrigerant leak and renovate associated piping. HVAC system not able to maintain building temperature.	\$4,977	\$4,977	100	Complete
468	FM-0049272	Los Angeles	19-I1	Alhambra Courthouse	1	Fire Protection- In response to repeated false alarms, troubles that will not clear, and court disruptions, replace several failing proprietary monitoring panels with one generic panel including 13 smoke detectors, 5 duct detectors, 27 pull stations, 25 horn strobes and approx 16,000ft of new wiring. This is a safety issue.	\$90,000	\$77,400	86	Complete
469	FM-0049353	Los Angeles	19-I1	Alhambra Courthouse	1	Elevator - Elevator Generator - Remove and replace the failed elevator generator. This is an in custody elevator and will require that this work be completed afterhours.	\$39,800	\$39,800	100	Complete
470	FM-0049376	Los Angeles	19-I1	Alhambra Courthouse	1	Plumbing - Water leak from purposely clogged up 2nd Floor Lockup Toilet. Water impacted Courtroom(210), Chambers (210c), 2nd floor secured and Employee hallway, First floor security screening area, conference room, employee hallway, basement hallway, storage room and file room. Work includes extraction, cleaning, disinfecting and drying of all impacted areas.	\$37,022	\$37,022	100	Complete
471	FM-0049418	Los Angeles	19-I1	Alhambra Courthouse	1	HVAC-Replace cooling tower fan motor which has failed and creates overheated chiller and excess heat in the Court.	\$3,450	\$2,967	86	Complete
472	FM-0049532	Los Angeles	19-I1	Alhambra Courthouse	1	Vandalism - Plumbing -2nd Incident- Recover areas impacted by purposeful clogging of toilet in 2nd floor lock up. Includes removal of clog and snaking of toilet as well as water extraction, cleaning, disinfection and drying of the following areas: 2nd floor lock up, secured hallway to Courtroom, carpeted 6'X12' area within Courtroom, 6'X30' section of employee hallway, carpeted entrance to Judges Chambers (all on 2nd floor), and security screening area on 1st floor.	\$5,000	\$5,000	100	Complete
473	FM-0049632	Los Angeles	19-I1	Alhambra Courthouse	2	Elevators, Escalators & Hoists - Remove and replace blown fuses from (2) wheelchair lifts inside Dept X and Dept W to bring them back to working condition. Currently wheelchair lifts are not available and must be brought back into service.	\$5,303	\$4,561	86	Complete
474	FM-0049633	Los Angeles	19-I1	Alhambra Courthouse	2	Fire Protection-Safety - Diesel Fuel Tank - Conduct Secondary Containment Testing to comply with NOV from County of Los Angeles Public Works.	\$6,928	\$5,958	86	In Work



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475 FM-0049727	Los Angeles	19-11	Alhambra Courthouse	2	HVAC - Remove and replace (3) failed contactors for the motor starters for the cooling towers. Replacement must be made soon to prevent fan motor from failing or burning out due to failed contactors. Work must be performed to ensure system is functioning to its original design functionality.	\$3,195	\$3,195	100	Complete
476 FM-0049902	Los Angeles	19-11	Alhambra Courthouse	1	Grounds & Parking Lot - Bring Sally Port gate back to working condition immediately. Gate was hit by a County bus and it is bent and cannot be raised or lowered, this is a security issue since the gate needs to be in the "down" position to load and unload inmates. Work performed under P1 status.	\$5,166	\$5,166	100	Complete
477 FM-0049927	Los Angeles	19-11	Alhambra Courthouse	2	Elevators - controls lighting - Replace defective incandescent indicator lights on three (3) public and one (1) judges elevators. Lights are dim and too hard to read. Replace with new LED bulbs.	\$5,800	\$5,800	100	Complete
478 FM-0050103	Los Angeles	19-11	Alhambra Courthouse	1	HVAC - Replace oil line for Chiller #1 which leaks oil and refrigerant in violation of state air quality code. Also, chiller is low on refrigerant; full charge of approximately 600 lbs of refrigerant is also required. Building cannot hold temperature with one chiller. Work must be done to return system to proper functionality and to prevent further damages.	\$70,000	\$60,200	86	In Work
479 FM-0050199	Los Angeles	19-11	Alhambra Courthouse	2	HVAC - Remove and replace leaky 3-way hot water valve from Air Handler Unit #1. Valve was leaking hot water and had to be replaced to prevent major water leak.	\$2,933	\$2,522	86	Complete
480 FM-0050285	Los Angeles	19-11	Alhambra Courthouse	1	Security - Heavy Duty Roll-up Door - Remove and replace (1) damaged 14' x 13' Heavy Duty Roll-up Door, 24 gauge steel hood, steel guides, 1/2 hp motor operator, electric sensing edge, edge kit, take up reel & emergency hand chain operation. The door is old, worn and beyond repair. Currently the door has twisted end locks which make it shift causing the door to get stuck off level. Complete failure of this door is a security risk.	\$7,864	\$7,864	100	Complete
481 FM-0050481	Los Angeles	19-11	Alhambra Courthouse	2	Vandalism - Graffiti - Strip, sand, stain, and refinish three wood doors (both sides) and floor wood panels in foyer to match existing.	\$2,250	\$2,250	100	Complete
482 FM-0050515	Los Angeles	19-11	Alhambra Courthouse	1	HVAC - Chiller Restoration - Remove and replace the ruptured disk, scope of work will require 650 Lbs of new refrigerant due to the failed disc causing a leak.	\$150,000	\$129,000	86	In Work
483 FM-0050529	Los Angeles	19-11	Alhambra Courthouse	1	Elevator - Elevator Failure - Remove and replace selector contacts, generator bushes, residual relay connection, and associated work to the 1st floor #5 in custody elevator. Entrapments caused by failed parts.	\$4,708	\$4,708	100	Complete
484 FM-0050700	Los Angeles	19-11	Alhambra Courthouse	2	HVAC - In line air dryer - Remove and replace one (1) defective in line air dryer and (3) oil filters within the pneumatic system. Work is needed to maintain proper control of HVAC system.	\$4,860	\$4,860	100	Complete
485 FM-0050726	Los Angeles	19-11	Alhambra Courthouse	2	Plumbing - Holding Cell Plumbing Fixtures - Remove and replace the broken porcelain plumbing fixtures with new institutional compliant stainless steel fixtures.	\$8,130	\$8,130	100	In Work



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486	Los Angeles	19-11	Alhambra Courthouse	2	Elevators - Replace failing and leaking parts on Elevators #1 - #5 traction machines. Secure all old controllers and label, and return to service. Work is needed to prevent breakdown of elevators and loss of required vehicle transportation in building.	\$11,033	\$11,033	100	In Work
487	Los Angeles	19-J1	Pasadena Courthouse	2	Fire Protection - Isolate system devices and reprogram all fire alarm labels into the fire panel and test as necessary. Currently the fire alarm panel has dropped all locations for every single device making it difficult to locate which devices are going off when the fire alarm goes off. No address or description is displayed and it prevents from understanding where the problem is coming from. This is a safety issue and work must be performed soon to ensure fire alarm works properly.	\$6,029	\$6,029	100	Complete
488	Los Angeles	19-J1	Pasadena Courthouse	1	Elevator - Isolate breakdown, replace failed parts in the exciter and generator under P1 emergency status to return elevator to service. This elevator is critical to in-custody needs.	\$14,998	\$14,998	100	Complete
489	Los Angeles	19-J1	Pasadena Courthouse	2	Elevator - Retrofit four existing elevators to meet fire code - Re-wire as necessary to add door nudging capability and Phase 1 lights & Buzzers to 3 passenger and 1 judges' elevators.	\$14,997	\$14,997	100	Complete
490	Los Angeles	19-J1	Pasadena Courthouse	2	HVAC - Cooling Towers (2) - Remove and replace two (2) 400 Ton cooling towers including Variable Frequency Drives, 8" piping, four (4) isolation valves and steel roof mounts. Work will require engineering, permits, roofing under the existing towers and the need for a rental tower while work is being completed. The towers are currently leaning due to structural deterioration due to rusting conditions.	\$658,000	\$456,323	69.35	In Work
491	Los Angeles	19-J1	Pasadena Courthouse	2	Middle Double Doors on Walnut Street are not closing. Sheriff's currently have the doors chained so people are not able to walk in after hours without going through weapons screening.	\$3,337	\$2,314	69.35	Complete
492	Los Angeles	19-J1	Pasadena Courthouse	1	HVAC - Remove and replace 3 way chilled water actuator that broke off from the Air Handler. Work was performed under P1 emergency where the cooling valve snapped in half and no cool air was available to the entire first floor of the building.	\$13,167	\$13,167	100	Complete
493	Los Angeles	19-J1	Pasadena Courthouse	2	Plumbing - Remove and replace (2) failed sewer pumps. Currently the sewer pumps have failed and during rainy season the pit fills up and the entire basement floods. Flooding gets close to electrical panels, this is a serious safety hazard. Work must be performed before rain begins to ensure system functions properly and to avoid any damage to electrical panels.	\$3,874	\$3,874	100	Complete
494	Los Angeles	19-J1	Pasadena Courthouse	2	HVAC - Gas Fired Boiler - Remove and replace three 60 year old 2,000,000 BTU EA. non-compliant boilers due to AQMD regulations, Vent stacks have deteriorated and need replacement as well.	\$180,000	\$124,830	69.35	Awaiting Shared Cost Approval
495	Los Angeles	19-J1	Pasadena Courthouse	2	Electrical - Replace faulty parts on Diesel Generator to stop coolant and fuel leaks, battery charging regulator assembly, fuel separator bowl and gasket/seals. Work is necessary for proper generator to operate reliably.	\$7,285	\$5,052	69.35	In Work



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496	FM-0050340	Los Angeles	19-J1	Pasadena Courthouse	2	Exterior Shell - Walk Up Windows. Install one (1) new Walk-up window and required casework, demolition, framing and electrical.	\$98,784	\$98,784	100	In Work
497	FM-0050429	Los Angeles	19-J1	Pasadena Courthouse	2	Interior Finishes - Convert the former Juvenile Traffic waiting room to the Northeast District Unlawful Detainer Hub. The Court will consolidate jurisdiction landlord/tenant filings from multiple districts to the Pasadena Courthouse. Build (2) new workstations with clear anodized frame and 3/8 clear tempered glass on existing counter top approx. 21 long x 4 high. Glass to have 3 opening at bottom for pass thru and speak hole with cover in center of glass, provides safer environment for employee	\$7,500	\$7,500	100	Complete
498	FM-0050503	Los Angeles	19-J1	Pasadena Courthouse	1	Plumbing - Failed supply line - Extract water from the 2nd, 3rd, and 4th floors. Currently, water is isolated and the building technicians are extracting water from all floors. Remove and replace the failed water supply line that has caused the flood.	\$15,000	\$10,403	69.35	Complete
499	FM-0050612	Los Angeles	19-J1	Pasadena Courthouse	2	HVAC - Boiler #2 - Renovate upper section of refractory and install new flame rod. Work is needed to restore boiler to operation and provided required building heat.	\$4,910	\$4,910	100	Complete
500	FM-0050728	Los Angeles	19-J1	Pasadena Courthouse	2	Interior Finish - Courtroom Doors - Remove and replace the failed door closer with new offset arm closer, adjustment to the existing panic bars needed as well. This work was required due to the slamming shut causing a disruption to the court.	\$2,313	\$2,313	100	Complete
501	FM-0050757	Los Angeles	19-J1	Pasadena Courthouse	2	Electrical - Install a receptacle for new weapons screening equipment at an entrance door, extend electrical to another exterior door for card reader and magnet lock, relocate a card reader on the exterior front entrance, and exchange locking mechanism between 2 exterior entrance doors. This installation will support the move of the public entrance and weapon screening due to the restructure of the UD Hub.	\$4,393	\$4,393	100	Complete
502	FM-0049112	Los Angeles	19-K1	Stanley Mosk Courthouse	1	Plumbing - Toilet continuously flushing all night and overflowed - 5th floor, Women's jury restroom, water penetrated three floors requiring misc. restoration work to ceiling tiles, plaster walls case work and floor coverings. The damage occurred in Dept 30 (4th Floor), Department 14 (3rd Floor) and room 00 on the 2nd Floor.	\$15,000	\$14,589	97.26	In Work
503	FM-0049783	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Exterior Shell - Gate and Fence - Fabricate and install a 4' wide, 9' tall wrought iron gate and 27 Lf. of 12' high wrought iron fence on the access stairway and wall to barricade the access to the 2nd floor south building entrance and Fabricate and install a 4' wide, 9' tall wrought iron gate and 10 Lf. of 12' high wrought iron fence at the 4th floor outside balcony on the south west corner of the building. These fence sets will be erected to deter and prevent homeless individuals from using this balcony as their place to stay while littering the area with human feces and urine. These areas have become a health and safety issue. FM-0049633 for the 4th floor gate and fence has been combined with this FM.	\$27,500	\$27,500	100	Complete



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504	Los Angeles	19-K1	Stanley Mosk Courthouse	1	Elevators - Replace failed transformer, up contactor and shunts on down contactor, also replace M & L contactors and coil changes on M & L. Work done under P1 emergency, brought escalator back to working condition. Replace failed parts.	\$9,341	\$9,085	97.26	Complete
505	Los Angeles	19-K1	Stanley Mosk Courthouse	1	Plumbing - Replace leaky section of sewer and vent pipe on 6th - 8th floors, affecting Dept 77. Sewer line is in pipe chase and access will have to be cut opened for plumber access. Work is needed to resolve foul sewer smell in these areas.	\$10,438	\$10,438	100	Complete
506	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Interior Finishes - Reseal all store front windows (9 windows and 1 door glass). Windows require resealing due to old dried seals - in order to keep the safety of the Court the resealing is required and to ensure there is no water intrusion during rain season. Also, an incident occurred where a person fell through far left window. Rattling of windows is also an issue. Work to be performed after hours.	\$3,417	\$3,417	100	Complete
507	Los Angeles	19-K1	Stanley Mosk Courthouse	2	HVAC - Disassemble the hot water (comfort heat) pump and remove and replace gaskets and seals and bring back to working condition. Pump was leaking due to packing shaft seals. Work must be done to bring pump back to its original design functionality and to ensure hot water.	\$4,454	\$4,454	100	Complete
508	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Interior Finishes - Remove (2) concrete curbs at the abandoned plant wells in Room 102, demolish and level floor to match floor. Remove and dispose approximately 87 sq ft of mastic under vinyl covering (hazmat) before demolishing concrete curbs. Curbs have become a serious tripping hazard and must be removed to avoid any accidents to the public.	\$9,565	\$9,565	100	Complete
509	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Interior Finishes - Water Damaged Plaster - Remove and replace water damaged metal lath and plaster ceiling, approximately 500 SF. Currently the damaged ceiling plaster is falling in large sections.	\$4,991	\$4,991	100	Complete
510	Los Angeles	19-K1	Stanley Mosk Courthouse	1	Escalator - Escalator Motor - Remove and replace failed 480V 75 HP escalator motor due to high voltage being applied to system when the Department of Water and Power had a failed voltage regulator. The motor failed due to increased voltage.	\$11,519	\$11,519	100	Complete
511	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Grounds - Install 185 pieces of "skate stoppers" in areas frequently used by skateboarders around the facility's concrete and granite finished benches and decorative walls to prevent injury to public and damage to property.	\$11,468	\$11,154	97.26	Complete
512	Los Angeles	19-K1	Stanley Mosk Courthouse	2	HVAC - Check and adjust hot water valve and remove debris stuck in the coil of Air Handler Unit #13 causing some of the circuits to overheat. This work was completed under a P1 emergency due to the excessive hot calls throughout the building. Work was performed to improve the overall system performance and properly regulate the building temperatures.	\$2,964	\$2,964	100	Complete
513	Los Angeles	19-K1	Stanley Mosk Courthouse	2	HVAC - Install (6) Each fuel injectors, (12) new fuel jumper lines, and (1) new rocker cover gasket on Generator. During the Level IV PM (SWO 2337721) pressure testing the fuel system, it was found that the injectors were leaking fuel into the oil.	\$4,200	\$4,085	97.26	Complete



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514	FM-0050550	Los Angeles	19-K1	Stanley Mosk Courthouse	1	Elevators - Pump out approximately 700 gallons of hazardous materials made up of mixed oil and water in the elevator pits. Currently the water needs to be pumped out immediately to prevent rusting/damage of existing elevator parts. Oil must be treated as hazardous materials. It was found that a sump pump required for a rising water table had failed in another area of the court and the water was leaching into the elevator pit. The failed sump pump was replaced under a separate P1 FM.	\$5,000	\$5,000	100	Complete
515	FM-0050570	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Interior Finishes - Remove approximately 4' X 5' portions of damaged ceiling and replace; scrape peeling off, cracked and deteriorated paint on both wall and ceiling; patch and repaint. This maintenance requirements is pre-existing at stairwell #4, 8th floor level, prior to takeover by the AOC and the damage to material is beginning to delaminate and fall into the stairwell. The height of the ceiling is approximately 30 feet and will need a mechanical lift and or scaffolds to reach and work in the area safely.	\$4,893	\$4,893	100	Complete
516	FM-0050585	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Interior finishes - Patch walls, repair holes, and touch up paint on the ceiling and walls. Damage occurred prior to takeover by the AOC and the damage to material is beginning to delaminate and fall into the stairwell. The height of the ceiling is approximately 30 feet and will need a mechanical lift and or scaffolds to reach and work in the area safely. The ceiling height of this work is approximately 30 feet high and will require a lift or scaffolding.	\$4,893	\$4,893	100	Complete
517	FM-0050596	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Interior Finishes - Privacy wall - Convert an open area within the Family Law department to two individual offices. Build a single 17'x10' wall, floor to ceiling and finished two sides. Add air supply and new thermostats. Reconfigure ceiling tiles to match new office scheme. Project is needed to LA Courthouse closures and an immediate need to relocate Judges.	\$18,089	\$18,089	100	In Work
518	FM-0050627	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Plumbing - 1/2" copper water line - Remove and replace a 20 LF section of leaking 1/2 inch domestic hot water pipe located above ceiling. Work is needed to prevent damage to building materials and possible unhealthy moisture condition.	\$4,600	\$4,600	100	Complete
519	FM-0050628	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Grounds/Safety - Install a new sprinkler system and failed timer along First Street. Currently the sprinkler system in this area does not work properly. The plants and foliage in this area are dying, and the sprinkler system is also used as a deterrent to keep the homeless from camping in this area. This planter is adjacent to the entrance of the building and it does not look appealing.	\$4,663	\$4,663	100	Complete
520	FM-0050702	Los Angeles	19-K1	Stanley Mosk Courthouse	1	HVAC - Replace defective compressor in rooftop package unit. Work is needed to maintain required building temperature.	\$6,810	\$6,810	100	In Work
521	FM-0050703	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Elevators - Remove and rebuild (1) elevator generator from elevator #8. Currently elevator #8 is offline due to a failed generator which limits the lift capacity of the Courthouse. Work needs to be performed to ensure elevator functions properly and safely.	\$14,944	\$14,944	100	In Work



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522	FM-0050758	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Security - Please install a unicam locks on the door(s) 105K and 625. The unicams should be consistent with the other unicams in the building. There have been thefts within these areas and public has unrestricted access.	\$1,500	\$1,500	100	In Work
523	FM-0050759	Los Angeles	19-K1	Stanley Mosk Courthouse	2	Elevator - Remove old door control board and install new door board for Elevator #1. Due to the board being damaged by the water in the elevator pit, the elevator was taking out of service.	\$3,408	\$3,408	100	Complete
524	FM-0048653	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Electrical - Abandon and safe off several existing electrical outlets and add new electrical and data outlets (13 electric, 12 data). Also run new circuits from electrical panel (50ft in Clerk's area, 25' in Bond area. This work is required to accommodate office renovation and furniture/equipment locations.	\$9,544	\$9,544	100	Complete
525	FM-0048654	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing - Clear blocked main sewer line. Line is plugged and backing up, causing flood on level P. Potential Health issue.	\$14,995	\$14,995	100	Complete
526	FM-0049419	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing - Water leak - Isolate the origin of the leak and shut off the valve to mitigate further damage. Clean up residual water. Further work will be completed as a P2 JOC FM. This is an Asbestos Containing Material environment.	\$25,000	\$25,000	100	Complete
527	FM-0049678	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	HVAC - Shut down steam supply, heating system and hot water supply to the entire building to remove and replace section of broken flex line from the HVAC system. Flex line has a crack in the condensate return line. Work to be performed under P1 to ensure proper building temperatures and to bring system back to original design functionality.	\$6,613	\$6,613	100	Complete
528	FM-0049790	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Elevator, Escalator & Hoist - Isolated problem to a failed modular, removed and replaced modular then put elevator back into service. Elevator stuck with doors open and not responding. NO ENTRAPMENTS.	\$8,919	\$8,919	100	Complete
529	FM-0049903	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	HVAC - Remove and replace hot water heater and circulating pump. Currently the heater and pump have gone bad and have failed due to leaks. This hot water heater serves the kitchen and must be replaced to ensure hot water in this area. Work must be done to bring this system back to its original design functionality.	\$8,017	\$5,595	69.79	Complete
530	FM-0049941	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	HVAC - Replace gaskets, seals, valves to the bottom flange of the domestic hot water heat exchanger that currently has a water leak. Bring heat exchanger back to working conditions, parts must be replaced to stop leak and to ensure that there is a backup unit to supply the hot water for the building. Work to be done after hours.	\$12,396	\$8,527	68.79	In Work
531	FM-0050093	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Security - Sally Port Rollup Gate - Remove and replace the 15' x 13' heavy-duty (In Custody Rated) rollup gate for sally port where sheriffs custody buses enter. The gate is non-functional with springs having been broken and the equipment is well beyond its life expectancy. Work includes new door, shroud and brackets.	\$58,074	\$39,949	68.79	Complete



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	532	FM-0050099	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	HVAC - Remove and replace (1) broken / cracked the flex hose return line to the condensate tank and (2) broken brackets along the return steam line. The cracked hose caused leaking of high pressure steam and scolding hot water and the broken brackets were unable to properly support the return line. Work performed under P1 status due to leaking steam and hot water, serious safety issue. System brought back to working condition.	\$10,926	\$7,516	68.79	In Work
	533	FM-0050200	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Plumbing - Domestic Water Pumps (2 ea) - Remove and replace one failed and one failing 15 HP domestic water pumps. Water pressure to the building at this time is not high enough to allow the toilets to flush properly or the drinking fountains to work.	\$3,578	\$2,461	68.79	Complete
	534	FM-0050201	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Electrical - Remove and replace (16) exchange fuel injectors, (32) long short fuel jumper lines, (4) new rocker cover gaskets from the emergency generator. Currently the generator block heater is not working properly, which causes the start up of the generator to fail and not function properly, also the unit does not reeve down, and starts to heat up. Parts must be replaced to ensure that the generator functions in case of power failure, currently the generator may not function in an emergency.	\$4,152	\$2,856	68.79	Complete
	535	FM-0050293	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	HVAC - Air Handler and Flood Mitigation - Replace failed air handler supply valve which created a water leak encompassing 4 floors of the court house and a parking level. The flood mitigation work required water extraction over 4 floors, replacement of 4,936 sf of ceiling and grid, 10,000 sf of paint, 62 yds of carpet and several thousand feet of vinyl base all within an Asbestos Containing Material environment of over 60,000 sf.	\$517,700	\$356,126	68.79	Complete
	536	FM-0050294	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Interior Finishes - Remove and replace (1) historic glass door that has been shattered and broken by a person running into it, door will need to be re-manufactured and the memorial silhouette will be recreated.	\$3,619	\$3,619	100	Complete
	537	FM-0050437	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Fire Protection - Remove and replace damaged fire sprinkler head that was hit by trash truck. Work completed under P1 when fire sprinkler caused a flood on 2 floors (Service and Parking Level) and some of the electrical rooms. Fire alarm went off into trouble mode. All work performed to stop leak and flood and bring system / court back to original condition.	\$4,298	\$4,298	100	Complete
	538	FM-0050586	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Plumbing - Cut 2 holes in wall to access plumbing leak. Replace leaky section of domestic water pipe (work to be done from cafeteria side of wall). Patch and paint wall where holes were cut. Work is needed to stop water leak which is causing possible wall material damage and health hazard.	\$6,650	\$4,575	68.79	Complete
	539	FM-0050645	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	2	Plumbing - Build containment on the 4th floor to remove 2" cast iron fitting that are leaking from the 5th floor restroom. This work was completed to ensure there was no further damage to the area and to ensure safety to the courthouse.	\$2,724	\$2,724	100	Complete



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540	FM-0050712	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing - Black Water Flood - Clear clogged sewer line which caused water to backup and flood a portion of the building. Scope of work includes cleanup and containment of sewer water (black water), perform necessary environmental testing and replace any water damaged building materials. Work is necessary to maintain healthy and safe court operations.	\$20,000	\$13,758	68.79	In Work
541	FM-0050713	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing - Flood 5th thru 2nd floors - Replace broken restroom valve causing major leak, cleanup and containment of flood water, perform necessary environmental testing and replace water damaged materials. Work is necessary to maintain healthy and safe court operations.	\$39,000	\$39,000	100	In Work
542	FM-0050822	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	1	Plumbing - Replace leaky water hammer device. Install containment area and mitigate water damaged materials. Work is needed to stop water damage to building materials and to maintain occupancy of this area.	\$17,170	\$11,811	68.79	In Work
543	FM-0049942	Los Angeles	19-N1	Monrovia Training Center	1	HVAC - Replace coil in contactor mag starter for chiller unit	\$3,300	\$3,300	100	Complete
544	FM-0049148	Los Angeles	19-O1	El Monte Courthouse	1	Plumbing - Cut out section of 1/2" leaking copper pipe and install new inline valve and angle stop to stop leak occurring in Sheriff's break room down to basement. Work performed under P1 status.	\$2,882	\$2,882	100	Complete
545	FM-0049354	Los Angeles	19-O1	El Monte Courthouse	2	HVAC - Main air handling unit - Remove and replace the failed 40 HP motor on the main air handling unit for the building. Court rooms are extremely warm since supply air has been cut off to both the basement level and 1st floor.	\$5,583	\$5,583	100	Complete
546	FM-0049695	Los Angeles	19-O1	El Monte Courthouse	1	Fire Protection - replace (1) damaged fire alarm panel that is causing false alarms. Panel is operational but needs faulty parts replaced to prevent false alarms. This work is needed to stop building disruption and unwanted fire department response.	\$6,000	\$6,000	100	Complete
547	FM-0049808	Los Angeles	19-O1	El Monte Courthouse	2	Elevators - Remove and replace counterweight rollers from elevator no. 2 to bring elevator back to its original design functionality, to ensure it runs safely and to prevent any further damage to the elevator.	\$4,420	\$4,420	100	Complete
548	FM-0049809	Los Angeles	19-O1	El Monte Courthouse	2	HVAC - Remove and replace (1) tube bundle that is currently failing and in deteriorated condition, also replace fire wall that was extremely brittle due to being left offline for over a year, wasn't able to be re-used, new one required. Replacement of tube bundle & fire wall must be made to ensure that boiler heats up at its full potency (which is currently not) for the upcoming cold weather and to prevent any further damage to the boiler.	\$4,867	\$4,867	100	Complete
549	FM-0049810	Los Angeles	19-O1	El Monte Courthouse	2	Elevators - Remove and replace (12) elevator rollers from elevator no. 3 to bring elevator back to its original design functionality, to ensure it runs safely and to prevent any further damage to the elevator.	\$4,981	\$4,981	100	Complete
550	FM-0049855	Los Angeles	19-O1	El Monte Courthouse	2	Elevators - Remove and replace severely flattened elevator rollers. Currently the elevator rollers flattened out due to the elevator being non-operational for such a long time. Rollers need to be replaced to ensure that the governor that will be installed shortly functions properly.	\$4,316	\$4,316	100	Complete



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551	FM-0050048	Los Angeles	19-01	El Monte Courthouse	1	Elevators - Replace damaged switches from elevator no. 5 and bring back to working condition. Work completed under P1 emergency. Elevator brought back to service.	\$6,239	\$6,239	100	Complete
552	FM-0050139	Los Angeles	19-01	El Monte Courthouse	2	Roof - Replace 45,000 S.F. built up roof (5 layer of coal tar pitch) - Remove and replace approximately 45,000 S.F. of 5 layer hot mop and gravel roof that has a history of leaks and is beyond normal life, existing roof installed in 1977. Replacement includes new metal cap on coping.	\$380,991	\$221,432	58.12	Awaiting Shared Cost Approval
553	FM-0050232	Los Angeles	19-01	El Monte Courthouse	1	Plumbing - Chiller Pump - Extract water that leaked from the failed chiller pump into cells 1 and 2. Remove and replace the failed chiller pump.	\$2,541	\$2,541	100	Complete
554	FM-0050233	Los Angeles	19-01	El Monte Courthouse	2	Interior Finishes - Remove and rebuild (1) Swing Operator assembly motor for the West entrance ADA door, that is burned out and has stopped working.	\$3,341	\$3,341	100	Complete
555	FM-0050469	Los Angeles	19-01	El Monte Courthouse	1	Elevator - Remove and replace malfunctioning circuit board, which was causing the doors to barely close, causing entrapments in Elevator #4.	\$5,922	\$5,922	100	Complete
556	FM-0049943	Los Angeles	19-P1	Mental Health Court	1	HVAC - Remove and replace chilled water pump that has failed to bring the HVAC system back to working condition. System completely failed and work had to be performed under P1 status. Entire building was too hot in temperature.	\$9,410	\$9,410	100	Complete
557	FM-0034887	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	2	HVAC - Gas Fired Boiler - Remove and replace three each 21 year old non-compliant boilers due to AQMD Notice of Violation, failure to replace these boilers will lead to heavy daily fines; HEATING HOT WATER BOILER #3,#4 , 1,995,000 BTU EA.	\$363,960	\$254,736	69.99	Awaiting Shared Cost Approval
558	FM-0044214	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	2	HVAC - Replace BAS and Refrigerant Monitoring systems. BAS (Building Automation System) has failed and does not function as designed. The Refrigerant Monitoring System is not functioning and does not comply with AQMD requirements.	\$2,350,000	\$1,644,765	69.99	Awaiting Shared Cost Approval
559	FM-0046136	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	2	Exterior Shell - Resurface EIFS- covered walls of the entire building. The EIFS wall covering is cracked, disintegrating, and deteriorating, which could cause rainwater to leak into the wall structures and do damage of significant magnitude.	\$4,887,336	\$3,420,646	69.99	Awaiting Shared Cost Approval
560	FM-0048944	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	1	Fire Protection - Fire control panel - Emergency response to isolate the defective components in the fire alarm system. False alarms and emergency lights continual flashing. This includes 24 hr. System has been taken off line and is on 24 hr fire watch pending resolution of problem.	\$5,000	\$5,000	100	Complete
561	FM-0049728	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	2	HVAC - Remove and replace (1) Mitsubishi duct free split system and (1) wireless controller to bring the standalone AC unit back to working condition. Currently the unit keeps shutting off, equipment room needs proper temperatures to prevent failure. Work must be performed to bring system back to original design functionality and to prevent further damage.	\$6,880	\$6,880	100	Complete
562	FM-0049833	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	1	Fire Protection- Replace a leaking section of 8" diameter underground fire water supply main pipe line causing flooding on the basement floor's hallways and elevators #8 and 9 pits.	\$25,000	\$17,498	69.99	In Work



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563	FM-0050389	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	1	Plumbing - Plumbing problem, 6" domestic water line is broken and we are going to replace and restore water supply to building. Approximately 40' of piping needs to be replaced.	\$56,804	\$39,757	69.99	In Work
564	FM-0050514	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	1	Fire Protection - Failed fire panel - Remove and replace the failed main mother board in the fire panel and reprogram the fire system. This courthouse has been placed on 24 hour / 7 days a week fire watch until this replacement has been completed.	\$39,594	\$27,712	69.99	In Work
565	FM-0050532	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	1	HVAC - Completed a hard reset of the server room split system cooling and placement of spot cooler to maintain low temperatures until the system could reach proper temperatures. This work was completed under a P1 emergency due to the high temperature setting off the alarms to the server which may have caused it to crash. Work was performed to prevent any damage to the system.	\$5,639	\$5,639	100	Complete
566	FM-0050533	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	2	Elevators - Failed Variable Frequency Drive - Remove one failed obsolete Variable Frequency Drive (Variable Frequency Drive), the units main drive panel; rebuild it with replacement Silicone Controlled Rectifier (SCR) board, reinstalled rebuilt main drive; check all the set points and test ride to ensure safe and sound operations.	\$9,024	\$9,024	100	Complete
567	FM-0050646	Los Angeles	19-Q1	Edmund D. Edelman Children's Court	2	Interior Finishes - Remove all (20) broken towel dispenser in public restrooms and replace with new dispensers. Currently the locks on the paper towel dispensers are broken and visitors to the courthouse are flushing the paper towels down the toilets causing plumbing problems.	\$2,582	\$1,807	69.99	In Work
568	FM-0048695	Los Angeles	19-Q2	Parking Booth-Edelman Court	2	Elevators - Remove and replace broken steel door operator brackets that have left the elevator cart doors partially open while public rides the elevator. This is a serious safety issue. Brackets must be replaced to ensure doors close completely and that elevator is safe for the public.	\$3,487	\$3,487	100	Complete
569	FM-0049679	Los Angeles	19-Q2	Parking Booth-Edelman Court	1	Elevators - Replace header and bad elevator restrictor as well as damaged elevator doors due to vandalism. Currently doors are bent, not allowing them to cycle correctly. Further use will cause continuous damage to door operator, work must be done to ensure proper performance of elevator and to ensure public safety.	\$10,700	\$10,700	100	Complete
570	FM-0049680	Los Angeles	19-Q2	Parking Booth-Edelman Court	1	Elevators - Remove and replace elevator floor rollers to bring elevator #1 back to working condition. Heat of the day melted the position floor rollers which caused elevator not to respond. Work done under P1 Emergency.	\$2,281	\$2,281	100	Complete
571	FM-0050439	Los Angeles	19-R1	Eastlake Juvenile Court	1	COUNTY MANAGED - Dry walls, floor tile, pull up carpet and replace, abate floor and ceiling tile due to roof leaks and improper roof system drainage. Approximate square footage of damaged was about 8,000-10,000 square feet.	\$50,945	\$50,945	100	Complete
572	FM-0034190	Los Angeles	19-S1	Hollywood Courthouse	2	HVAC - Air Conditioner Compressor - Remove and replace air conditioning redundant compressor on HVAC system - Compressor has failed	\$30,971	\$28,211	91.09	Awaiting Shared Cost Approval



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573	FM-0049481	Los Angeles	19-S1	Hollywood Courthouse	2	Elevator - Emergency phones - The elevator emergency phones are not functioning and need to be replaced. The new phones will be vandal resistant autodial, ADA compliant phones.	\$2,700	\$2,700	100	Complete
574	FM-0049636	Los Angeles	19-S1	Hollywood Courthouse	2	Security - Re-key the secured doors (40), provide duplicate keys (100) and replace external gate locks (2). This is required to maintain building/court security due to new tenants needing building access keys.	\$3,409	\$3,409	100	Complete
575	FM-0049681	Los Angeles	19-S1	Hollywood Courthouse	2	Grounds & Parking Lot - Install (4) removable bollards, 2 on each driveway to block off unauthorized vehicles from entering the parking lot during after hours. Incidents have occurred where cars have parked in the Court lot after hours running over the existing parking lot chains. This is a Security Issue, work must be done to keep Court safety.	\$8,808	\$8,808	100	Complete
576	FM-0050111	Los Angeles	19-S1	Hollywood Courthouse	2	HVAC - Remove and replace (1) Air Compressor. Install oil on new compressor, remove and replace the belt and clean up the oil in the air tank. Change oil in second pump and clean up the air tank. Currently the compressor's piston has failed causing the backup piston to run full time, back up will fail if this compressor is not replaced. If the backup fails, there will be no control air for the thermostats in the building causing the whole building to default to FULL heat.	\$4,810	\$4,810	100	Complete
577	FM-0050824	Los Angeles	19-S1	Hollywood Courthouse	1	HVAC - Replace severe damage to Air Handling Unit #2 including blower motor, bearing housing, fan, shaft and refrigerant circuit #2. Work is needed to return unit to proper operation and needed building temperature control.	\$83,350	\$75,924	91.09	In Work
578	FM-0049420	Los Angeles	19-T1	Metropolitan Courthouse	1	Elevators - Remove and replace failed safety edge from judge's elevator no. 11, work must be done to bring elevator back to working condition. Safety Issue.	\$3,045	\$3,045	100	Complete
579	FM-0050273	Los Angeles	19-T1	Metropolitan Courthouse	1	Elevator - Elevator Cable - Remove and replace 1,100 LF of severely worn/rusted rope/cable, Twelve (12) wedged shackles and new banding on the judge's elevator. Metal shavings from deteriorating cable are falling into generator set.	\$14,999	\$14,999	100	Complete
580	FM-0050278	Los Angeles	19-T1	Metropolitan Courthouse	2	Elevators - Governor Rope - Remove and replace failed governor/communication cable on Public Elevator #1, which is extremely stretched and elevator is inoperable until replacement can be completed.	\$4,982	\$4,982	100	Complete
581	FM-0050295	Los Angeles	19-T1	Metropolitan Courthouse	2	Elevators - Governor Rope - Remove and replace failed governor/communication cable on Public Elevator #2, which is extremely stretched and elevator is shut down until replacement is completed.	\$5,301	\$5,301	100	Complete
582	FM-0050342	Los Angeles	19-T1	Metropolitan Courthouse	2	Exterior Shell - Walk Up Teller Windows - Install four (4) new Walk-up windows and required casework, demolition, framing and electrical. Additional teller windows required due to increased court traffic due to court closures in the area	\$210,000	\$210,000	100	In Work



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583	Los Angeles	19-T1	Metropolitan Courthouse	1	Grounds and Parking Lot - Remove and replace (20) T-slats at 21' long cut size, (40) steel end locks, (1) heavy duty steel angle bottom rail at 21' long cut size, and (1) head plate motor mount bracket to the A-level loading roll-up door to the Sally Port. Currently the motor brackets and slats are bent from the inmate bus backing into the gate while it was closing. This work was performed under a P1 emergency to ensure the rolling gate is brought back to service and to ensure safety.	\$5,658	\$5,658	100	Complete
584	Los Angeles	19-T1	Metropolitan Courthouse	2	Elevator - Replace severely worn and rusted rope/cables for elevator #3 & 5. Metal shavings from deteriorating cable are falling into generator set. This could cause generator failure at considerable expense.	\$44,176	\$42,206	95.54	Awaiting Shared Cost Approval
585	Los Angeles	19-T1	Metropolitan Courthouse	2	Elevator - Cut and shorten cables for Elevator 12 and install (6) 34 inch new wedged shackles. Currently the comp ropes are so stretched out, the sheaves is now hitting the floor tripping the switch causing entrapments. This work must be completed to bring the elevator back to working order.	\$4,002	\$4,002	100	Complete
586	Los Angeles	19-T1	Metropolitan Courthouse	2	Parking Lot - Remove old motor operator and install a new 1 HP inline gear driven motor for the roll-up gate to the public parking. Per current UL325 law, installation of one new monitored sensing edge on the bottom bar and one new photo eye, replace the keyed cylinder on the key switch with a new cylinder and six additional keys. Currently the garage roll-up door is out of code, there are no sensors to stop the door if someone or thing comes through while it is in operation.	\$4,169	\$4,169	100	Complete
587	Los Angeles	19-T1	Metropolitan Courthouse	2	Plumbing - Backflow Devices - Install one (1) new back flow device on the roof at the make up water and renovate two others at the main. Flush system of any debris and put back into service. Currently the backflow devices did not pass PM testing.	\$4,985	\$4,985	100	Complete
588	Los Angeles	19-T1	Metropolitan Courthouse	1	Elevator - Rebuild elevator generator which services all floors and is required to operate the building efficiently	\$34,037	\$34,037	100	In Work
589	Los Angeles	19-T1	Metropolitan Courthouse	2	Elevator - Replace brake coil for Elevator #4. Currently the brake coil for #4 elevator gets excessively hot causing the elevator to not level, causing a trip and fall hazard for personnel going in and out of the elevator.	\$4,792	\$4,792	100	Complete
590	Los Angeles	19-T1	Metropolitan Courthouse	2	Plumbing - Cast Iron Drain Line - Remove and replace a 5 foot section of 3" cast iron drain line, one (1) 3" "Y", one (1) P-TRAP, and several hose boots coming from the 4th floor sheriffs shower to main drain. This work also required Asbestos Containing Material testing and replacement of several ceiling tiles in the 3rd floor Court Reporter's office.	\$2,687	\$2,687	100	Complete
591	Los Angeles	19-U1	Central Arraignment Court	2	Interior finish - Flood Damage - Remove and replace approximately 120 SF of carpet squares in holding area Dept. 82. Work is needed to replace flooring damaged by flood.	\$3,000	\$3,000	100	Complete
592	Los Angeles	19-V1	East Los Angeles Courthouse	2	HVAC - Back Flow Device - Remove and replace the two (2) main domestic water backflow preventers. These backflow preventers are deteriorating and leaking constantly; replacement must take place to prevent site damage from continual leakage.	\$7,100	\$7,100	100	Complete



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593	Los Angeles	19-V1	East Los Angeles Courthouse	1	Plumbing - Remove and replace failed broken and leaky pipe sections and flex connector from the domestic water pipe. Work was completed under P1 emergency, replacement of pipe had to be made to ensure proper system function and to avoid further damage.	\$9,146	\$9,146	100	Complete
594	Los Angeles	19-V1	East Los Angeles Courthouse	1	Plumbing - Replace two (2) pressure relief valves and (1) pressure regulator that have failed and are leaking. Work performed under P1 emergency, valves were broken and leaking water into the mechanical room and several offices in the 4th floor North / West secured areas. Parts had to be replaced to stop leak and to bring system back to working condition and to ensure proper system performance.	\$3,865	\$3,865	100	Complete
595	Los Angeles	19-V1	East Los Angeles Courthouse	2	HVAC-250 Ton Carrier Chiller requires rebuild/replacement with new condenser tubes and evaporator system. Currently the courthouse is operating with chiller #1 and requires chiller #2 operating as well to maintain normal temperatures in courthouse during very hot days. Analysis of the Carrier 19XRV Centrifugal chiller and the inability of the machine to perform at design specifications have revealed the following: Elevated cooler approach temperatures in excess of 16 degrees at part load cond.	\$161,495	\$125,514	77.72	In Work
596	Los Angeles	19-V1	East Los Angeles Courthouse	1	Plumbing - Replace defective domestic 1/6 HP hot water pump. Work is needed to restore hot water to the building.	\$2,630	\$2,630	100	Complete
597	Los Angeles	19-V1	East Los Angeles Courthouse	1	Elevator - Replace failed circuit boards and relays to return elevator to normal service. Elevator is non operational and stopped on 2nd floor and not responding.	\$3,950	\$3,950	100	Complete
598	Los Angeles	19-V1	East Los Angeles Courthouse	2	Elevators - Remove (5) passenger elevator phones that are NOT currently ADA compliant and replace with 5 ADA compliant, hands-free speakerphones. Work needs to be performed to ensure elevators meet code and to ensure public safety in case of an entrapment.	\$4,415	\$3,431	77.72	In Work
599	Los Angeles	19-V1	East Los Angeles Courthouse	1	HVAC - Brush clean condenser tubes, chemical cleaning and install 375 lbs of R134A refrigerant for Chiller #2. Chiller is working below full capacity. Work is needed to maintain needed building temperatures.	\$27,100	\$21,062	77.72	In Work
600	Los Angeles	19-W1	Pomona Courthouse South	2	Plumbing - remove and replace, with new pipe and fittings, deteriorating part of 6" Main water line piping that is currently leaking. This work must be completed soon since the pipe is on top of the fire panel, if rupture occurs water will be disabled for the entire building and also possible damage to fire panel causing electrical shorts. Safety Issue.	\$8,338	\$8,338	100	Complete
601	Los Angeles	19-W1	Pomona Courthouse South	2	HVAC - Remove and replace 1 failed Variable Frequency Drive. Currently the Basement & 1st floor are being affected and room temperatures are extremely high affecting Court operations. Work will be done in house by SP.	\$4,172	\$4,172	100	Complete
602	Los Angeles	19-W1	Pomona Courthouse South	2	HVAC - Replace shaft seal and bearings on Chiller #2 compressor motor. Work is necessary or motor could burn up and shut down chiller. This could have serious affect on building temperature.	\$25,700	\$23,423	91.14	In Work



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603	FM-0049812	Los Angeles	19-W1	Pomona Courthouse South	2	HVAC - Remove and replace (1) motor with motor mount, and (1) sheave from the HVAC unit located in the 5th floor. The unit is creating loud noise due to damaged parts that are failing due to wear and tear, replacing these fundamental parts will ensure that the system performs at its original design functionality and minimize the noise that may disturb Court operations.	\$4,055	\$4,055	100	Complete
604	FM-0049813	Los Angeles	19-W1	Pomona Courthouse South	2	Elevator - Elevator Transfer Switch - Isolate the disconnect between the transfer switch and the emergency generator. Restore system to communicate with the generator during blackouts to comply with elevator building code.	\$2,425	\$2,425	100	Complete
605	FM-0049856	Los Angeles	19-W1	Pomona Courthouse South	2	HVAC - Replace failed Variable Frequency Drive with new. Currently the Variable Frequency Drive has failed and will not adjust in controlling the hertz to the return fan motor. Work must be performed to ensure proper HVAC system performance & to prevent further damage to the system. Work to be performed in-house and during overtime hours.	\$4,130	\$3,764	91.14	Complete
606	FM-0050306	Los Angeles	19-W1	Pomona Courthouse South	2	Fire Protection - Replace fire sprinkler deluge pre-action components to comply with Fire marshal notice.	\$4,520	\$4,120	91.14	Complete
607	FM-0050513	Los Angeles	19-W1	Pomona Courthouse South	1	HVAC - Chiller #1 - Rebuild chiller #1, which includes replacing the lost refrigerant (25%), oil, coolant, filter and brushing condenser and cooler tubes. Work is required due to low oil pressure failure. Chiller #1 is needed in good operating condition while failed Chiller #2 is replaced.	\$24,416	\$22,253	91.14	In Work
608	FM-0050730	Los Angeles	19-W1	Pomona Courthouse South	2	HVAC - Replace the supply fan motor blower bearing. Currently the supply fan blower motor bearing is going up and if it were to fail, there would not be HVAC for the entire floor of the courthouse.	\$3,090	\$3,090	100	In Work
609	FM-0049928	Los Angeles	19-W2	Pomona Courthouse North	2	Interior Finishes - Replace door closers and pivots, reset doors back in place properly. Currently the front entry doors are failing, they slam into the public, hitting them in their backs when they enter the Court and the locking devices don't shut properly when the doors are being secured at close of business, this is a security issue. Work must be done to ensure proper door function and to prevent injuries to the public.	\$3,005	\$3,005	100	Complete
610	FM-0050443	Los Angeles	19-W2	Pomona Courthouse North	2	HVAC - Remove and replace failed shaft seal from compressor as well as gaskets. Remove and replace the oil in the compressor. Currently, the shaft seal is leaking oil from head gaskets and shaft seal. Work must be performed to ensure HVAC system functions properly and to avoid further damage to the system.	\$5,138	\$4,945	96.25	Complete
611	FM-0050731	Los Angeles	19-W2	Pomona Courthouse North	2	HVAC - Remove failing and leaking shaft seal in DX system and replace with new. Manage refrigerant in compliance with code.	\$3,247	\$3,247	100	In Work
612	FM-0050742	Los Angeles	19-X1	West Covina Courthouse	1	Electrical - Fire Restoration - Remove and replace 4 contactors, 4 disconnects, and assorted electrical conduit and wiring. Scope included new electrical panel, electrically rated disconnects and controllers that control air handlers, new wiring. Fire in air handler room damaged electrical panel, additional work included installing charcoal filters in air handler fan rooms to assist in the elimination of smoke odors.	\$28,224	\$23,429	83.01	In Work



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613	FM-0049482	Los Angeles	19-Y1	Long Beach Courthouse	1	HVAC - Replace failed 100 amp breaker from cooling tower #1. Rewire connections inside terminal blocks and bring back to working condition. Cooling tower shutting off, tripping breaker which prevent the HVAC from properly regulating building temperatures.	\$3,917	\$3,917	100	Complete
614	FM-0049669	Los Angeles	19-Y1	Long Beach Courthouse	2	HVAC - Remove and replace failing Variable Frequency Drive located in the 3rd floor Mezzanine in order to ensure proper control of motor and air pressure. Work must be done to ensure HVAC system functions properly and to prevent any further damage to the HVAC system. Work to be performed in-house and after hours	\$3,500	\$3,500	100	Complete
615	FM-0049670	Los Angeles	19-Y1	Long Beach Courthouse	2	HVAC - Remove and replace failing Variable Frequency Drive located in the 7th floor Penthouse in order to ensure proper control of motor and air pressure. Work must be done to ensure HVAC system functions properly and to prevent any further damage to the HVAC system. Work to be performed in-house and after hours	\$3,500	\$3,500	100	Complete
616	FM-0049867	Los Angeles	19-Y1	Long Beach Courthouse	2	HVAC - Remove and replace failing Variable Frequency Drive located in the 5th floor Mezzanine in order to ensure proper control of motor and air pressure. Work must be done to ensure HVAC system functions properly and to prevent any further damage to the HVAC system. Work to be performed in-house and after hours	\$3,582	\$2,708	75.59	Complete
617	FM-0049944	Los Angeles	19-Y1	Long Beach Courthouse	2	HVAC - Vacuum coils and plenums, wire brush, rust reform and install tower seal coating to condensate pans. Work needed because condensate pans are leaking over jury room and offices below causing water damage and potential unhealthy conditions.	\$14,954	\$14,954	100	Complete
618	FM-0050026	Los Angeles	19-Y1	Long Beach Courthouse	1	Plumbing - Remove and replace failed pump #2, located in the basement, to increase the water pressure in the building. Currently the water pressure in the toilets is extremely low, causing toilets to be left un-flushed. Pump must be replaced to ensure proper water pressure to the building and to prevent any health hazards. Work to be performed in-house	\$3,221	\$3,221	100	Complete
619	FM-0050126	Los Angeles	19-Y1	Long Beach Courthouse	2	Interior Finishes - Replace sections (first section: 8 ft x 24 in, second: 11 ft x 8 ft and third: 5 ft x 9 ft) destroyed and damaged by water intrusion plaster/drywall and replace 12 stained ceiling tiles from the Sheriff's offices room 202B.	\$9,067	\$9,067	100	Complete
620	FM-0050308	Los Angeles	19-Y1	Long Beach Courthouse	1	Plumbing - Clogged Storm Drain - Hydrojet 6" storm line too clogged to clear by snaking the line. Cap the line at the line to perform the hydrojetting and replace a 90 degree coupling damaged by the removal of tree roots, concrete and dirt.	\$5,045	\$3,814	75.59	Complete
621	FM-0050427	Los Angeles	19-Y1	Long Beach Courthouse	2	Fire Protection - Remove and replace defective water flow modules and remove and replace all wires and cables related to the modules. Currently the water flow modules in the basement are defective due to (possible) water damage, which are causing the water flow devices to stay in "TROUBLE" mode, all modules need to be replaced to ensure system functions properly and safely.	\$3,420	\$3,420	100	Complete



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622	FM-0050562	Los Angeles	19-Y1	Long Beach Courthouse	2	Plumbing - Remove and replace circulating hot water pump #2 impeller and gasket that is leaking. Currently the pump is not circulating water as intended. Reducing the water flow to the entire building.	\$3,885	\$3,885	100	Complete
623	FM-0050613	Los Angeles	19-Y1	Long Beach Courthouse	2	HVAC - Variable Frequency Drive AC-4B - Remove and replace failed Variable Frequency Drive AC-4B, scope of work will require above ceiling work, local air balance and make all necessary adjustments. Currently Variable Frequency Drive AC-4B is on bypass running 24 hours full speed consuming a great amount of power and will burn motor in short period of time.	\$3,446	\$2,605	75.59	In Work
624	FM-0050614	Los Angeles	19-Y1	Long Beach Courthouse	2	Plumbing - Holding valves and seals - Remove and replace the leaking holding valves and seals at the isolation valves in order to install new hot water pumps. Currently the isolation valves are not holding the water pressure and the building technician is unable to replace the defective hot water pump #2 or to service any other pump that circulates the hot water throughout the building. The hot water pump is still leaking water from the shaft seals and is not maintaining a consistent hot water loop temperature in the building.	\$4,029	\$3,046	75.59	Complete
625	FM-0050761	Los Angeles	19-Y1	Long Beach Courthouse	2	Fire Protection - Replace defective fire alarm sub-panel and all linked smoke detector devices. Panel and pull stations are not responding. Work is needed to provide fire safety for facility and occupants.	\$11,650	\$8,806	75.59	In Work
626	FM-0018466	Los Angeles	19-Z1	San Pedro Courthouse	2	Remove and replace 43 year old non-compliant boilers due to AQMD regulations, failure to replace these boilers will lead to heavy daily fines; HEATING BOILER #1 and BOILER #2, 1,500,000 BTU each	\$170,000	\$161,755	95.15	Awaiting Shared Cost Approval
627	FM-0049905	Los Angeles	19-Z1	San Pedro Courthouse	2	Plumbing - Replace leaky hose-bib, wall box and cover plate, and damaged brick around box. This is needed to provide needed water for exterior site and building maintenance.	\$2,587	\$2,587	100	Complete
628	FM-0049999	Los Angeles	19-Z1	San Pedro Courthouse	2	HVAC - Remove and replace failed pump located in the basement to increase water pressure in the building. Currently the toilets have a hard time flushing due to low water pressure, this is causing toilets to be left un-flushed, a health issue. Work must be done to ensure proper pressure in the building and to avoid any further damages.	\$4,681	\$4,681	100	Complete
629	FM-0050202	Los Angeles	19-Z1	San Pedro Courthouse	2	Security - Replace defective gate operator (motor) and adjust operational settings to return gate to normal operation. Gate is currently non-operational and requires manual labor to open and close.	\$5,035	\$5,035	100	Complete
630	FM-0050508	Los Angeles	19-Z1	San Pedro Courthouse	2	Parking Lot - Remove and replace the defective gate operator. Currently the secure exit gate to the Judge's / Employee's parking lot keeps slipping and is required to be opened manually, which causes a security breach for the Judge's and Employees.	\$4,053	\$4,053	100	Complete
631	FM-0050571	Los Angeles	19-Z1	San Pedro Courthouse	2	HVAC - Cooling Tower Fan #1 - Remove and replace the failed cooling tower fan and motor. Current defective cooling tower fan has seized causing the electrical circuit to trip.	\$2,637	\$2,509	95.15	Complete
632	FM-0050732	Los Angeles	19-Z1	San Pedro Courthouse	1	HVAC - Replace leaking service valves and packing. Circuit 1 and 2 operating on low refrigerant pressure causing the return air pressure to rise throughout the courthouse.	\$4,074	\$4,074	100	Complete



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	FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Facility Modification Program Budget Share of Preliminary Estimate	Facility Modification Budget % of Preliminary Cost Estimate	Status
633	FM-0049825	Madera	20-A1	Madera County Superior Court	2	Security - DVR and camera - Remove and replace one failed DVR and components, and one camera. DVR and camera will be replaced with like, kind and quality equipment.	\$3,600	\$3,600	100	Complete
634	FM-0049906	Madera	20-A1	Madera County Superior Court	2	Security - Replace camera to main entrance - Camera is not longer working correctly creating a security risk	\$3,465	\$2,495	72	Complete
635	FM-0049347	Madera	20-D1	Sierra Courthouse	1	Front Entry Doors - Replace Doors - doors were damaged during attempt to blow up the building. Will also need to check the functionality of the access reader.	\$10,000	\$6,800	68	Complete
636	FM-0049377	Madera	20-D1	Sierra Courthouse	2	HVAC - 3 Ton Package unit - Remove and replace one (1) failed 3 ton package unit. Associated work is to install a manual outside air damper, propane kit, fabricate and install one (1) sheet metal transition, install one (1) programmable thermostat, seal duct work and diffuser point of connection, startup, and test.	\$9,625	\$6,545	68	Complete
637	FM-0046915	Mendocino	23-A1	County Courthouse	2	Interior Door - Modify Courtroom F holding door to swing out. Current set up creates safety/security issue for judge. Fix will create a solid barrier between judge, staff and juveniles.	\$3,517	\$3,517	100	Complete
638	FM-0047412	Mendocino	23-A1	County Courthouse	2	Exterior - Exterior entrance stairs, landing and planter boxes (9500 SF) - Prep the stairs, landing and planter boxes for a polymer coating to eliminate water penetration into the court and holding areas in the basement. Remove and replace the damaged drywall and repaint the new drywall. Asbestos Containing Material abatement will be required in the drywall areas.	\$133,169	\$90,049	67.62	Awaiting Shared Cost Approval
639	FM-0047416	Mendocino	23-A1	County Courthouse	2	Roof (10,000 SF) - Recoat roof assembly - Existing roof is deteriorated and currently leaking. Water is penetrating the facility - Project includes abatement of hazardous materials	\$133,169	\$90,049	67.62	Awaiting Shared Cost Approval
640	FM-0048941	Mendocino	23-A1	County Courthouse	2	HVAC - Remove and replace severely corroded chiller barrel tail pieces (2). This can lead to imminent failure of the system and hazardous materials release. (DEFICIENCY LIST)	\$14,150	\$9,568	67.62	Complete
641	FM-0049006	Mendocino	23-A1	County Courthouse	2	HVAC - Chilled water system - Install new Pot Feeder to the existing water treatment system to better balance the chemicals and remedy early deterioration of the coils. (DEFICIENCY LIST)	\$857	\$857	100	Complete
642	FM-0049117	Mendocino	23-A1	County Courthouse	2	HVAC - Rooftop package AC unit - Replace fan blade - Equipment vibration affecting court operation	\$1,603	\$1,603	100	Complete
643	FM-0049729	Mendocino	23-A1	County Courthouse	2	HVAC - Replace corroded/leaking boiler condensing return pipe.-4" return condensate tee leaking water creating safety hazards, Cut out 4 inch "t" with flange and weld in new "T" with flange, work during court hours	\$3,549	\$2,400	67.62	Complete
644	FM-0050338	Mendocino	23-A1	County Courthouse	2	Safety hazard, handrail - Modify height by welding additional handrail - The height of the guardrail is non-compliant causing a potential safety hazard. Elevate 20 Lin. Ft. of existing aluminum handrail by 6" to a code compliant height of 42"	\$2,946	\$1,992	67.62	Complete



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645	FM-0050599	Mendocino	23-A1	County Courthouse	2	HVAC - Compressor (1) on ACU06 has failed - Remove and replace failed compressor (1), TXV (1) and electrical contactor. Recharge system, start-up and test operations. Court will be affected if repairs not facilitated. PM 2285419 Deficiency: South compressor heating up and windings going bad.	\$9,475	\$9,475	100	In Work
646	FM-0050616	Mendocino	23-A1	County Courthouse	2	HVAC - Evaporator coil - Remove and replace the damaged evaporator coil and thermal expansion valve on ACU05, scope of work will require scaffolding, overtime, recharging the system and start-up. Deficiencies discovered during PM SWO 2285418.	\$13,142	\$13,142	100	In Work
647	FM-0050631	Mendocino	23-A1	County Courthouse	2	Interior Finishes - Courtroom Doors (two sets) - Remove existing door closures and replace with new closures with integrated coordinator, new door astragal, automatic door bottoms and thresholds. Currently there are gaps of up to 1 1/2" under and between each door. Current design does not meet fire code.	\$3,282	\$3,282	100	In Work
648	FM-0050647	Mendocino	23-A1	County Courthouse	2	HVAC - Server Room HVAC - Remove failed unit (1) and relocate existing Fujitsu air conditioning split system (1) in its place. This will provide maximum cooling efficiency to the servers. Scope of work includes recovery of refrigerant from the failed unit, removal and relocating the Fujitsu Unit and drywall work where the Fujitsu unit was removed.	\$3,997	\$3,997	100	Complete
649	FM-0050664	Mendocino	23-A1	County Courthouse	2	HVAC - Chiller Units S#1, N#1 & N#2 - Remove and replace one (1) Oil pressure control switch, one (1) Time clock, one (1) discharge and suction valve, new line driers and recharge, leak test and start up of each unit.	\$9,512	\$6,432	67.62	In Work
650	FM-0050833	Mendocino	23-A1	County Courthouse	2	HVAC - Heat Screen installation - correct design flaw issues, unable to maintain temp control in lobby area due to per transfer modifications. Install 484 Sq Ft of heat screening material to a height of 24 feet to reduce heat gain in lobby area and allow HVAC to work as originally intended (Deficiency List)	\$9,059	\$6,126	67.62	In Work
651	FM-0049843	Mendocino	23-B1	Ft. Bragg Justice Center	1	COUNTY MANAGED - HVAC - Boiler - Failure of Boiler to entire building - Replace failed boiler	\$3,405	\$3,405	100	Complete
652	FM-0049151	Merced	24-A1	Old Court	2	Roof - Remove and install new roof, downspout, gutter, leaf-guard installation, vent-grate patching and fan/ductwork demolition. - Roof leaks damaging ceiling tiles and causes flooding during rain storms	\$215,222	\$215,222	100	In Work
653	FM-0049814	Merced	24-A1	Old Court	2	Plumbing - Roots growing into the employees restroom causing sewage backups -Field camera confirmed blockage - Approximately 10 feet of a 40 foot section of cast iron sewer line will need to be replaced - excavation, backfill and clean up are required.	\$3,500	\$3,500	100	Complete
654	FM-0050250	Merced	24-A1	Old Court	2	Electrical - Outlets and switch - Remove failed existing electrical connections in the bench and install two (2) new four gang outlets and a single switch.	\$2,500	\$2,500	100	Complete
655	FM-0050330	Merced	24-A1	Old Court	2	HVAC - Air Ducting Control - Furnish and install a Zone Control system to serve the judges chambers and juror room by installing (1) zone controller, (2) programmable thermostats, (2) zone dampers, (1) bypass damper, bypass duct, insulate bypass duct, run new thermostat wire from HVAC unit to the zone controller, run new thermostat wire to new thermostat in the judges chamber, seal new duct connections, and test system - Provide much greater comfort levels for all occupants.	\$6,654	\$6,654	100	Complete



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656	FM-0049768	Merced	24-A8	New Downtown Merced Courthouse	2	HVAC - Remove and replace one failed hot gas bypass solenoid valve, the existing valve is leaking and is not EH&S compliant. Continued use with low refrigerant will damage the compressor and jeopardize court operations.	\$4,805	\$4,805	100	Complete
657	FM-0050184	Merced	24-A8	New Downtown Merced Courthouse	2	Holding Cell - Bullet Proof Glass - Remove and replace a piece of bullet proof glass in a holding cell, the glass is 21 1/2" X 37 1/2 ".	\$3,000	\$3,000	100	Complete
658	FM-0049359	Modoc	25-A1	Barclay Justice Center	2	Electrical - Service Meter - Separate the building's electrical meter from Modoc County service. Modoc County is undergoing financial troubles and it is urgent to the AOC to separate these utilities. Service provider technician to procure GIS meter to monitor power usage.	\$7,025	\$7,025	100	Complete
659	FM-0050291	Modoc	25-A1	Barclay Justice Center	2	HVAC - Replace four (4) 20+ year old inefficient propane furnaces with high efficient units and provide and install R-38 insulation in the existing attic space. - The existing four (4) furnaces that are 20 years old are failing and are inefficient and unable to provide adequate heating.	\$26,095	\$26,095	100	In Work
660	FM-0050203	Mono	26-B2	New Mammoth Lakes Courthouse	2	Grounds and Parking Lot - Monument Sign - Remove four (4) corten steel plates off the Monument Sign and install four (4) 16 gauge stainless steel back panels as per the detail drawings then re-install the four (4) corten plates - It is hard to read the sign from a distance due to no contrast	\$3,275	\$3,275	100	Complete
661	FM-0050365	Mono	26-B2	New Mammoth Lakes Courthouse	2	HVAC - BAS - restore administrative rights and operations for BAS. Currently unable to operate remote functions. Restore and add new account information for vendor and remote access. Update security functions and test.	\$4,120	\$4,120	100	In Work
662	FM-0050588	Mono	26-B2	New Mammoth Lakes Courthouse	2	Safety - At the main entry, modify the existing (4) sets of panic hardware to coordinate with (2) new key lockable, removable center mullions to help stiffen the opening and keep the locks latched during heavy weather events (high winds) and replace the (4) existing closers with more heavy-duty models to keep the doors from swinging past their prescribed swing limits - Existing front entry doors are not secure (become unlocked) in high winds and heavy weather conditions	\$5,278	\$5,278	100	In Work
663	FM-0050589	Mono	26-B2	New Mammoth Lakes Courthouse	2	Roof - Provide a roof manufacturer compliant PVC pad under the satellite dish and slip resistant PVC walk pads from the roof access point to the dish - the existing material under the satellite dish is not compatible with the roofing membrane material and there currently is no defined safe path from the roof access point to the dish.	\$4,569	\$4,569	100	In Work
664	FM-0050600	Mono	26-B2	New Mammoth Lakes Courthouse	2	Exterior Finishes - Remove one (1) fractured glass panel located on the exterior shell of the New Mammoth Lakes Courthouse. Install one (1) new ballistic glass panel in the current frame. The current ballistic glass panel has failed due to fracturing within the glass panel - Safety	\$4,740	\$4,740	100	In Work
665	FM-0047474	Monterey	27-A1	Salinas Courthouse- North Wing	2	Fire Protection - Corridor Doors floors 2 & 3 - Install Magnetic Door Holds and tie into the Fire Alarm System - This is to eliminate the possibility of a Fire Life Safety issue when the doors are propped open by the occupants of the building.	\$14,113	\$14,113	100	Complete



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666	FM-0048710	Monterey	27-A1	Salinas Courthouse-North Wing	2	Plumbing - Replace - Cut sewage ejector pump from sewage line, clear out line, replace failed components on pump, install new piping, and tie ejector pump back into sewage line.	\$5,100	\$5,100	100	Complete
667	FM-0048971	Monterey	27-A1	Salinas Courthouse-North Wing	1	HVAC - Rebuild the Honeywell EBI system that is offline. The HVAC system is currently down, affecting the comfort of the court occupants and operations.	\$9,873	\$9,873	100	Complete
668	FM-0049008	Monterey	27-A1	Salinas Courthouse-North Wing	2	Plumbing - Basement main sewage line - Replace leaking (6 in) sewage line (8 LF) and flex connectors from pumps. Contain hazardous waste.	\$12,056	\$12,056	100	Complete
669	FM-0049010	Monterey	27-A1	Salinas Courthouse-North Wing	2	HVAC - Condenser pump # 2 - Replace seals and bearings. Seals are leaking and bearings have failed, which impacts building cooling system to court. (DEFICIENCY LIST)	\$7,093	\$7,093	100	Complete
670	FM-0049011	Monterey	27-A1	Salinas Courthouse-North Wing	2	Plumbing - Floor drain near boiler. Remove the existing floor drain basin and old sealant, apply new sealant and reinstall floor drain. Leaking drain allowed water to flow to the floor below. (DEFICIENCY LIST)	\$3,123	\$3,123	100	Complete
671	FM-0049769	Monterey	27-A1	Salinas Courthouse-North Wing	2	Fire Protection - Fire Riser - Remove and replace three (3) valves, seven (7) indicator signs, and one (1) pressure gauge. Fire riser currently has a leak in the basement level. If fitting fails there is a potential for extensive damage due to flood. Also, seven (7) sprinkler heads will be relocated to bring the wet pipe fire system up to code.	\$9,509	\$9,509	100	Complete
672	FM-0050204	Monterey	27-A1	Salinas Courthouse-North Wing	1	HVAC - Replace (1) failed compressor, (1) reversing valve and contactor, (1) supply fan motor which shorted to the ground, charge circuits to factory specs; to bring failed heat pump back to operation. This issue caused a power outage during non business hours.	\$9,938	\$9,938	100	Complete
673	FM-0050224	Monterey	27-A1	Salinas Courthouse-North Wing	2	HVAC - Gas Fired Boiler - Remove and replace the 45 year old 4,500,000 BTU EA. non-compliant boiler due to AQMD regulations.	\$85,000	\$85,000	100	In Work
674	FM-0050504	Monterey	27-A1	Salinas Courthouse-North Wing	2	Grounds and Parking Lot - Tree Removal - Remove (2) Pine Trees that are a safety risk to the public. The trees are leaning and top heavy, limbs and pine cones are falling over 100 feet to the ground.	\$8,828	\$8,828	100	In Work
675	FM-0049013	Monterey	27-B1	Marina Courthouse	2	Interior Finishes - Door vertical locking rods for Department 20 and 21 - Replace latching mechanisms, panic bars, and end caps - Safety and security issue- the doors are hard to open dragging on the floor causing people to panic when they cannot open the door. (DEFICIENCY LIST)	\$10,196	\$10,196	100	Complete
676	FM-0049014	Monterey	27-B1	Marina Courthouse	2	Fire Protection - Fire riser indicator bell in fire control room - Replace failed indicator bell. Safety and compliance issue. (DEFICIENCY LIST)	\$1,812	\$1,812	100	Complete
677	FM-0049063	Monterey	27-B1	Marina Courthouse	2	Exterior - Replace (3) failing warped main entry wood doors and frame work, panic hardware, closure and locks - The doors are jamming open and hard to close creating a security issue. Several SWO's have been opened to shave door at the end of the day to secure - the locks have been adjusted and repositioned several time due to sag - hard to open slamming against people.	\$44,915	\$44,915	100	Complete
678	FM-0049711	Monterey	27-B1	Marina Courthouse	2	Exterior Light Poles, Replace 13 metal rusted through Poles with new Aluminum. Due to the Ocean climate 8 out of the 13 poles have been removed or have fallen due to rust. The Parking Lot is dark in the evenings. Safety and Security Issue	\$68,765	\$68,765	100	Complete



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679	FM-0048655	Monterey	27-C1	Monterey Courthouse	2	HVAC - MDF IT Room in Court Exclusive Space - Replace one 2 ton Split System A/C unit. Compressor components are failing, freezing up the coil and leaking onto the IT equipment.	\$14,900	\$7,471	50.14	Complete
680	FM-0048980	Monterey	27-C1	Monterey Courthouse	2	COUNTY MANAGED - Roof - Replace failing existing buildup tar-and-gravel type due to multiple leaks. Dry rot is evident; water is leaking through Asbestos Containing Material causing saturation and deterioration onto court space.	\$100,280	\$100,280	100	In Work
681	FM-0049127	Napa	28-A1	Criminal Court Building	1	Plumbing- Replace Ruptured (100gal.) Hot Water Heater- Extract Moisture from walls (2nd and third floor) - This work will require 24 hour execution- and frequent moisture testing -Hazardous Materials testing- This emergency response to ensure Court function will not be affected during this work requirement	\$33,000	\$33,000	100	Complete
682	FM-0049907	Napa	28-A1	Criminal Court Building	2	Security - Security Camera (1) Replace sally port point tilt zoom security camera - Camera is non-operational and law enforcement is unable to monitor sally port and in-custody movement	\$2,860	\$2,860	100	Complete
683	FM-0049998	Napa	28-A1	Criminal Court Building	1	Exterior doors - Failed card reader system - Replace failed ACX Controller Board which controls card readers. Security access is compromised.	\$10,000	\$10,000	100	Complete
684	FM-0050185	Napa	28-A1	Criminal Court Building	1	HVAC - Supply fan Variable Frequency Drive (1) - Remove and replace Failed Variable Frequency Drive, unable to operate system as designed, fan noise and vibration is impacting court operations.	\$8,000	\$8,000	100	Complete
685	FM-0050192	Napa	28-A1	Criminal Court Building	2	Interior Finishes - Fire Rated Courtroom doors and hardware - Remove and dispose of six pairs of non-standard double doors and failed hardware. These doors (12 EA.) are 3' x 12' x 2 3/4" thick fire rated doors. The new door hardware will comply with Fire/Life/Safety requirements and consist of new Post rails, extra long throw rods, head rail latches and Von Duprin Panic Bars. Court room entrance doors latching mechanisms are inoperable and the existing doors are deteriorating creating a safety hazard for the Court and Public.	\$112,424	\$112,424	100	In Work
686	FM-0050282	Napa	28-A1	Criminal Court Building	2	HVAC - Smoke Dampers Actuators - Remove and replace (30) inoperable fire smoke damper actuators	\$33,666	\$33,666	100	In Work
687	FM-0050333	Napa	28-A1	Criminal Court Building	2	HVAC - Server Room Air Conditioning - Install one (1) 5 ton unit, one (1) Condenser Coil, and three (3) Cooling coils as one complete Unit. Install one (1) opened ended building automation communication controller. Server room temperature is inadequately maintained by house air causing server equipment to fault on high temperatures as doors to IT rooms need remain locked at Napa Criminal Court. This installation project has taken into account the Court IT needs for future growth. The unit will be mounted on the Roof above the Court rooms and will require a crane and work to be done off hours due to noise and arial lift effecting court operations.	\$126,697	\$126,697	100	In Work
688	FM-0050344	Napa	28-A1	Criminal Court Building	1	HVAC - Remove Leaking Boiler (1) Install Boiler (1) with all associated control required components for State permit to operate- This Boiler has cracked tubes are unable to be repaired- The Boiler is the only means of heating the Criminal Court building- Location requires Napa City Street permitting for closure- Required for Crane for lifting Boilers onto the roof for placement.	\$126,697	\$126,697	100	Complete



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689	FM-0050617	Napa	28-A1	Criminal Court Building	2	HVAC - Mammoth unit PKU01 - Replace leaking maintenance service valves (2) and leaking gaskets (4) on circuits 1 and 2.	\$3,171	\$3,171	100	In Work
690	FM-0050706	Napa	28-A1	Criminal Court Building	2	Elevator - Wheel Chair Lifts - Replace door interlocks (2) on judges wheelchair lift. Work is code required.	\$2,745	\$2,745	100	In Work
691	FM-0034475	Napa	28-B1	Historical Courthouse	2	Exterior Shell - Exterior stucco- Stage scaffolding and protective equipment on the south side and front entrance of the building. Perform destructive testing to determine cause of failure of stucco finish. Develop plan for the re-installation of	\$200,000	\$187,980	93.99	Awaiting Shared Cost Approval
692	FM-0048945	Napa	28-B1	Historical Courthouse	2	Interior Finishes - Remove and replace approximately 9 SF of walls, 3 LF of baseboard, and 9 LF of door jamb. Remediate termite damage in high traffic area. Remediate termite infestation throughout the facility.	\$11,162	\$11,162	100	Complete
693	FM-0049908	Napa	28-B1	Historical Courthouse	2	Fire Protection - Water flow bell External (1) - Modify operation of external water flow bell. Smoke detectors (3) - Smoke detectors 6-8 require replacement - Corrective action required by local fire inspector for facility occupancy	\$3,426	\$3,220	93.99	Complete
694	FM-0050309	Napa	28-B1	Historical Courthouse	2	Security - Install wall rack to accommodate CCTV equipment - Remove damaged wiring and terminate to rack	\$9,141	\$9,141	100	Complete
695	FM-0046909	Napa	28-C1	Juvenile Court	2	Roof - Replace roof (7630 SQ FT) - To eliminate water penetration as roof is beyond useful life. Roof Access - Install access ladder - To allow for safe access to the roof	\$168,000	\$168,000	100	In Work
696	FM-0031631	Nevada	29-A1	Nevada City Courthouse	2	County Managed - Roof - Repair and recoat Metacrylics roof product, approx 9,711 sq. ft. Currently roof condition is causing leaks.	\$35,000	\$22,925	65.5	In Work
697	FM-0031633	Nevada	29-A2	Nevada City Courthouse Annex	2	County Managed - Roof - Repair and recoat Metacrylics roof product, approx 15,260 sq. ft. Currently roof condition is causing leaks.	\$55,000	\$23,491	42.71	In Work
698	FM-0044323	Orange	30-A1	Central Justice Center	1	Fire Sprinkler System - Install Preaction Fire Sprinklers to main system which was never done at time of construction, relocate 5 heads, install 32 escutcheon and 8" double check valve assembly to bring system into compliance with law, all in an Asbestos Containing Material environment.	\$38,621	\$35,211	91.17	Complete
699	FM-0049963	Orange	30-A1	Central Justice Center	1	Interior Finish - Flooring - Remove and replace damaged flooring related to the initial emergency response work (FM# 0049961), flooding required the removal of furniture and casework in two office and the replacement of 86 SY of carpet.	\$4,365	\$3,980	91.17	In Work
700	FM-0050027	Orange	30-A1	Central Justice Center	2	Interior Finishes - Drywall - Environmental assessment of moldy drywall due to long standing leaks in the area. SWO's for abatement, drywall replacement, and leak repair to be submitted as well.	\$539	\$491	91.17	Complete
701	FM-0050112	Orange	30-A1	Central Justice Center	1	Carpet and Drywall - Emergency remediation related to black water intrusion on 11.25.2012 as reported on SWO 1260973	\$9,212	\$9,212	100	In Work
702	FM-0050334	Orange	30-A1	Central Justice Center	2	Plumbing - Replace failing 1965 technology sewage ejector pumps and sump pit with in-line grinder. The existing equipment has caused three black water intrusion P1 events over the last four months. In addition to replacing main equipment, the project will re-line the pit with spray liner, replace the float and grinder.	\$77,941	\$71,059	91.17	Awaiting Shared Cost Approval



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703	FM-0050357	Orange	30-A1	Central Justice Center	2	Interior Finishes - Drywall - Abate approximately 380 SF of drywall on walls and ceilings due to black water intrusion. Finish drywall and paint approximately 2,000 SF of walls and ceilings.	\$4,978	\$4,538	91.17	In Work
704	FM-0050465	Orange	30-A1	Central Justice Center	2	HVAC - Replace main heating pump at 30-A1. The main heating pump at 30-A1 is broken. The pump housing is rusted together and the electric motor shaft & key way is extremely worn. Currently only (1) heating pump is working for the entire building. If this pump fails there will be no heat in the entire building.	\$18,060	\$16,465	91.17	Awaiting Shared Cost Approval
705	FM-0050551	Orange	30-A1	Central Justice Center	2	Fire Protection - Halon System - Remove and replace (2) Fenwal 2 x 31 discharge hoses for the basement tanks and (2) final 4-pin initiators for the capital vault. Hoses are beyond repair, if not replaced fire life safety system will not work properly.	\$2,720	\$2,720	100	In Work
706	FM-0050678	Orange	30-A1	Central Justice Center	2	Plumbing - Heat Exchanger - Remove the hot water heat exchanger head and clear the heat exchanger tubes, remove and replace the leaking seals at the valve assembly and reinstall the head. The heat exchanger services the kitchen and the health department has had issues with the temperatures not meeting the required minimum of 120 degrees.	\$2,720	\$2,480	91.17	In Work
707	FM-0050816	Orange	30-A1	Central Justice Center	2	Interior Finishes - 2nd Floor Reception - Remove and replace 12 sq. ft of drywall, 20ft of cove base and 25 ceiling tiles and re-glue 13 sq ft of wall paper after emergency water extraction/drying due to flooding from above floor cafeteria equipment failure. IR equipment to be used to ensure dryness of carpeting and drywall not replaced. Patch and paint affected area.	\$5,623	\$5,126	91.17	In Work
708	FM-0049118	Orange	30-A3	Central Justice Center, Civil Complex Center	2	Exterior site work - Stair, deck and railing - Remove and replace existing deteriorated wood stair, railing and deck with new synthetic wood. New construction to match the existing stair size and color as close as possible. Current stairs are in poor condition and present a safety hazard.	\$9,245	\$9,245	100	Complete
709	FM-0049665	Orange	30-A3	Central Justice Center, Civil Complex Center	1	HVAC-Replace heat pump #17 which has totally failed leaving no HVAC for a large area of the court. This is a 7.5 ton Carrier heat pump with economizer on the roof.	\$28,500	\$28,500	100	Complete
710	FM-0048656	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	HVAC - Replace cooling tower components, inclusive of mist eliminators, causing chilled water overspray into exterior public areas and secured parking lot.	\$6,901	\$6,901	100	Complete
711	FM-0048657	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Electrical - The electrical outlet at the EASTSIDE copier (near L63) is not providing enough power to the copier, affecting functionality of court calendar. Replace circuit breaker and receptacle to supply adequate ampacity to restore vital court function.	\$4,086	\$4,086	100	Complete
712	FM-0048669	Orange	30-B1	Betty Lou Lamoreaux Justice Center	1	HVAC - Replace existing failed boiler providing heat to the building. Project will replace one failed boiler and related components with two smaller 1.5M BTU/hr units for added efficiency and reliability.	\$169,551	\$135,556	79.95	Complete



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713 FM-0049122	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	HVAC - Remove and replace approximately 21 mist eliminators from the Large Cooling tower. Currently the mist eliminators are rusted and beyond life expectancy causing water to be discharged onto the Judges Parking lot. Work must be done to ensure proper performance of HVAC system and to stop water discharge.	\$11,705	\$9,358	79.95	Complete
714 FM-0049283	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Elevators - Remove and replace failed parts of elevator #6. The parts that have failed are; worm shaft seal, spider seal, oil seal, o-rings, inspection cover gasket, thrust bearings, inner bearings, spider roller bearings and pedestal bearings, also add oil as needed. Currently the bearings are failing and are making a very loud grinding noise. These parts must be replaced in order to ensure elevator does not fail soon and that it works properly and safely.	\$12,157	\$9,720	79.95	Complete
715 FM-0049378	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Grounds & Parking Lot - Remove failed controller and valves for judges landscape irrigation and replace with a new web based irrigation controller with 5 yr wireless remote service and software upgrades, new valves and flow meters to bring back to original design. If work is not performed landscape will dry out, sprinkler covers landscape and approx 13 palm trees, work must be performed to keep landscape alive.	\$8,182	\$8,182	100	Complete
716 FM-0049638	Orange	30-B1	Betty Lou Lamoreaux Justice Center	1	Conveyances - Replace frayed elevator selector cable on non-functioning inmate Elev. #9. Currently inmates are transferred in judges elevator. This elevator has had several issues this past month including entrapment.	\$7,469	\$7,469	100	Complete
717 FM-0049696	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	HVAC - Decommission Chiller #1 - Remove the refrigerant from Chiller #1 and lock out/tag out the chiller from further use. Place refrigerant in Chillers #2 & #3. Chiller #1 has numerous refrigerant leaks needing immediate repair per AQMD. This unit will not be put into operation even if repaired. Cost to repair is prohibitive (over 20K). Better to use the refrigerant in the operating Chillers (where it is greatly needed) and decommission Chiller 1.	\$9,424	\$7,534	79.95	Complete
718 FM-0049771	Orange	30-B1	Betty Lou Lamoreaux Justice Center	1	HVAC - Replace failed 30 hp cooling tower fan motor. Courthouse Temperature is rapidly rising. Motor needs to be replaced to maintain acceptable building temps. Backup motor was megged at 1/2 MEG. This motor will fail next placing special urgency of replacing 30 hp motor.	\$8,196	\$6,553	79.95	Complete
719 FM-0049946	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	HVAC P2 - Six (6) offices along the North Secured hallway are controlled by one VAV and thermostat. When the far West office is too warm, the far East office is too cold and the volume of air is loud. The temperatures are disruptive to operations. Install one (1) new properly sized Variable Air Volume (VAV) box with Hot Water coil and thermostat providing control for two (2) sets of three (3) offices. See attachments.	\$9,500	\$9,500	100	Complete
720 FM-0049947	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	HVAC - Cooling tower - Remove and replace eighty (80) malfunctioning cooling tower spray nozzles and fabricate and install new sheet metal to recondition the manifold. The current spray nozzles are clogged and the manifold is leaking. The new nozzles will be provided by the Court.	\$7,300	\$5,836	79.95	Complete



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721	FM-0049964	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Plumbing - Replace existing leaking single wall day tank with double wall 25 gallon secondary containment tank, including censors and rupture basin. Replacement is necessary to address safety and environmental code compliance	\$26,735	\$21,375	79.95	Awaiting Shared Cost Approval
722	FM-0050177	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Electrical - Replace generator the thermostat, gaskets, seals, O rings and leaking hoses.	\$4,984	\$3,985	79.95	Complete
723	FM-0050238	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Elevator - Passenger Elevator # 5 - Replace worn shaft seal, spider seal, oil seal, o-rings, inspection cover gasket, thrust bearings, inner bearings, spider roller bearing, pedestal bearing. Elevator is making grinding sounds.	\$13,957	\$11,159	79.95	In Work
724	FM-0050260	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Plumbing - Back Flow Device - Rebuild the two (2) domestic water backflow prevention devices. Both Backflow devices failed the annual test. Work required the breakdown of each unit and replacing all seals and gaskets, test and certify.	\$2,866	\$2,291	79.95	Complete
725	FM-0050408	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Fire Protection - WON Door - 5th floor; Remove and replace the existing failed control box and re-attach Bi part door panels to floating jamb. The WON Door does not deploy.	\$6,246	\$4,994	79.95	In Work
726	FM-0050409	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Fire Protection - 7th floor; Remove and replace the existing failed control box and adjust motor belts. Service is needed for proper function of the door. The WON Door does not deploy	\$6,246	\$4,994	79.95	In Work
727	FM-0050410	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Fire Protection - 2nd Floor; Remove and replace the existing control box and floating jamb trolley with new control box and trolley. The WON Door does not deploy.	\$7,144	\$5,712	79.95	In Work
728	FM-0050482	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Fire Protection - Backflow Device - Remove and replace the failed backflow device, work will include water test, certification and putting the system back into operation.	\$2,105	\$1,683	79.95	In Work
729	FM-0050494	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Fire Protection - Fire Pump and Associated Piping - Remove and replace two sections of leaking pipe, one entering the flow meter and the other at the fill tank, four (4) batteries, battery lead and perform back flush of cooling system. Scope of work is from failed items noted on NFPA 25 form attached identified while performing work under Annual PM	\$4,611	\$3,686	79.95	In Work
730	FM-0050733	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Fire Protection - Fire Door - Remove and replace the pocket drive motor and control box. The WON door does not deploy which is required to create a secure envelope.	\$10,616	\$8,487	79.95	In Work
731	FM-0050834	Orange	30-B1	Betty Lou Lamoreaux Justice Center	2	Fire Protection- Replace (12) recalled sprinklers and (3) missing escutcheons on 1st & 6th floors. Corrections are required to comply/ pass NFPA 25.	\$1,584	\$1,266	79.95	In Work
732	FM-0049730	Orange	30-C1	North Justice Center	2	HVAC - Replace (1) failed Variable Frequency Drive. Currently there is no cooling back up for the South 4 story building. In case of HVAC failure there will be no HVAC in the building. Work must be performed to ensure proper building temperatures at all times.	\$5,483	\$4,952	90.31	Complete



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733	FM-0049826	Orange	30-C1	North Justice Center	2	HVAC - Replace blower shaft, bearings, motor sheave at Exhaust Fan #3. Install new belt and align with pulley and sheave. Current parts are extremely worn out and are causing fan blade to strike fan blade housing. Replacement of parts must be made to ensure proper system performance and to prevent failure.	\$3,174	\$2,866	90.31	Complete
734	FM-0049845	Orange	30-C1	North Justice Center	1	PLUMBING - Replace a 4" main domestic water line that has ruptured and caused the Court to close. Work includes installation of a new 12 ft long 4" water line with a 2" hot tapped saddle valve. Also, install, test and certify a new 2" backflow device.	\$13,000	\$11,740	90.31	Complete
735	FM-0049868	Orange	30-C1	North Justice Center	1	Plumbing - Trench along irrigation water line to locate source of water leak. Leak source eventually found where 2" irrigation line T's into 4" building water main (transite pipe). Replace faulty fittings at plumbing T to stop water leak. Two vendors needed, one to find leak and the other with experience dealing with transite pipe. Work is needed to stop leak which could ultimately threaten building domestic water supply.	\$13,526	\$13,526	100	Complete
736	FM-0049869	Orange	30-C1	North Justice Center	2	Security - Replace safety loops & safety loop wires from sheriffs bus gate, which are currently broken. Gate does not stop until end of Cycle; gate must work properly to ensure safety and security.	\$4,238	\$4,238	100	Complete
737	FM-0049910	Orange	30-C1	North Justice Center	2	Electrical - There are 24 emergency lighting batteries that are split or exploded in the cabinets and are not functional. If there were a power outage there would be no emergency lighting in these areas.	\$6,600	\$5,960	90.31	Complete
738	FM-0050017	Orange	30-C1	North Justice Center	2	Plumbing - Water Heater - Remove and replace the failed 85 Gallon Commercial Grade (Model BTL 400100), quick response, low emissions water heater and associated piping. Includes removal and disposal of the existing water heater. Phase III is without hot water impacting operations.	\$13,407	\$12,108	90.31	Complete
739	FM-0050028	Orange	30-C1	North Justice Center	2	HVAC - Air Handler #6 for Phase II- Replace supply fan bearings. Noise and vibrations currently being generated by the bad bearings are impacting courtrooms and offices.	\$7,688	\$6,943	90.31	Complete
740	FM-0050156	Orange	30-C1	North Justice Center	2	HVAC - Return Air Fan for Phase III - Replace return fan bearings. Return Air Fan is currently making a very loud vibration noise. You can see the entire assembly vibrating and failure is imminent.	\$6,494	\$5,865	90.31	In Work
741	FM-0050296	Orange	30-C1	North Justice Center	2	HVAC - Variable Frequency Drive - Replace existing defective 25 hp Variable Frequency Drive with new ABB 25 hp Variable Frequency Drive. Existing Variable Frequency Drive has ceased to function properly. It currently has to be run in bypass mode which causes the fan to run at 100% capacity all the time.	\$9,889	\$8,931	90.31	In Work
742	FM-0050411	Orange	30-C1	North Justice Center	2	HVAC - Modify existing boiler flue stack up to 8 feet in additional height to complete SCAQMD required Method-100.1 NOx source test per Notice of Violation #P58837 dated 06/01/12.	\$4,275	\$3,861	90.31	In Work



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743	FM-0050459	Orange	30-C1	North Justice Center	2	Plumbing - Floor Drains - Saw cut and remove concrete to access cracked drain pipe. Remove and replace, approximately 8' of 2" cracked drain line, 6 square feet of concrete, 10 square feet of floor tile, two floor drains and two primer access panels. Due to the leaking pipes the soil has heaved causing the drains to lift.	\$7,624	\$6,885	90.31	In Work
744	FM-0050495	Orange	30-C1	North Justice Center	2	Plumbing - Commercial Grade, 100 Gallon Quick Recovery Water Heater - Remove and replace failed 100 gal, 300K BTU commercial domestic water heater for Phases I and II. Associated work will include replacement of associated piping and circulation pump. The unit is leaking and the affected phases of the facility are without hot water.	\$7,585	\$6,850	90.31	In Work
745	FM-0050505	Orange	30-C1	North Justice Center	2	HVAC - Replace failed heat pump, serving storefront south entrance. The project will include dismantle and disposal of old unit and refrigerant recovery, installation of new 5 Ton heat pump condensing unit, new concrete pad, filter drier, fuses, pressure check following evacuation and recharge with the recovered R22 refrigerant and up to 15 lbs. of virgin R22 refrigerant.	\$8,033	\$7,255	90.31	In Work
746	FM-0050552	Orange	30-C1	North Justice Center	2	Electrical - Detention Office, Phase I - Install new (1) 100A 120/208V 3 phase panel board with 10 breakers and three (3) outlets to alleviate insufficient power available in the detention area around the Sergeant's office. Multiple instances of tripped breakers have occurred due to overloading.	\$6,134	\$5,540	90.31	In Work
747	FM-0050590	Orange	30-C1	North Justice Center	2	HVAC - Replace failed condenser water pump which services the cooling tower condenser water loop. The project will include dismantle and disposal of failed water pump, evaluation of motor, removal and disposal of motor if also failed, installation of new Paco pump, 5 hp motor (if necessary) and frame, alignment of motor and pump, start up and test for proper operation.	\$9,662	\$8,726	90.31	In Work
748	FM-0048659	Orange	30-D1	West Justice Center	2	Grounds - Remove and replace failed main irrigation water controller; system has failed. Provide and install a new irrigation controller and related components to restore function.	\$8,583	\$7,783	90.68	Complete
749	FM-0048667	Orange	30-D1	West Justice Center	2	Exterior site work - Replace broken and uplifting concrete panel caused by tree root. Area of damage is 16 feet x 4 feet. This is causing possible trip hazard.	\$3,395	\$3,079	90.68	Complete
750	FM-0049379	Orange	30-D1	West Justice Center	1	Plumbing - Remove all water caused by leak coming from floor due to broken pipe, vacuum all water in all affected areas, perform water test, run a video inspection in the basement sump pit, hydro get the line to clean out debris and run camera, divert the water, saw cut the trench for the water drainage and chip out the concrete. Work performed to stop leak.	\$13,578	\$13,578	100	Complete
751	FM-0049386	Orange	30-D1	West Justice Center	2	Plumbing - Drill & intercept the gravel of the existing perimeter drain system in secured parking area. Install Sump pump well over a 8" PVC casing w/ gravel packing. Also install new 1 1/2" discharge line, check valve, power source, relay panel controls & supports. Work must be done to ensure that all water coming from floor to basement gets pumped to the sump pump & not leak onto the concrete floor. Work will avoid any further damage related to all the broken pipe found under the ground.	\$26,015	\$23,590	90.68	Complete



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752	Orange	30-D1	West Justice Center	2	Plumbing - Replace a section of 3" cast iron waste line tee that is currently cracked and leaking above Civil department into office through a light fixture onto a desk. Work must be done to ensure leaking stops and to prevent any further damage. 6 rows of ceiling tiles and light fixtures must be removed to perform work, scalding will be also required to perform work safely, to be performed during the weekend.	\$5,566	\$5,566	100	Complete
753	Orange	30-D1	West Justice Center	2	Interior finishes - Flood remediation - Remove and replace damaged drywall, air test after drywall removal to insure there is no health issues due to moisture damage. Backfill and pour back concrete in trenches accessed during the P1 event to replace the damaged sewer line.	\$10,000	\$9,068	90.68	Complete
754	Orange	30-D1	West Justice Center	2	HVAC - Phase 3 Boiler - Replace defective firebox door, mortar, and gasket. Boiler is down. Will impact court operations.	\$7,451	\$6,757	90.68	Complete
755	Orange	30-D1	West Justice Center	2	HVAC - The Belimo Valve on the boiler is exposed to the elements and needs to be replaced with either a water proof model or encase current Bolema Valve with a water proof box. Valve was not installed with proper waterproof enclosure by previous Service Provider. Valve is exposed to the elements; when it rains, boiler will shut down, impacting Court operations.	\$1,675	\$1,675	100	Complete
756	Orange	30-D1	West Justice Center	2	HVAC - Replace leaking chill water pump seals, bearing, sleeve and gaskets. Water has started to slowly leak into the first floor Civil department. Plastic sheeting has been temporarily placed under pump to divert water to nearby drain. Ceiling has already sustained water damage and the public service window directly under the leak has been closed, impacting Court operations.	\$3,969	\$3,599	90.68	Complete
757	Orange	30-D1	West Justice Center	1	HVAC - Cooling Tower - Replace rotting support beams with structural steel isolation beam supports. Currently, cooling tower sits 8 feet from the east edge of roof unsupported and unfastened by makeshift, rotted wooden supports. These supports do not reach the load bearing part of the foundation; it is primarily stabilized by plumbing lines in and out of the unit.	\$14,890	\$13,502	90.68	In Work
758	Orange	30-D1	West Justice Center	2	Plumbing - Replace drain located on South Patio Deck. The current drain is 1/2" above deck grade. Water is pooling and seeping into W4 Chambers. Roofing material will need to be replaced along with the drain to correct problem.	\$4,582	\$4,155	90.68	In Work
759	Orange	30-D1	West Justice Center	2	HVAC - Chiller failure during cold starts. During cold starts, chiller will dump oil from reservoir into condenser causing low oil safety switch to open, preventing startup. Installation of 6" butterfly modulating valve will restrict & warm water quicker allowing oil to be retrieved from condenser thereby preventing chiller from shutting down and impacting court operations. Asset ID: OM00015713	\$10,379	\$9,412	90.68	In Work
760	Orange	30-E1	Harbor Justice Center- Newport Beach Facility	2	PARKING LOT - ADA Parking - Relocate (5) ADA parking spaces from previous Court Entrance to new Court Entrance. Includes new striping and path of travel painting. Remove (6) previous locations and restore to regular parking spaces.	\$10,000	\$8,432	84.32	Complete
761	Orange	30-E1	Harbor Justice Center- Newport Beach Facility	2	Grounds and Parking Lot - Tree Removal - Large Ash tree in interior patio is causing damage to building and sidewalk.	\$2,595	\$2,188	84.32	Complete



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762	FM-0050509	Orange	30-E1	Harbor Justice Center- Newport Beach Facility	1	HVAC - Refrigerant leaks - Mitigate refrigerant leaks on chillers 1 and 2 and remove and replace the failed refrigerant circuit on chiller 1. The building is currently running on 25% capacity of all chillers. It is likely the building could not be chilled on a warm day at this level.	\$5,000	\$4,216	84.32	In Work
763	FM-0050835	Orange	30-E1	Harbor Justice Center- Newport Beach Facility	1	HVAC - Chiller #2 - Remove and replace the failed compressor with new York 163S screw compressor. The old, inefficient compressor has failed and cannot be repaired. Replacement will provide enough cooling capacity to continue court operations without interruption. Building is currently only running at 25% cooling with chiller #1 needing to be replace.	\$94,138	\$79,377	84.32	In Work
764	FM-0049870	Placer	31-A1	Historic Courthouse	2	COUNTY MANAGED - Replace damaged sidewalk and entryway - Sawcut, break, remove and replace approximately 500 SF of damaged concrete sidewalk and entry to the courthouse. Work is in several sections.	\$10,000	\$10,000	100	In Work
765	FM-0050805	Placer	31-A1	Historic Courthouse	1	Elevator - Elevator Motor - Remove, rebuild and reinstall one (1) failed elevator motor.	\$16,465	\$16,465	100	In Work
766	FM-0048958	Placer	31-B2	County Jail	2	County Managed - Safety requirement - Rebuild parking lot drainage following drainage pipe collapse, regarding of area to comply ADA path of travel codes and parking stalls.	\$112,000	\$112,000	100	Complete
767	FM-0044053	Placer	31-H1	South Placer Justice Center	2	Electrical - Phase II Lighting - Remove and replace 80 lamps with a serviceable lamp and ballast - AOC approved and authorized project (phase II of IV). 60% of Phase II lighting is impacted at this time.	\$71,850	\$71,850	100	In Work
768	FM-0049639	Placer	31-H1	South Placer Justice Center	2	HVAC - Variable Frequency Drive - Remove and replace the 15 horse Variable Frequency Drive for the return air fan on Air Handler Unit #4. The Variable Frequency Drive for the return air fan has failed, this Air Handling Unit controls the temperature in all six courtrooms.	\$3,380	\$3,380	100	Complete
769	FM-0049682	Placer	31-H1	South Placer Justice Center	2	Security - Turnstile - remove and replace the control board and reprogram; staffing front turnstile bollard is staying open.	\$5,550	\$5,550	100	Complete
770	FM-0050311	Placer	31-H1	South Placer Justice Center	2	Electrical - flag pole lights out- lights required to hang flags, identified failed buried cable, replace buried cable with conduit, pull wire, restore and return to operation.	\$2,600	\$2,600	100	Complete
771	FM-0050312	Placer	31-H1	South Placer Justice Center	2	Security - Security system / access control not operating correctly, Identified issue is failed control module, control module replaced to restore Central Security Control to normal operation.	\$3,000	\$3,000	100	Complete
772	FM-0050412	Placer	31-H1	South Placer Justice Center	2	HVAC - Air Handler - Remove and replace air handler shroud that has ripped causing a wind turbulence and out of balance supply fan causing a bad vibration in the office space below.	\$3,500	\$3,500	100	Complete
773	FM-0050460	Placer	31-H1	South Placer Justice Center	2	Electrical - Exterior Lighting, Lamps and Ballasts - Wind driven rain entered a fixture which caused a ballast to blow up, damaging circuit #1. All ten fixtures on this circuit required removal and replacement of damaged ballasts and lamps. This scope of work will require the use of boom truck to restore the safe lighting levels for both public and court staff	\$8,910	\$8,910	100	Complete



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774	FM-0050618	Placer	31-H1	South Placer Justice Center	2	HVAC - Replace Air Handling Unit 2 & 3 I/O expansion modules and Air Handling Unit 3 outside air actuator - failure to replace these components will reduce the HVAC system efficiency and puts the system in jeopardy of being damaged.	\$4,770	\$4,770	100	In Work
775	FM-0050741	Placer	31-H1	South Placer Justice Center	1	HVAC - Air Handler Compressor - Remove, rebuild and re-install the #2 compressor in Air Handling Unit 2, without replacing this compressor, the lone remaining compressor will not cool the areas the Air Handling Unit services in the hotter months. This scope of work will require the use of a crane to remove and reset the compressor to and from the roof.	\$40,000	\$40,000	100	In Work
776	FM-0050836	Placer	31-H1	South Placer Justice Center	1	Safety - At the main front and Judge's entry doors, replace the existing (6) sets of 99 Series panic hardware with new rim (locking) type devices. Install (3) new keyed, lockable, removable center mullions to help stiffen the openings and keep the locks securely latched during heavy weather events (high winds) - Existing main front and Judges entry doors are not secure and can become unlocked as a result of continued damage to the locking mechanisms caused by high winds and weather conditions.	\$12,262	\$12,262	100	In Work
777	FM-0049731	Plumas	32-B2	Portola/Loyalton Court	2	Condenser unit /32-B2-D3035-210-CDR02 - Evacuate, tear down, and clean out system of sludge oil. Reassemble, test, and recharge to restore to operation. - Condenser and system have frozen up due to the wrong type of Freon being used.	\$4,530	\$4,530	100	Complete
778	FM-0050206	Plumas	32-B2	Portola/Loyalton Court	2	Fire - Remove the old fire alarm motherboard and replace it with one (1) new Gamewell/FCI 7100-1D basic system module system. Install two (2) new 12Ahr 12VDC batteries. Upload existing software programming into new system. Test 10% of the SLC circuit and all notification circuits. Provide a 3 year hardware warranty. - Safety / The battery backup charging system has failed causing the motherboard to be replaced	\$7,560	\$7,560	100	In Work
779	FM-0048946	Riverside	33-A1	Family Law Court	1	HVAC - Primary chiller - Remove and replace (1) Condenser Fan Motor on Chiller Circuit # 2, (1) set Condenser Fan Motor Blades, (2) solenoid valves on the liquid cooling and the oil supply, (1) Oil Filter, (3) Liquid Line Dryers, (1) Oil pressure transducer, (1) oil temperature sensor, Rebuild (2) TXV Valves and Repack the Charging and Discharge Valves. The chiller is continually shutting down during high temperature parts of the day	\$15,000	\$15,000	100	Complete
780	FM-0049099	Riverside	33-A1	Family Law Court	2	Fire Protection - Tie in 3 fire dampers into the fire and monitoring system. Currently the newly installed fire dampers are not tied into the fire system. Fire monitoring system will not recognize dampers and will not notify if they fail or will not trigger fire alarms or close if a fire were to be present in the area. Safety Issue.	\$7,754	\$7,754	100	Complete
781	FM-0049380	Riverside	33-A1	Family Law Court	1	HVAC-Replace 100 ton York Screw compressor, crane to roof, oil changes (3), gasket kits, 2 TXVs and 1 liquid injection valve, new gaskets and expedited freight.	\$75,000	\$75,000	100	Complete
782	FM-0048711	Riverside	33-A3	Hall of Justice	2	HVAC - Program chilled water BAS system to correct problems in sequence of operation. Currently both chillers are running simultaneously, expending too much energy.	\$3,500	\$3,500	100	In Work



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783	FM-0049274	Riverside	33-A3	Hall of Justice	2	Interior Finishes - Vandalism - Graffiti Removal - Fill, sand, and paint two (2) 8' x 5' and one (1) 5' x 5' walls along with the backside of one (1) 3' x 7' door. Gang graffiti has been etched and drawn onto these surfaces of the men's restroom on the 4th floor.	\$2,036	\$2,036	100	Complete
784	FM-0049648	Riverside	33-A3	Hall of Justice	2	HVAC - Chiller - The existing chiller is unable to sustain an adequate ambient environment. Chemical treatment of the condenser tubes from centrifugal chiller #2 (19DK51314CN), will be performed to remove excessive scale build up that is currently preventing the HVAC system to cool at full capacity. Project will include proper disposal of contaminants and chemicals.	\$5,198	\$5,198	100	Complete
785	FM-0049732	Riverside	33-A3	Hall of Justice	2	HVAC - Chiller number 1 needs to be de-scaled, leak check, AQMD report if leaks detected, and check operation.	\$5,000	\$5,000	100	Complete
786	FM-0050222	Riverside	33-A3	Hall of Justice	2	HVAC - Gas Fired Boiler - Remove and replace the 21 year old 4,750,000 BTU non-compliant boiler due to AQMD regulations.	\$110,000	\$110,000	100	In Work
787	FM-0050665	Riverside	33-A3	Hall of Justice	2	HVAC - Central Plant - Remove and replace cooling tower #1 motor which has failed causing the plant to operate on one half of its design. This causes major problems keeping the courthouse in an environmentally controlled state for judicial officers, public, and staff. Failure to address will result in cooling troubles in the hot summer months ahead.	\$5,617	\$5,617	100	In Work
788	FM-0031135	Riverside	33-C1	Larson Justice Center	2	Interior Finishes - Wood Benches - Sand, stain and refinish 24 vandalized benches in the public hallways of floors 1, 2, and 3 to remove gang related graffiti etched into the wood.	\$28,048	\$22,666	80.81	Complete
789	FM-0048696	Riverside	33-C1	Larson Justice Center	2	HVAC - Replace failed condenser pump #15. Chiller is not running to capacity in 110-120F degree temperatures. Various court spaces are affected. Quick action will prevent court closure.	\$5,774	\$4,666	80.81	Complete
790	FM-0049284	Riverside	33-C1	Larson Justice Center	2	Interior finishes - Graffiti - All three mirrors located in the Men's public restroom on the first floor have been vandalized with graffiti. The mirrors are 47x46 inches in size. Replace with vandal resistant Century brand mirrors to eliminate future occurrences and recurring costs.	\$2,900	\$2,343	80.81	Complete
791	FM-0049733	Riverside	33-C1	Larson Justice Center	1	Rewire failing wiring for BAS communication lines, and upgrade system router to mitigate future system failures. Chillers have shut down daily during high load/demand conditions due to this failing wiring.	\$38,006	\$30,713	80.81	Complete
792	FM-0050021	Riverside	33-C1	Larson Justice Center	2	Roof - Replace 57,000 Square feet of roof - Remove 57,000 Square feet of 3 ply tar and gravel roof leaving in place the 3" insulation layer below. Replace with a 50 mil. Single Ply PVC roof system over a trowled on cementitious base layer, re-roof will include new parapet walls, mechanical curbs and roof jacks.	\$630,331	\$509,370	80.81	Awaiting Shared Cost Approval



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793	FM-0050115	Riverside	33-C1	Larson Justice Center	2	HVAC - BAS System - HVAC - BAS System - The project will include replacement of approximately 10,000 square feet of faulty high-speed network cable. Approximately 20,000 square feet of low-speed network comm. wiring between 5 air handlers, 10 central plant boiler and chiller controllers, sand filters, and 225 Variable Air Volume box controllers. Replacement of 9 two-way control valves with three-way valves with associated piping. Removal of obsolete chilled water bypass loop, inclusive of decommissioning of pumps 6 and 7. Rebalance the modified chilled water pipe system. Related BAS software reconfiguration and programming. Reprogramming and commissioning of all BAS devices. Invasive work will be performed after hours to minimize court disruption.	\$875,000	\$707,088	80.81	In Work
794	FM-0050208	Riverside	33-C1	Larson Justice Center	1	HVAC - BAS Controls - Isolate the disconnect in communication between the controls and the system, reprogram the BAS and put the system back into operation. There is a communication issue with the BAS system effecting the entire building. Entire building is getting extremely HOT.	\$5,000	\$4,041	80.81	Complete
795	FM-0050223	Riverside	33-C1	Larson Justice Center	2	HVAC - Gas Fired Boiler - Remove and replace two each 15 year old 4,500,000 BTU EA. non-compliant boilers due to AQMD regulations.	\$180,000	\$145,458	80.81	In Work
796	FM-0050679	Riverside	33-C1	Larson Justice Center	2	Elevators, Escalators, & Hoists - Elevator #4 - Realign elevator jack assembly so the cylinder and piston are plum. Currently the piston is rubbing against the inner wall of the cylinder making a knocking noise. Failure to address will result in damage to the cylinder and piston and replacement of the entire jack assembly. To prevent further misalignment and damage sand and gravel will be backfilled between the cylinder and casing.	\$14,580	\$11,782	80.81	In Work
797	FM-0050680	Riverside	33-C1	Larson Justice Center	2	Elevators, Escalators, & Hoists - Elevator #1 - Realign elevator jack assembly so the cylinder and piston are plum. Currently the piston is rubbing against the inner wall of the cylinder making a knocking noise. Failure to address will result in damage to the cylinder and piston and replacement of the entire jack assembly. To prevent further misalignment and damage sand and gravel will be backfilled between the cylinder and casing.	\$14,580	\$11,782	80.81	In Work
798	FM-0048712	Riverside	33-C3	Indio Juvenile Court	2	Elevators, Escalators & Hoists - Remove and replace batteries, relay, and battery charger for failing wheelchair lift in Courtroom #240. Wheelchair lift is required for handicapped public. Safety Issue.	\$3,638	\$3,638	100	Complete
799	FM-0049753	Riverside	33-C3	Indio Juvenile Court	2	Fire Protection - Remove old damaged switch and replace with new PIV switch, also, replace wires and PVC connections to stop the (currently) shorting out of the wires between the PIV and the fire panel. Shortage is dangerous and can cause other damage to fire panel if work is not performed. Safety hazard.	\$2,985	\$2,985	100	Complete
800	FM-0050022	Riverside	33-C3	Indio Juvenile Court	2	Roof - Replace approximately 5,000 S.F. of roofing at the mechanical areas to stop leaking which has caused extensive damage to offices, ceiling and drywall.	\$80,800	\$33,799	41.83	Awaiting Shared Cost Approval



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801	FM-0047395	Riverside	33-F1	Hemet	1	HVAC-Remove and replace one (1) failed roof mount HVAC unit with curb which serves the judges chamber and without which the chambers and admin area have no HVAC. The unit has to be lifted onto the roof with a crane and includes a new economizer.	\$19,500	\$19,500	100	Complete
802	FM-0049153	Riverside	33-G1	Banning	2	HVAC - Compressor - Remove and replace the failing B1 compressor. This is needed to provide adequate cooling for the courthouse.	\$14,338	\$8,656	60.37	Complete
803	FM-0049484	Riverside	33-G1	Banning	2	HVAC - Replace leaky section of copper pipe on condensing unit. Unit is leaking R22 gas. Immediate work needed to stop leak. Failure to stop leak will result in increased building temperatures to possible unacceptable levels.	\$9,048	\$9,048	100	Complete
804	FM-0049485	Riverside	33-G1	Banning	1	Exterior Shell/Vandalism - Replaced 4 double pane windows located in the front Court entrance. Windows were broken by vandals. Front entrance to the Court is closed as a result. Work must be done now to ensure public safety and to bring building back to original design.	\$6,000	\$6,000	100	Complete
805	FM-0033750	Riverside	33-M1	Southwest Justice Center	2	Exterior Shell - Reseal 29 of 76 windows on South and West sides of building in the worst condition, remainder to be addressed on separate FM. Windows have previously leaked causing damage to the interior structure. Further neglect will lead to more substantial damage and harm to the building leading to an increased restoration costs.	\$79,132	\$59,207	74.82	In Work
806	FM-0047709	Riverside	33-M1	Southwest Justice Center	2	Elevator - Elevator #4, #5 and #8. Replace and upgrade the existing worn and troublesome door operating equipment with a new "Closed Loop" system, which includes complete car door operator, car door clutch w/ zone locks, door restrictor, car & hall door hangers, rollers, tracks, gibbs, hall door interlocks, pick-up roller assemblies, door closures & associated linkage & hardware for all landings. Currently there have been several entrapments due to failing MAC brand door operating equipment, safety issue.	\$68,768	\$51,452	74.82	Complete
807	FM-0048713	Riverside	33-M1	Southwest Justice Center	2	Elevators - Install overload sensor on Elevator #5, this elevator is a high traffic elevator and many entrapments have occurred due to too many occupants. Installation prevent entrapment and equipment overload.	\$9,263	\$6,931	74.82	Complete
808	FM-0049126	Riverside	33-M1	Southwest Justice Center	2	Interior Finishes - Graffiti Removal - Remove and replace the anti-graffiti film that has been vandalized on the mirror in the men's public restroom.	\$2,036	\$1,523	74.82	Complete
809	FM-0050363	Riverside	33-M1	Southwest Justice Center	2	Generator - Modify and resurface the generator fuel and elevator hydraulic fluid containing areas to achieve secondary containment as required by AQMD violation notice. Currently, in case of rupture/leak, haz. mat. are not contained, presenting environmental threat. The project will include concrete curbing, unistrut, epoxy, dust control diamond grinding to prepare the surfaces for new coating, prime, base, finish coats - Petra Polymer 20-25 mils., total sq. ft. 550 hor., 321 vert.	\$45,006	\$33,673	74.82	Awaiting Shared Cost Approval



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810	FM-0050368	Riverside	33-M1	Southwest Justice Center	2	Elevators - Replace various failing mechanical components on elevators 4,5, and 8 causing entrapments/failures affecting court operations. The project will include replacement of top and bottom solid guide assemblies and installation of new set of 4 ELSCO solid guide shoes, installation of 4 Z brackets to refasten hoiseway fascia between LL and 1st floor, and full load test to ensure the main rupture valve is fully functional.	\$14,048	\$10,511	74.82	Complete
811	FM-0050734	Riverside	33-M1	Southwest Justice Center	2	Elevators, Escalators & Hoists - Recalibrate load sensor on elevator #4. Load sensor is no longer reading loads within the cab accurately or at all.	\$4,300	\$3,217	74.82	In Work
812	FM-0043858	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	HVAC - Replace two hot and chilled water valves in the basement - the valves are leaking	\$5,145	\$5,145	100	Complete
813	FM-0049191	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Plumbing - Domestic Water Pumps 1&2 - Replace the bearings on DWP1 replace the flex coupler on DWP2, replace the check valve, and inspect the lead/lag controller that is intermittently working - DWP 1 bearings have seized, the flex coupler on DWP 2 has failed, and the lead/lag controller is intermittently working. The Domestic water is pumped from the basement to all the floors above and without these pumps operating the building would be without domestic water and would have to be closed.	\$5,260	\$5,260	100	Complete
814	FM-0049361	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	HVAC/Plumbing - Chilled Water Valve - Chilled Water Valve Actuator has failed and needs to be replaced. The actuator is critical to the operation of the HVAC system and is tied to the controls from the County Central Plant.	\$8,051	\$8,051	100	Complete
815	FM-0049683	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Plumbing - Water Pump - Remove and replace the failed domestic water pump controller. Without the water pump controller, the water can not reach the upper floors of the building.	\$14,700	\$14,700	100	Complete
816	FM-0049684	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Interior Finishes - Glazing - Replace one (1) broken 3' 6" x 3' 8" non-tempered glass partition and three (3) 3' 6" x 3' 8" non-tempered glass partitions in the detainee isolation rooms in the North and South holding tanks with tempered glass. The shards of non-tempered glass can be used as weapons.	\$3,675	\$3,675	100	Complete
817	FM-0050055	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Vandalism - Remove graffiti throughout the public areas of the court - Removed graffiti from 55 areas of interior and exterior walls, doors, mirrors, public restroom partitions and furniture throughout the public areas. This is a consolidation of several separate incidents.	\$7,579	\$7,579	100	Complete
818	FM-0050354	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	HVAC - Replace failed Variable Frequency Drive - replace hot water pump #2 Variable Frequency Drive, add additional conduit and wire to relocate new Variable Frequency Drive to a manufacturer-compliant location. Replace existing wiring from the Metasys system to the existing Variable Frequency Drive. - Hot water pump #2 Variable Frequency Drive has failed causing hot water pump to run constantly at max capacity, and existing wiring passes through a high-voltage raceway that does not meet code requirements - One of the two has failed and is currently running with no means of modulation.	\$23,120	\$23,120	100	In Work



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819	FM-0050369	Sacramento	34-A1	Gordon Schaber Sacramento Superior Court	2	Fire Sprinkler System - Perform 50 year sprinkler head lab testing. Remove nine (9) out dated sprinkler heads in various areas and send them to a laboratory for testing, replace the nine (9) sprinkler heads removed with new sprinkler heads. If one (1) of the nine (9) sprinkler head test fail, all sprinkler heads will need to be replaced throughout building - California State Fire Marshal (CSFM) required 50 year sprinkler inspection or replacement per the NFPA	\$2,754	\$2,754	100	Complete
820	FM-0049486	Sacramento	34-C2	Juvenile Courthouse	2	Electrical - Exterior Lighting - Remove and replace two (2) above ground 28W LED flood flag pole light fixtures on box base mounts at the entry of the facility. The existing junction boxes and base mounts have leaked causing damage to the circuit breakers and both light fixtures. Scope of work includes trenching and backfill to install new underground conduit and wire to the new fixtures. Without these lights, the lighting levels at the building perimeter is a safety concern.	\$3,500	\$3,500	100	Complete
821	FM-0050461	Sacramento	34-C2	Juvenile Courthouse	2	Wheel chair lift - Replace the stop switch in the emergency signaling device located on the wheelchair platform. Remove the wooden panel doors on the wheelchair platform, raise the wheelchair lift to gain access to the wiring box, rewire for the new stop switch, install a new stop switch, lower the wheelchair platform back into to original position, and re-install the wooden panel doors on the wheel chair platform. This work will be completed after business hours.	\$4,866	\$4,866	100	Complete
822	FM-0050735	Sacramento	34-C2	Juvenile Courthouse	2	Plumbing - Backflows (BFP) - Overhaul four (4) BFP's units (BFP01, BFP03, BFP04, and BFP06). Replace necessary parts and make adjustments as required.	\$2,337	\$2,337	100	In Work
823	FM-0050773	Sacramento	34-C2	Juvenile Courthouse	2	Elevator / Safety - Remove and dispose the old wiring in Elevators 1 and 3. Install new fire wiring in both Elevators 1 and 3. The current lighting in Elevators 1 and 3 is failing at the Juvenile Court and needs to be replaced to pass inspection.	\$7,500	\$7,500	100	In Work
824	FM-0049831	Sacramento	34-D1	Carol Miller Justice Center	2	Chiller #1 - Remove and replace failed gaskets and O rings causing system refrigerant leaks. Work required to maintain building temperature and code compliance.	\$9,100	\$9,100	100	Complete
825	FM-0049832	Sacramento	34-D1	Carol Miller Justice Center	2	HVAC - Chiller #2 Leak - Remove and replace failed gaskets and O rings causing system refrigerant leaks. Work required to maintain building temperature and code compliance.	\$9,100	\$9,100	100	Complete
826	FM-0050682	Sacramento	34-D1	Carol Miller Justice Center	2	Security - Replace 1 Pelco Security Cameras stolen from the side of the building. This camera is approx 16' above the ground level & views the Secured Judicial Parking lot. Furnish and install a metal guard beneath the camera to keep from being stolen again.	\$2,500	\$2,500	100	In Work
827	FM-0050052	Sacramento	34-E1	William Ridgeway Family Relations Courthouse	2	COUNTY MANAGED - Security - Cameras and Switcher Unit - Replace fourteen (14) failed cameras and one (1) switcher unit (with like, kind and quality equipment) to restore system back to normal operating specifications.	\$7,000	\$7,000	100	In Work



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828	San Bernardino	36-A2	San Bernardino Courthouse - Annex	2	Interior Finishes - Life Safety. Remove and replace ceiling tiles, Ceiling tiles collapsed and fell in large numbers in areas occupied by staff and jury (No injuries reported). Cost includes sampling for the trace of Asbestos Containing Material's and the removal of confirmed Asbestos Containing Material in the ceiling tile adhesive. Replace and secure ceiling tile in 2nd floor traffic clerk area, hallway, and jury room. Install 317ea seismic ties to existing light fixtures in areas where ceiling tiles will be replaced as per SOW. Safety issue	\$138,500	\$138,500	100	Complete
829	San Bernardino	36-A2	San Bernardino Courthouse - Annex	2	County Managed- Boilers- Replace (1 ea.) 150 PSI Steam Boiler (Derated) with a new 200 HP AQMD Rule 1146 Compliant Boiler. The existing boiler is in poor condition, obsolete, and no longer meets Air Quality Management District (AQMD) Rule 1146, which states this site is to be in full compliance with the emissions limit requirements.	\$92,245	\$92,245	100	In Work
830	San Bernardino	36-A2	San Bernardino Courthouse - Annex	2	Electrical - Trace and replace electrical wire short for judge's parking lot security camera. Currently camera is sending bad signal resulting in blurry image, causing potential security issue.	\$5,325	\$5,325	100	In Work
831	San Bernardino	36-A2	San Bernardino Courthouse - Annex	2	Fire System - Replace failed piping and joint of Fire Dry Standpipe #1. Work is code required.	\$3,762	\$3,762	100	In Work
832	San Bernardino	36-A2	San Bernardino Courthouse - Annex	2	Fire System - Replace failed piping and joint of Fire Dry Standpipe #2. Work is code required.	\$3,762	\$3,762	100	In Work
833	San Bernardino	36-C1	Fontana Courthouse	2	Install 208V / 20Amp wall electrical outlet to supply the new UPS. Additional UPS was required to maintain a critical court function by means of protecting vital court network IT components from power surges. Existing outlet is maxed out causing existing equipment to trip the breaker. The building currently is not on UPS back-up and therefore needing to be done ASAP.	\$1,780	\$1,780	100	Complete
834	San Bernardino	36-C1	Fontana Courthouse	2	Grounds & Parking Lot - Install approximately 30 yards of mulch to protect irrigation lines from foot traffic and bikes. Currently the Irrigation's PVC pipe is exposed and the foot and bike traffic is causing cracks to the irrigation system and failures. Several vegetation areas are drying out due to no water distribution. Work will prevent any further damage to irrigation and grounds.	\$2,360	\$2,360	100	Complete
835	San Bernardino	36-C1	Fontana Courthouse	2	Fire Protection - Replace (1) failed control panel and (1) failed UPS battery back-up. Currently the fire door failed the annual inspection and this work must be completed in order to repair the deficiencies. The fire door did not open via the manual over ride during fire testing which is a safety issue.	\$4,285	\$4,285	100	Complete
836	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	Elevator- Judge's elevator #5- Replace worn, failing components and equipment in Machine Room and Hoist way, Cab and Platform, Elevator Door Equipment, Elevator ADA Fixtures, and other miscellaneous items as per the SOW. Elevator #5 has a history of breakdowns (as noted in CAFM) and is beyond repair.	\$206,175	\$206,175	100	In Work
837	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	HVAC - Chiller #2 has failed - Replace the failed chiller compressor and control wiring. Re-commission Chiller and put back into service.	\$12,165	\$12,165	100	Complete



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838	FM-0050108	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	COUNTY MANAGED - Plumbing- Replace (2ea.) 100 gallon (390 BTU, 100 GPH Recovery Capacity) gas fired commercial quick recovery domestic water heaters in the mechanical room as well as two in line booster pumps due to leaks in both existing tanks and pumps. Associated piping, fittings and vent stacks are included in the pricing. Both tanks and pumps need to be replaced due to safety reasons and to maintain domestic hot water to the building.	\$22,815	\$17,351	76.05	In Work
839	FM-0050161	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	HVAC - Install exhaust duct extensions on top of Chiller unit. Currently hot air exhaust is recycling back into condenser coil causing compressor to short cycle and raise head pressure. This will shorten life of equipment and increases operational costs.	\$2,845	\$2,845	100	Complete
840	FM-0050235	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	HVAC - Install low ambient control kit on Chiller# 1. Work needed to prevent chiller unit from shutting down when chillers are still needed and outside temperatures get colder.	\$3,950	\$3,950	100	Complete
841	FM-0050261	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	Security - Remove failed sally port door operator and replace with (1) new Gear Head Motor Operator. Currently the West Sally port door operator has failed and is not allowing the door to close.	\$4,904	\$4,904	100	Complete
842	FM-0050762	San Bernardino	36-F1	Rancho Cucamonga Courthouse	2	Electrical - Provide/relocate 110V projector power source above the ceiling in three courtrooms. The function of the courtrooms has changed due to recent court closures and downsizing in neighboring courthouses. Function is a critical necessity for the trial function of the courtrooms. Project will include, approximately 200 LF of code compliant wiring/conduit, necessary bracing, verification of circuit capacity, circuit breakers, and Asbestos Containing Material evaluation if deemed necessary.	\$3,557	\$3,557	100	In Work
843	FM-0048698	San Bernardino	36-J1	Barstow Courthouse	2	HVAC - Re-install the BAS to restore ambient temperature control throughout the courthouse. The project is necessary as manual controls are not reliable and further complicated by remote geographic location. Functional BAS will allow the SP to monitor system remotely and respond within minutes, minimizing court disruption.	\$47,073	\$36,684	77.93	In Work
844	FM-0049686	San Bernardino	36-J1	Barstow Courthouse	2	HVAC-Chiller #2- Replace worn, failing components and equipment to bring back to operational and working condition the water cooled 120 ton packaged chiller unit that has been retired since 9/2011. Building is currently operating with only one chiller not being able to keep up with the extreme hot desert temperatures in the area. This cost will include, along with other miscellaneous items as per the SOW, the removal and replacement of (2) compressors and fully rebuild the chiller barrel.	\$123,960	\$96,602	77.93	Awaiting Shared Cost Approval
845	FM-0049967	San Bernardino	36-J1	Barstow Courthouse	2	HVAC - Isolate deficiencies in control devices, Air Handling Unit's #1 & #2 and replace defective devices within contract scope/cost. Work includes but is not limited to replacing 2 heating hot water control valves, 2 chilled water control valves, and 4 actuators for the heating hot and chilled water control valves. In addition, replace 1 non operating damper actuator for hot deck damper for Air Handling Unit #2. Work is necessary to maintain adequate temperature in courthouse.	\$14,922	\$14,922	100	In Work



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846	FM-0050209	San Bernardino	36-J1	Barstow Courthouse	2	HVAC - replace failed server room 2.5 Ton split system supporting critical IT Court function. Project requires crane access to remove old and place new rooftop part of the system.	\$14,980	\$14,980	100	In Work
847	FM-0050350	San Bernardino	36-J1	Barstow Courthouse	2	COUNTY MANAGED- Parking Lot- Replace existing parking lot asphalt paving that is beyond repair and is a safety hazard due to pot holes and cracks. Pavement core samples have been taken and inspected by a third party vendor to which has been determined to be beyond repair. Scope includes but is not limited to; demolition of existing asphalt paving, re-grading of parking areas, driveway, ADA Parking, re-paving, slurry seal and stripping/signage.	\$12,099	\$9,429	77.93	In Work
848	FM-0050774	San Bernardino	36-J1	Barstow Courthouse	2	HVAC - Chiller circuit A is inoperable. Replace failed hardware to bring system back to full operation.	\$5,721	\$5,721	100	In Work
849	FM-0050837	San Bernardino	36-J1	Barstow Courthouse	2	HVAC / Dismantle chiller to gain access to failed coil section and replace. Circuit B of the Carrier Chiller is failing to hold refrigerant which is a compliance issue and must be fixed in a timely manner.	\$4,607	\$3,590	77.93	In Work
850	FM-0049873	San Bernardino	36-L1	Victorville Courthouse- Dept. N-1	2	County Managed- HVAC- Replace existing HVAC system with a new 2 ton split system unit to provide appropriate levels of cooling and air flow to the Resource Center Area. This Courthouse is in a desert area, reaching extreme hot temperatures in the summer months, making it uncomfortable for our employees and the public. County has made several attempts to have the existing unit adequately supply the room all to which has not had success.	\$20,203	\$20,203	100	In Work
851	FM-0050446	San Bernardino	36-L1	Victorville Courthouse- Dept. N-1	2	Interior Finishes - Renovate office by moving door from east wall to south wall, add check-in window at south lobby, and 4 foot low wall. These improvements are needed to ease public congestion in office. Prior disgruntled public altercations have occurred putting the Court Staff at risk.	\$3,750	\$3,750	100	In Work
852	FM-0049360	San Bernardino	36-P1	Juvenile Dependency Courthouse	1	Grounds and Parking Lot - Re-wire 7 parking lot light poles located in the Public and Employee's parking area and provide locked boxes. Wires were cut maliciously and are now exposed, lights are out of service. Lights must be brought back to working condition to ensure the parking lot is well lighted for public and employee, safety issue due to exposed wires.	\$5,000	\$2,727	54.53	Complete
853	FM-0048660	San Diego	37-A1	County Courthouse	2	HVAC - Replace non-responsive Variable Air Volume heating control valve in Dept. 45. Replacement is needed to maintain proper temperature control in this dept.	\$7,798	\$7,798	100	Complete
854	FM-0049650	San Diego	37-A1	County Courthouse	2	HVAC - Replace defective heating hot water valve. Temperature in department is extremely hot and not conducive to carry on court business.	\$4,805	\$4,805	100	Complete
855	FM-0049706	San Diego	37-A1	County Courthouse	2	Plumbing - Replace water softener located in basement. Due to lack of maintenance water softener has exceeded its useful lifespan. This is needed to treat makeup water for steam boiler system or boilers will be subject early replacement as well.	\$4,351	\$4,351	100	Complete
856	FM-0049744	San Diego	37-A1	County Courthouse	2	Electrical - Lighting - Re-lamp (11) Courtrooms and Room 4000 within Asbestos areas, greater than 50% of lamps burned out. Respirators and hazmat clothing required. Cost to include disposal of ACM (Asbestos Containing Material).	\$94,200	\$94,200	100	In Work



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857	FM-0049760	San Diego	37-A1	County Courthouse	1	HVAC-replace the piping system between the 3rd and 4th floor air handlers in an Asbestos Containing Material environment. Approx. 30 feet of pipe and various valves to be replaced.	\$14,997	\$11,611	77.42	Complete
858	FM-0049773	San Diego	37-A1	County Courthouse	2	HVAC - Compressor - Remove and replace one (1) failed air compressor and tank, this is needed to maintain proper control and operation of the HVAC system.	\$7,453	\$7,453	100	Complete
859	FM-0049913	San Diego	37-A1	County Courthouse	1	HVAC - Removed section of leaky pipe and leaky valve from Asbestos Containing Material contained area and replaced with new. Reinsulated and Rethreaded new section of pipe and union. Stopped leaks and brought system back to working condition under P1 status. Asbestos Containing Material containment area	\$11,869	\$11,869	100	Complete
860	FM-0049929	San Diego	37-A1	County Courthouse	2	HVAC - Remove and replace six (6) condensate pans that have failed and are leaking on the room floor, which leads to Court room below and within Asbestos Containing Material environment. Condensate pans must be replaced to stop leak & to ensure proper system performance. Work to be done afterhours. Locations: (two pans from AH P3, two pans from AH P4 and two pans from AH P5)	\$4,478	\$4,478	100	Complete
861	FM-0049978	San Diego	37-A1	County Courthouse	2	Elevators - Remove and replace short out traveling cable from elevator no. 3 with new. Currently the cable created a short and caused the control fuses to be blown out. Work must be performed to ensure elevator functions at its original design functionality and safely.	\$7,715	\$5,973	77.42	Complete
862	FM-0049979	San Diego	37-A1	County Courthouse	2	Plumbing - Locate and stop water leak above ceiling and replace damaged ceiling material. Work needed to prevent potential slip and fall condition caused by leaking water on floor.	\$3,915	\$3,915	100	Complete
863	FM-0049994	San Diego	37-A1	County Courthouse	2	HVAC - Remove and replace two mechanical seals from hot water heater #2. Currently the mechanical seals are leaking and we are losing chemicals. Replacement must be made to ensure proper system performance and to avoid further damage. There is no back up boiler feed pump for this boiler.	\$2,301	\$1,781	77.42	Complete
864	FM-0049995	San Diego	37-A1	County Courthouse	2	Roof - Remove old / damaged mastic and replace with new, fill open laps & gouges in base flashings and pipe flashings. Clear all roof drains of debris, re-tighten drain rings on every drain and re-caulk all open joints on the North tower, south tower and north annex building for the San Diego County Courthouse. Work must be performed to prevent any leaks during rainy season and to bring roof back to original design functionality.	\$5,636	\$5,636	100	Complete
865	FM-0050054	San Diego	37-A1	County Courthouse	2	Fire Protection - Replace several obsolete smoke detectors and defective alarm bells as per vendor's fire alarm deficiencies report dated 11/27/12. Devices need replacing to pass fire alarm inspection and to maintain public safety.	\$2,590	\$2,005	77.42	In Work
866	FM-0050130	San Diego	37-A1	County Courthouse	2	HVAC - Remove and replace failed bearings, shaft and belts from exhaust fan AE-4. Parts must be replaced to ensure HVAC system runs at its original design functionality and to prevent any further damage to the unit.	\$3,182	\$3,182	100	Complete



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867	FM-0050160	San Diego	37-A1	County Courthouse	2	HVAC - Replace 75 lin. ft. of condensate pipe for Air Handling Unit #5 plus steam trap and 4 isolation valves. This system continues to leak and cause damage to the building.	\$14,997	\$11,611	77.42	Complete
868	FM-0050178	San Diego	37-A1	County Courthouse	2	HVAC - Remove and replace (1) hot water valve that is in an Asbestos Containing Material environment and has failed. Currently the failed control valve is frozen in "OFF" position and there is no control of heating, half of the Child Care Center is really cold. Work must be done to ensure proper temperature in this area & that the HVAC system works at its original design functionality.	\$5,760	\$4,459	77.42	Complete
869	FM-0050210	San Diego	37-A1	County Courthouse	1	Fire Protection: Renovate Halon Tank by recharging system in Court IT Room (2005). System detected smoke caused by a faulty belt and electrical disconnect which caused tank to discharge on Sunday, January 6, 2013.	\$7,500	\$7,500	100	Complete
870	FM-0050251	San Diego	37-A1	County Courthouse	1	Plumbing - Replace broken Sloan valve in men's restroom. Remediate flood damage and associated Asbestos Containing Materials.	\$10,000	\$10,000	100	Complete
871	FM-0050385	San Diego	37-A1	County Courthouse	1	HVAC - Boiler # 2 combustion blower fan causing severe vibration, boiler shut-down. Back up Boiler # 1 was recently renovated, but is currently is not able to sustain bldg 7/24.	\$5,000	\$5,000	100	Complete
872	FM-0050470	San Diego	37-A1	County Courthouse	2	Plumbing - Leaking Hub - Currently the drain line is dripping in the office below on the first floor. Remove 12 square feet of drywall for access to the plumbing work, abate mono-coat from piping for new work, provide air clearance and take down containment, remove and replace leaking hub, install new drywall and paint three walls (approximately 200 square feet).	\$12,874	\$12,874	100	Complete
873	FM-0050496	San Diego	37-A1	County Courthouse	2	Electrical - Failed Lighting - Remove existing 40 watt Mercury Vapor light fixtures with (4) 60 watt LED fixtures. Currently the light fixtures under "C" street overpass that illuminate sidewalks are inoperable, leaving the area dark at night. This work will require the use of a boom truck.	\$4,944	\$3,828	77.42	In Work
874	FM-0050538	San Diego	37-A1	County Courthouse	2	HVAC - EF-2, Replace defective shaft bearing and shaft sleeves including star washers and lock rings. Work is needed to return Exhaust Fan-2 to operation and maintain proper building climate control.	\$5,325	\$5,325	100	Complete
875	FM-0050683	San Diego	37-A1	County Courthouse	2	Fire Protection - Replace or correct items from fire department correction notice. Work is needed to comply with fire department requirements and maintain fire safety.	\$9,870	\$7,641	77.42	In Work
876	FM-0050708	San Diego	37-A1	County Courthouse	2	HVAC - Rebuild AE-1 Exhaust fan/motor, replace bearings, shives and belts. Work is needed to restore general exhaust for south end of North building and maintain building HVAC operation.	\$3,610	\$3,610	100	In Work
877	FM-0050736	San Diego	37-A1	County Courthouse	2	Plumbing - Waste Line - Remove and replace approximately 4' of cracked 4" cast iron sewer line pipe. Pipe section has a lateral crack which is currently leaking.	\$3,180	\$2,462	77.42	In Work
878	FM-0049149	San Diego	37-A2	Hall of Justice	2	HVAC - IT Room Cooling Unit - Replace 2 leaking gaskets from compressors in the Liebert HVAC unit. The unit is currently only working at 50% due to the leaks. There is no backup cooling for this IT room. Code Compliance issue.	\$3,305	\$3,305	100	Complete
879	FM-0049930	San Diego	37-A2	Hall of Justice	2	Elevators - Replace defective parts on judge's wheelchair lift. Lift is making loud unacceptable noise when in operation.	\$2,890	\$2,890	100	Complete



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880 FM-0050386	San Diego	37-A2	Hall of Justice	2	Fire Protection - Disable and disconnect the Suppression FM-200 tank, hydro test tank, rebuild FM-200 tank valve, refill with clean agent, and return tank connect and reset system in the IT Server Room. Currently the lower level FM-200 tank will not pass the annual certification for fire code. This work must be performed to receive proper certification of the suppression system.	\$2,809	\$2,809	100	Complete
881 FM-0031641	San Diego	37-C1	Kearny Mesa Traffic Court	2	Payment windows, install (2) new exterior windows in existing lobby and relocate existing security to new lobby area, include ADA access.	\$319,000	\$319,000	100	In Work
882 FM-0050131	San Diego	37-C1	Kearny Mesa Traffic Court	2	Fire Protection - Replace all failed parts listed in the Five Year Certificate Inspection Deficiencies list, work requires replacement of (approximately 6) fire sprinklers, adding 200 chrome 401 skirts and plugging other sprinklers to bring them back to service as well as adding (approximately 3) more sprinklers. Work to be performed to ensure fire sprinkler inspection passes to bring building to code.	\$4,382	\$4,382	100	Complete
883 FM-0050313	San Diego	37-C1	Kearny Mesa Traffic Court	2	Fire/Life/Safety - Door Hardware - Replace current hardware with NFPA/ADA approved panic hardware on two (2) sets of double doors from rooms 206 to 207 and Claims Rm. Currently this is a fire life safety hazard, as the West and East Egress Corridors are being locked with slide bolts, this is out of compliance.	\$3,660	\$3,660	100	Complete
884 FM-0041166	San Diego	37-E1	Juvenile Court	2	HVAC - Engineering-Security - Install Building Automation System , and restore HVAC control / functionality. 30% of the Zones have failed points and system air handlers and velocity controllers were disabled by the county. Security access is compromised due to over pressurization not allowing some doors to completely close. Possible catastrophic duct failure if left in this condition.	\$139,500	\$105,281	75.47	Awaiting Shared Cost Approval
885 FM-0047057	San Diego	37-E1	Juvenile Court	2	HVAC - Renovate existing Air Handler Unit # 2 by reducing motor size to bring the system back to its original design function. Install a tandem Air Handling Unit to support CFM requirements needed for this zone. Current conditions poses as a security-safety risk, due to oversize motor runs continuously resulting in an increase in static air pressure. This breach in security, is due to the exterior doors releasing, allowing members of the public to enter into secured area whereby in-custodies are transported.	\$227,000	\$169,387	74.62	In Work
886 FM-0049387	San Diego	37-E1	Juvenile Court	2	Interior Finishes - Glazing - Install 23" x 51" wire glass window to view inmates as they walk back to Juvenile Hall through the tunnel from Juvenile Court. This is needed for inmate security.	\$6,025	\$6,025	100	Complete
887 FM-0049734	San Diego	37-E1	Juvenile Court	2	HVAC - Replace defective return fan parts on Air Handling Unit# 2. Fan condition is affecting ability to maintain needed building temperatures.	\$3,337	\$3,337	100	Complete
888 FM-0049931	San Diego	37-E1	Juvenile Court	2	HVAC - Remove and replace failed compressor from Department 10 AC unit. Currently the compressor has failed and is causing extreme loud noise. Work must be done to ensure AC unit functions properly and to its original design functionality.	\$2,467	\$2,467	100	Complete
889 FM-0050132	San Diego	37-E1	Juvenile Court	2	Grounds - Brick Planter Boxes/Seating - Remove and replace six (6) brick planter boxes which also act as seating areas that have started to fall apart due to the trees in each planter. Bricks are loose and broken creating a safety issue.	\$6,270	\$4,669	74.47	Complete



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890	FM-0050213	San Diego	37-E1	Juvenile Court	2	Roof - Roof Restoration - Cut out blistered seams and replace with new roofing, Adjust roof drains and seal to roof deck, remove old sealant and reseal pipe penetrations, Install missing counter flashing at AC-1, Add PVC walk pads below all safety rail base plates and raise AC unit at lower deck & install two wood sleepers on walk pads.	\$5,562	\$5,562	100	Complete
891	FM-0050775	San Diego	37-E1	Juvenile Court	2	Elevator - Replace deteriorating hoist cable in dumbwaiter. Currently the hoist cable is stretching and starting to fray due to excessive use. This is considered a safety issue.	\$4,785	\$4,785	100	In Work
892	FM-0050325	San Diego	37-F1	North County Regional Center - South	2	COUNTY MANAGED - Electrical - replace main and emergency switchboard due to age (34yrs); parts are no longer available. Scope includes refurbish switchboard and replace 12 existing breakers. Provide 1000kW back-up generator during power outage and test existing 4000A breaker and switch.	\$32,200	\$32,200	100	In Work
893	FM-0049827	San Diego	37-F2	North County Regional Center - Vista Center	2	HVAC - Replace section of domestic water line pipe, union, valve and fittings located in the public hallway and replace section of corroded, damaged, leaky gate valve, pipe, union and fittings for the heat hot water closed loop supply. Currently these sections are leaky and in order to prevent any further damage they must be replaced.	\$4,893	\$4,893	100	Complete
894	FM-0049914	San Diego	37-F2	North County Regional Center - Vista Center	2	HVAC - Replace leaky section of Re-heat coil 8-8 and 10-6, copper fittings and valves, also leaky domestic section; up to 20' of pipe and fittings for each. Needed to stop leaks over Criminal business office.	\$10,000	\$10,000	100	Complete
895	FM-0049932	San Diego	37-F2	North County Regional Center - Vista Center	1	HVAC - Rental of four (4) dehumidifier from mid Dec 2012 thru early March 2013 while AHU Control valve was replaced, CHW coil was balanced, and until humidity levels was within acceptable range. Work was needed to complete remediation effort in two (2) basement Exhibit Rooms and two (2) Vaults; approx. 1,000 sq. ft. Work included maintaining rentals by daily monitor and empty exhibit room dehumidifiers, and verification of humidity levels.	\$15,000	\$15,000	100	Complete
896	FM-0050005	San Diego	37-F2	North County Regional Center - Vista Center	2	Exterior Shell (Roof) - Prepare damaged roof areas and replace failing joints at the parapets, expansion joints and flashings throughout the roof. This work is required to prevent future roof leaks.	\$4,650	\$4,650	100	Complete
897	FM-0050182	San Diego	37-F2	North County Regional Center - Vista Center	2	COUNTY MANAGED - HVAC - Remove and replace the existing deteriorating cooling tower fill media, Re-seal the seams at the tower basin, Remove and replace fan blade assemblies due to balance issues; Test tower's operation and return to service.	\$12,052	\$1,687	14	In Work
898	FM-0050331	San Diego	37-F2	North County Regional Center - Vista Center	2	Holding Cell - Equipment - Replace failed parts of one (1) touch screen viewing monitor in the Sheriff's control room at the Court's Main Holding Area.	\$3,666	\$3,666	100	Complete
899	FM-0050387	San Diego	37-F2	North County Regional Center - Vista Center	2	Fire Protection - Shut down system, drain water, remove and replace the standpipe flange that is leaking, and re-fill the system to pressure test for completion. This work must be completed to ensure the system is working efficiently and ensure the safety of the building.	\$4,825	\$4,825	100	Complete



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900	FM-0050619	San Diego	37-F2	North County Regional Center - Vista Center	2	Electrical - Renovate six (6) sodium-mercury lights with LED retro-kit lights over audience seating, and currently there is no longer illumination over seating which poses as a trip hazard for spectators.	\$2,200	\$2,200	100	In Work
901	FM-0050817	San Diego	37-F2	North County Regional Center - Vista Center	2	HVAC - Dehumidifier rentals mid Dec 2012 thru early March 2013, verify CHW coil is balanced on AHU, monitor and empty exhibit room dehumidifiers, verify humidity levels. Work is needed to complete remediation effort in basement Exhibit Room as a result of bad AHU control valve.	\$8,150	\$8,150	100	In Work
902	FM-0050087	San Diego	37-F3	North County Regional Center - Traffic Annex	2	Roof - Restore Single Ply Roof membrane - Remove abandoned vent pipe flashings (3 ea) and cover with sheet metal and tie in roof sections, re-bond several loose seams, tighten roof drains to assure a weather tight seal and place mounting blocks under 120 LF of electrical conduit.	\$4,105	\$4,105	100	Complete
903	FM-0050497	San Diego	37-F3	North County Regional Center - Traffic Annex	2	Vandalism - Graffiti Removal - Strip, sand, and refinish walls, ceiling and panels to match existing and replace two stall doors in the public restroom.	\$2,989	\$2,989	100	Complete
904	FM-0050601	San Diego	37-F3	North County Regional Center - Traffic Annex	2	Plumbing - Run new water line from site domestic water source to the POC in men's restroom in trailer. This will provide new domestic water source for all trailer restrooms. Work is needed because current water source does not meet code.	\$7,550	\$7,550	100	Complete
905	FM-0050006	San Diego	37-F6	North County Regional Center - Department 36 Trailer	2	Roof - Restore areas of leaking roof - Remove all loose panel laps, apply primer to deck, apply liberal layer of white Enteramastic to seam areas extending 4" from seam onto panels, embed a layer of polyester fabric in the layer of White Enteramastic and apply final layer of white Enteramastic over polyester. Work is needed to prevent additional roof leaks.	\$2,741	\$2,741	100	Complete
906	FM-0050183	San Diego	37-H1	South County Regional Center	2	COUNTY MANAGED - SHARED COST - Roof - replace deteriorated and leaking roof on Central Plant Building- install approximately 13,000SF of new roofing materials.	\$21,834	\$21,834	100	In Work
907	FM-0050193	San Diego	37-H1	South County Regional Center	2	COUNTY MANAGED - SHARED COST - Electrical - Replace 3,000 Amp , 480V circuit breakers at main electrical distribution - Several breakers have already failed. Breakers are outdated with no replacements available. Currently unreliable due to age.	\$41,606	\$41,606	100	In Work
908	FM-0050287	San Diego	37-H1	South County Regional Center	2	Electrical - Replace defective fire door control box. Currently door does not open 100%. Partial open door blocks access to service window E.	\$5,020	\$5,020	100	Complete
909	FM-0049933	San Diego	37-I1	East County Regional Center	2	HVAC - Replace failed pump and motor for Boiler #3 hot water loop. Replacement needed or there will not be sufficient heat for courtrooms and common areas.	\$2,985	\$2,985	100	Complete
910	FM-0050159	San Diego	37-I1	East County Regional Center	2	Elevators - Remove and replace bearings from elevator no.2's generator. Currently the generator has failed and parts must be replaced to ensure elevator functionality.	\$8,015	\$5,427	67.71	Complete



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911	San Diego	37-11	East County Regional Center	2	Roofing - Perform misc roof maintenance per job walk list of requirements on main roof deck, penthouse roof deck, west upper and lower roof decks, south roof and North/South shop roofs. Work to include (but not limited to) removing roof debris, caulking roof penetrations and flashings, replace defective expansion joint materials and install flashing at heating stacks. Work is needed to maintain water tight roof condition and to prevent interior leaks.	\$12,330	\$12,330	100	Complete
912	San Diego	37-11	East County Regional Center	2	Elevator - Shorten Elevator #3 hoist ropes that are loose. Currently the elevator was shut down during the state elevator inspection by the inspector. The work must be performed for this piece of equipment to be state compliant and for the passengers to ride safely.	\$3,311	\$3,311	100	Complete
913	San Diego	37-11	East County Regional Center	2	HVAC - Replace defective Air Handling Unit return air shaft and housing bearings. Work is needed for proper air balance and to mitigate positive air condition preventing doors from shutting creating a security issue.	\$9,110	\$9,110	100	In Work
914	San Diego	37-11	East County Regional Center	2	HVAC - Replace failed pumps and motor to Boiler #1 heating loop. Currently the pumps and motor do not run which will cause the building to not heat up properly on cold days and nights.	\$2,586	\$1,751	67.71	In Work
915	San Francisco	38-A1	Civic Center Courthouse	2	HVAC - Basement sally port ventilation exhaust fan - Replace failed exhaust fan. to be able to exhaust fumes from vehicles. System is not code compliant. (DEFICIENCY LIST)	\$5,499	\$5,499	100	Complete
916	San Francisco	38-A1	Civic Center Courthouse	2	Loading dock lift - Replace magnetic safety lock assembly. Loading dock lift is nonoperational due to damaged lock circuit. This lift is used daily for trash out and deliveries.	\$4,486	\$4,486	100	Complete
917	San Francisco	38-A1	Civic Center Courthouse	2	Fire Protection - Fire Alarm Control Panel - Replace one Goldwing power supply in the Fire Alarm Control Panel on the 1st floor; program panel to accept replacement power supply; test to ensure it is operating correctly - The existing Simplex 4100 Fire Alarm System non-operable on first floor	\$6,250	\$6,250	100	Complete
918	San Francisco	38-A1	Civic Center Courthouse	2	Exterior Shell - Integrated pivot and door closer - Remove and replace the concrete embedded hinge pivot and closer on the exterior door at the loading dock. The pivot on the man door hinge has deteriorated and the door is non-operational creating safety and security concerns.	\$6,304	\$6,304	100	Complete
919	San Francisco	38-A1	Civic Center Courthouse	2	HVAC - Replace the failed Building Automation System (BAS) with new system - The existing Alerton BAS has failed and is no longer supported by the manufacturer. Replacement parts are no longer available, the failed system has cost over \$40k in stop gap measures and manual attention of controls since Feb 2012.	\$950,000	\$950,000	100	In Work
920	San Francisco	38-A1	Civic Center Courthouse	2	HVAC - Replace failed APEX control card and reprogram system - APEX control card has failed causing loss of communication via Ethernet to the BAS computer for the facility.	\$4,259	\$4,259	100	Complete
921	San Francisco	38-A1	Civic Center Courthouse	2	Interior - Door Controller - Remove and replace one (1) failed Courtroom automatic door controller, includes new motor operator and gear box, track arm package, power supply and 80" dark Bronze header trim piece. Current ADA assembly has failed/non repairable	\$5,175	\$5,175	100	Complete



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	FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Facility Modification Program Budget Share of Preliminary Estimate	Facility Modification Budget % of Preliminary Cost Estimate	Status
922	FM-0050186	San Francisco	38-A1	Civic Center Courthouse	2	HVAC - Replace evaporator pressure relief valve inlet on the Chiller #1.	\$3,119	\$3,119	100	Complete
923	FM-0050187	San Francisco	38-A1	Civic Center Courthouse	2	Chiller - Replace Victaulic fittings on chiller # 2.	\$5,358	\$5,358	100	Complete
924	FM-0050657	San Francisco	38-A1	Civic Center Courthouse	2	Security - Door Hardware - Replace (4) failed front 1,500 lbs. door pivots causing the doors to drag and not operate.	\$7,442	\$7,442	100	In Work
925	FM-0050737	San Francisco	38-A1	Civic Center Courthouse	2	Exterior Shell - A) Furnish and install (2) door operators. One, right pair (left side door), one left pair (right side door). B) Furnish and install six (6) latch switches (header mounted) to keep door hold open. Lack of hold open causing door operator failure.	\$4,814	\$4,814	100	In Work
926	FM-0050776	San Francisco	38-A1	Civic Center Courthouse	2	Elevators, Escalators, & Hoists - Renovate seven (7) wheelchair lifts to bring them into code compliance to include: replace three (3) interlock solenoids, three (3) bridge rectifiers, one (1) key lock and one (1) transformer on various wheelchair lifts.	\$3,150	\$3,150	100	In Work
927	FM-0050818	San Francisco	38-A1	Civic Center Courthouse	2	Grounds and Parking Lot - Replace damaged hardware to one Cookson rolling steel service door for the judges parking garage includes: Remove and replace eight damaged slats; damaged bottom bar with safety edge.	\$8,100	\$8,100	100	In Work
928	FM-0049735	San Francisco	38-A2	Polk St. Annex	2	Security - Remove existing doors from main entrance front door. Remove and dispose of existing panic hardware. Furnish and install two new Adams Rite 8600 panic devices. Reinstall doors into existing openings. Adjust doors to open and close properly.	\$4,180	\$4,180	100	Complete
929	FM-0048950	San Francisco	38-B1	Hall of Justice	2	Electrical - Replace failed existing 30 KVA transformer feeding power to IT Server Room. Transformer failed after building wide power outage caused by SF/DPW Contractor.	\$10,332	\$10,332	100	Complete
930	FM-0049791	San Francisco	38-B1	Hall of Justice	2	HVAC - Replace leaking hot water control actuators (4) - 4 Reheat coil actuators have active leaks (small), tried to isolate but valves are not holding. Immediate attention required due to construction project.	\$5,000	\$1,163	23.26	Complete
931	FM-0050255	San Joaquin	39-A3	540 E. Main Street	2	Interior Finishes - Counter Screen - Countertop mount a 24 square foot 3/8" Plexiglas protective screen between staff and public at pro-per clinic station.	\$1,400	\$1,400	100	Complete
932	FM-0048973	San Joaquin	39-C1	Manteca Branch Court	1	HVAC - Compressor - Disconnect and remove failed compressor, dispose of failed equipment and burnt refrigerant according to EPA guidelines, provide and install new compressor unit utilizing existing power and control wiring where available, provide and install new crank case heater, provide and install refrigerant, refrigerant dryer and suction line dryer. HVAC unit has failed leaving critical court operations space without ventilation or cooling.	\$30,000	\$30,000	100	Complete
933	FM-0049754	San Joaquin	39-C1	Manteca Branch Court	1	HVAC - Cooling system failed - Install (2) 11,800 btu, 115v, single phase portable A/C units, the court room temperature is unbearable.	\$6,000	\$6,000	100	Complete
934	FM-0050620	San Joaquin	39-C1	Manteca Branch Court	2	Fire Correction - Restore necessary 2hr firewall/separation between I-class and A-Class occupancy between holding and courtroom.	\$17,690	\$17,690	100	In Work
935	FM-0050764	San Luis Obispo	40-A1	Courthouse Annex	2	HVAC - Eliminate ductwork and fire dampers air flow restrictions. Currently there is limited air flow for Sheriff's Control Room in basement of SLO Annex. Sheriff's complain that it is too hot when multiple individuals occupy the space.	\$4,865	\$4,865	100	In Work



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936	San Mateo	41-A1	Hall of Justice	2	Fire/Life/Safety - Panic Door Hardware - Remove the existing key cylinder and thumb turns from the doors and furnish and install two (2) new Von Duprin Panic bar assemblies and four (4) custom 6" x 24" push plates. the existing entry door hardware for Courtroom 2L is not code compliant and is critical for safe egress from the courtroom. Path of travel issue.	\$7,800	\$7,800	100	Complete
937	San Mateo	41-A1	Hall of Justice	2	Interior Finish - Install new door locks (6) keyed to Court Primus at 6 Engineering Closets on floors 2, 7 and 8 - Current locks are on County Proprietary key matrix and have been left open during business hours exposing tools, equipment and materials.	\$4,929	\$4,929	100	Complete
938	San Mateo	41-A1	Hall of Justice	2	COUNTY MANAGED - HVAC - Replace one (1) 20 Ton, 20yr old Cooling Tower - Cooling tower is leaking in multiple locations due to age and exposure.	\$43,478	\$43,478	100	In Work
939	San Mateo	41-A1	Hall of Justice	2	COUNTY MANAGED - Exterior Shell - Employee Entrance Doors - Remove and replace two (2) "Employee Entrance" revolving doors - Existing doors have failed trapping personnel. Revolving doors were designed for this building to prevent "tail gating" into the building, existing card access will be re-utilized.	\$26,350	\$26,350	100	In Work
940	San Mateo	41-A2	Traffic/Small Claims Annex	2	Exterior Shell - Replace entrance doorframe header, door pivots and hinge assembly - Right side door is out of operation due to frame and hinge pivot failure. Very high traffic volume facility.	\$3,067	\$3,067	100	Complete
941	San Mateo	41-A2	Traffic/Small Claims Annex	2	Flood Damage - Courtroom D - Remove and replace the broken pipe connection at the sump pump, evacuate the water from the pit, extract flood water from the carpeted areas of courtroom D, remove the baseboards from the courtroom walls, drill holes to allow for the walls to dry and set air movers and dehumidiers to start the drying process. Emergency response.	\$5,568	\$5,568	100	Complete
942	San Mateo	41-A2	Traffic/Small Claims Annex	2	HVAC - Replace failed HVAC pneumatic control w/new DDC control - Existing controls have failed and not repairable. Currently only manual control of equipment is available.	\$23,918	\$23,918	100	In Work
943	San Mateo	41-A2	Traffic/Small Claims Annex	2	Exterior - Install new address signage (2) to street sides of facility - Sheriff's office request for Uniform Fire Code requires building address identification signage; there is currently no signage.	\$2,000	\$2,000	100	Complete
944	San Mateo	41-B1	Central Branch	2	Remove and replace 50 year old non-compliant boiler due to AQMD regulations, failure to replace these boilers will lead to heavy daily fines; Boiler, Hot Water, Oil/Gas/Comb. - BLR01, 1,050,000 BTU	\$85,000	\$85,000	100	In Work
945	San Mateo	41-B1	Central Branch	2	Grounds and Parking Lot - Fence - Install total 31 6X6 pressure treated posts between posts. Existing fence is falling and creating safety issue.	\$4,845	\$4,845	100	Complete
946	San Mateo	41-B1	Central Branch	2	HVAC - Install intake damper control and integrate w/existing BAS - The lack of damper control is causing static pressure throughout the facility to compromise the external and keep internal secure doors from closing.	\$5,000	\$5,000	100	In Work
947	San Mateo	41-C1	Municipal Court Building - Northern Branch	2	Landscape - Provide weed abatement for field area next to facility and removal of large pine tree limb protruding over Old Mission Blvd. This is a code enforcement request from the City of South San Francisco.	\$2,560	\$2,560	100	Complete



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948	FM-0050288	San Mateo	41-C1	Municipal Court Building - Northern Branch	2	Fire Protection - Water-motor alarm bell - Remove and replace the existing failed fire water flow switch with a new electronic bell alarm, work will include 50 LF of conduit and a single dedicated circuit for the new bell.	\$7,220	\$7,220	100	Complete
949	FM-0050574	San Mateo	41-C1	Municipal Court Building - Northern Branch	2	HVAC - Chiller - Remove and replace failed pop safety relief valve, isolate and correct leaks in the refrigeration circuit and recharge the system. Perform a controlled startup and put system back into operation.	\$11,878	\$11,878	100	Complete
950	FM-0050738	San Mateo	41-C1	Municipal Court Building - Northern Branch	2	Plumbing - Phase I: Snake drain, remove janitors sink, attempt to snake from vent on roof, camera drain to reveal broken pipe below grade. Phase II: 1) DEMO Concrete (Approximately 4 Square Feet) 2) Excavate and Remove the Broken Pipe 3) Remove the Janitor's Sink to Replace the Pipe with NEW Pipe 4) Repair Pipe with the NEW Pipe and Test 5) Backfill and Patch the Concrete 6) Reset the Janitor's Sink	\$4,819	\$4,819	100	In Work
951	FM-0050777	San Mateo	41-C1	Municipal Court Building - Northern Branch	2	Exterior Shell - Furnish/install 24" x 48" glass (non tempered/temporary) to secure broken glass - Furnish/install replacement 1/4" clear glass and tint to match existing.	\$2,875	\$2,392	83.21	In Work
952	FM-0050134	San Mateo	41-F1	Juvenile Branch, Paul Scannell Drive	2	Electrical - Replace existing 12 gauge electrical wire with 10 gauge - A recent electrical panel inspection found the electrical line supplying a Court closet was over-heating due to the extremely long run (150 ft) causing a failure/fire concern.	\$2,029	\$2,029	100	Complete
953	FM-0050371	San Mateo	41-F1	Juvenile Branch, Paul Scannell Drive	2	Grounds and Parking Lot - Damaged Cookson roll-down door at the parking garage entrance - Remove and replace damaged bottom bar and install new Miller reversing edge with mounting channel. Haul away all debris.	\$2,534	\$2,534	100	Complete
954	FM-0049275	Santa Barbara	42-B1	Santa Barbara Figueroa Division	2	Interior Finishes - Remove and replace existing ceiling panels damaged by water leakage in the Judges Chambers. Install new ceiling panels and T-bar to ensure that ceiling is back to original design and to prevent any further damage to ceiling. This is a possible safety hazard, work must be performed to ensure tile does not crack or fall onto staff.	\$2,117	\$2,117	100	Complete
955	FM-0049276	Santa Barbara	42-B1	Santa Barbara Figueroa Division	2	Interior Finishes - Remove and replace existing ceiling panels damaged by water leakage in the Clerk's hallway. Install new ceiling panels and T-bar to ensure that ceiling is back to original design and to prevent any further damage to ceiling.	\$2,575	\$2,575	100	Complete
956	FM-0049917	Santa Barbara	42-B1	Santa Barbara Figueroa Division	2	Electrical - Install additional circuit breaker for the bank lights in the Clerk's office. Currently existing lighting circuit is overloaded, too many light fixtures connected to one 20amp circuit, which is causing the circuit breaker to trip. Additional circuit is required to prevent any damage and to ensure proper light fixture performance.	\$4,592	\$4,592	100	Complete
957	FM-0050298	Santa Barbara	42-B1	Santa Barbara Figueroa Division	2	Security - Magnetic Lock and relay - Remove and replace the failed maglock, panic, keypad station and relay from the secured area door between dept 10 and 11. Replacement of failed parts required to bring door back to working condition and to ensure proper function of door since this is a secured area.	\$4,182	\$4,182	100	Complete



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958	FM-0050541	Santa Barbara	42-B1	Santa Barbara Figueroa Division	1	HVAC - Replace leaking main supply line - Provide dust containment and remove drywall to isolate leak. Remove and replace a 3' section of 3" copper main line between the boiler and HVAC unit and reinsulated. Replace drywall, finish and paint. Work is needed to restore heat to building.	\$9,390	\$9,390	100	Complete
959	FM-0050594	Santa Barbara	42-B1	Santa Barbara Figueroa Division	2	Security - Add handcuff portals to 8 cell doors - Security Risk/High	\$3,000	\$3,000	100	In Work
960	FM-0050795	Santa Barbara	42-B1	Santa Barbara Figueroa Division	1	Plumbing - Disassemble and reassemble defective flush valve, test and return to normal operation. Also perform environmental testing (lead, mold and Asbestos Containing Material) to confirm working conditions are all clear. Water leak causing flooding, rendering building area un-useable and damaging building materials.	\$8,975	\$8,975	100	In Work
961	FM-0050314	Santa Barbara	42-D1	Lompoc Municipal Court	2	Interior Finish - Courtroom Flood Restoration - Work with county to restore Lobby Area and Courtroom 1 back to original condition by replacing damaged drywall and baseboards, painting of walls, and installation of rubber base.	\$4,220	\$4,220	100	Complete
962	FM-0050320	Santa Barbara	42-D1	Lompoc Municipal Court	1	Interior Finish - Install, level, and sanitize drywall and install 4 x 4 wall tile straight set, 4 x 4 cove base, toilets, and sinks. This is the follow up work that was a result of the hot water heater flood.	\$9,930	\$9,930	100	Complete
963	FM-0050351	Santa Barbara	42-D1	Lompoc Municipal Court	1	Interior Finishes - Water extraction, sanitization, and damaged drywall removal in Judge's Chambers and adjacent Restrooms (approx 400 sq ft).	\$9,332	\$9,332	100	Complete
964	FM-0048661	Santa Barbara	42-F1	Santa Maria Courts Building C + D	1	Interior finish, floor tile - Remove and replace loose, cracked, and lifting floor tiles. Use proper Asbestos Containing Material abatement for mastic materials. This is a safety issue.	\$4,995	\$4,995	100	Complete
965	FM-0049651	Santa Barbara	42-F1	Santa Maria Courts Building C + D	1	Security - Install "Temporary" Secure Fencing - High Security Concern. High Risk Trial is scheduled on short notice and work is required to protect the public while in-custody prisoners are transported between buildings.	\$3,000	\$3,000	100	Complete
966	FM-0050563	Santa Barbara	42-F1	Santa Maria Courts Building C + D	2	Electrical - Remove and replace 33 2x4 T-12 light fixtures with new energy efficient 2x4 T8's and upgrade wiring to accommodate new fixtures. This includes seismic restraints per current code. Work is needed because existing lighting over courtroom is malfunctioning and constantly in need of replacement. Lights are also non energy efficient.	\$6,410	\$6,410	100	In Work
967	FM-0050632	Santa Barbara	42-F1	Santa Maria Courts Building C + D	2	Interior Finish - Installation of two (2) 4'x8' wall panels, installation of approximately 8"x6' of walnut baseboard, and staining and lacquering of all materials to match existing courtroom. Removal and re-installation of emergency lighting. After removal of Courtroom calendar board from Dept. 2 wall, underlying wall paneling was exposed with significant surface damage to the panels.	\$2,683	\$2,683	100	Complete
968	FM-0049918	Santa Barbara	42-F3	Santa Maria Courts Building A + B	2	Interior finish - Replace broken door closer. This closer is causing unacceptable loud noise which is heard in courtroom	\$2,155	\$2,155	100	Complete



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969 FM-0050447	Santa Barbara	42-F3	Santa Maria Courts Building A + B	1	Plumbing - Trench area and replace 10 foot section of corroded galvanized pipe with PVC that is leaking and causing water building up on lawn adjacent to building A and trench back filled, resod and grade area to mitigate tripping hazard left by uneven earth/lawn. This work was completed as a P1 emergency due to the safety of the public and building.	\$3,852	\$3,852	100	Complete
970 FM-0049104	Santa Barbara	42-F4	Santa Maria Courts Building F	2	Plumbing - Replace leaking plumbing parts and seals to stop gas leak. This is causing excess usage of gas and expense to courthouse.	\$5,000	\$5,000	100	Complete
971 FM-0050188	Santa Barbara	42-F5	Santa Maria Courts Building G	2	Electrical - Replace defective relay for cove lighting. The cove lighting is not functioning making lobby area dark which creates a security and tripping hazard in the evening.	\$5,585	\$5,585	100	Complete
972 FM-0050252	Santa Barbara	42-F5	Santa Maria Courts Building G	2	HVAC - Replace defective inducer motor and wheel for A/C #7 and replace defective heat exchanger.	\$3,010	\$3,010	100	Complete
973 FM-0050388	Santa Barbara	42-F5	Santa Maria Courts Building G	2	Electrical - Remove existing ballasts and bulbs and replace with energy efficient LED bulbs and ballasts. Currently the original ballasts are out dated. Cost savings will be extended as bulbs will not need to be replaced for this courtroom gallery for at least 5 years.	\$4,974	\$4,974	100	Complete
974 FM-0050542	Santa Barbara	42-G1	Santa Barbara Jury Assembly Bldg.	2	Fire Protection - Design, permit and install upgraded fire alarm panel with fire detection devices throughout building. Work is needed to increase fire safety for building occupants and property.	\$7,865	\$7,865	100	In Work
975 FM-0049017	Santa Clara	43-A1	Hall of Justice (East)	2	Plumbing - Water heaters (2) - Install seismic bracing. Heaters do not meet current Cal-OSHA strapping/bracing requirements and have a potential to fall during a seismic event. (DEFICIENCY LIST)	\$1,739	\$1,739	100	Complete
976 FM-0049018	Santa Clara	43-A1	Hall of Justice (East)	2	HVAC - Exhaust fan # 4 -Remove and replace fan, which is no longer operational and effects indoor air quality.	\$2,446	\$2,446	100	Complete
977 FM-0049238	Santa Clara	43-A1	Hall of Justice (East)	2	HVAC - Economizer - Air handler # 1 - Disconnect existing electrical circuits and replace motor, controls, and required circuits - System is failing and experiencing periodic shutdowns. (DEFICIENCY LIST)	\$7,380	\$7,380	100	In Work
978 FM-0050575	Santa Clara	43-A1	Hall of Justice (East)	2	Vandalism - Replace (2) men's public restroom stall doors that have been twisted and bent off its hinges creating a safety hazard, remove deeply gauged and marked Gang Graffiti from (2) toilets, (2) urinals, toilet accessories, and walls throughout the public men's restroom, paint to match existing color.	\$10,388	\$10,388	100	In Work
979 FM-0050739	Santa Clara	43-A1	Hall of Justice (East)	2	HVAC - Replace failed (1) soft start board and (1) DC/DC module on compressor.	\$9,370	\$9,370	100	In Work
980 FM-0050778	Santa Clara	43-A1	Hall of Justice (East)	2	Fire Life Safety - Replace failed fire pump components - (1) pressure valve, (1) angle main drain valve, and repack - code compliance	\$8,843	\$8,843	100	In Work
981 FM-0049019	Santa Clara	43-A2	Hall of Justice (West)	2	Fire/Life/Safety - Emergency lights (13 ea) - Replace nonfunctioning lights, which create a safety hazard. (DEFICIENCY LIST)	\$13,830	\$13,830	100	Complete
982 FM-0049020	Santa Clara	43-A2	Hall of Justice (West)	2	Plumbing - Sewage ejector pump - Remove and replace the failed pump located in the mid-basement.	\$3,990	\$3,990	100	Complete
983 FM-0050172	Santa Clara	43-A2	Hall of Justice (West)	1	Public Elevator - Replace wiring to Generator Motor that has burnt out and is not functioning	\$28,485	\$28,485	100	Complete
984 FM-0050236	Santa Clara	43-A2	Hall of Justice (West)	2	Plumbing - Replace (1) failed sewage lift pump #2.	\$12,840	\$12,840	100	Complete



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985	FM-0050471	Santa Clara	43-A2	Hall of Justice (West)	2	Fire Life Safety - 5 year inspection deficiencies - Replace 4" failed main line valves, 14 failed fire hoses and 50 failed sprinkler heads as they are over 50years old and no longer meet NFPA standards.	\$12,043	\$12,043	100	Complete
986	FM-0050472	Santa Clara	43-A2	Hall of Justice (West)	2	Elevator - Counter Weight Rollers - Remove and replace failing counterweight rollers on Public Elevator #2. Rollers are original equipment and are badly worn - The rollers are essential for the safe operation of the elevator	\$3,615	\$3,615	100	Complete
987	FM-0036753	Santa Clara	43-B1	Downtown Superior Court	2	HVAC - Remove and dispose of existing cooling tower, install a new BAC Cooling Tower Model PT2-1009A-1K1 - Cooling tower has reached its life cycle expectancy, it is no longer cost effective to continue to repair this equipment	\$166,838	\$166,838	100	In Work
988	FM-0048985	Santa Clara	43-B1	Downtown Superior Court	2	HVAC - Replace the Honeywell EBI system. The HVAC system is currently down and beyond manual control, affecting the comfort of the court staff and occupants; the problems needs to be remedied to prevent disruption to court operations.	\$9,130	\$9,130	100	Complete
989	FM-0050417	Santa Clara	43-B2	Old Courthouse	2	HVAC - Replace (3) failed fan shaft bearings and belts for Air Handler #3. This is affecting the 2nd floor HVAC	\$8,007	\$8,007	100	Complete
990	FM-0050418	Santa Clara	43-B2	Old Courthouse	2	Plumbing - Replace (1) failed 65 Gallon Electric Water Heater, Strapping, and L Copper Piping; There is no hot water throughout the building	\$4,032	\$4,032	100	In Work
991	FM-0048951	Santa Clara	43-D1	Palo Alto Courthouse	2	HVAC - Restore HVAC to operate at original specification by chemically pressure spraying coils to eliminate all build up inside the coils on 3 floors of the administration side of the building. Currently cooling is not efficient due to build up restricting air flow. Work must be performed to improve overall cooling system performance. This will be done after hours because all fans will need to be turned off to work in the main supply duct.	\$4,199	\$4,199	100	Complete
992	FM-0049029	Santa Clara	43-D1	Palo Alto Courthouse	2	Electrical - Chiller control panel - Isolate the ground fault and replace faulty wiring. Court is currently receiving temperature-related service calls due to chiller shutdowns. (DEFICIENCY LIST)	\$12,338	\$12,338	100	Complete
993	FM-0049038	Santa Clara	43-D1	Palo Alto Courthouse	2	HVAC - Chilled water and expansion tanks - Restore the condition of the three tanks to function at designed capacities. Units left in this condition are at risk of flooding into court space below. (DEFICIENCY LIST)	\$3,870	\$3,870	100	Complete
994	FM-0049388	Santa Clara	43-D1	Palo Alto Courthouse	2	Interior - Pump damage - Clean and remediate water in basement mechanical room spilled by damaged and leaking pump. Provide biological decontamination after remediation and fixing the problem. This could lead up to court evacuation.	\$5,000	\$5,000	100	Complete
995	FM-0050279	Santa Clara	43-D1	Palo Alto Courthouse	2	HVAC - Replace failed and plugged heating hot water pipe, (2) failed motor bearings, drive belts and (1) supply fan.	\$6,119	\$4,041	66.04	Complete
996	FM-0050352	Santa Clara	43-D1	Palo Alto Courthouse	2	HVAC - Air Compressor - Re-piped air compressor to intercooler and intercooler to tank. Replaced tank check valves and circuits #1 and #2, then re-commissioned the system.	\$2,861	\$2,861	100	In Work
997	FM-0050473	Santa Clara	43-D1	Palo Alto Courthouse	1	Plumbing - Emergency "Black Water" Remediation - Toilet overflowed throughout the holding cell, Hazardous materials process required; Extracted sewage, steam cleaned and Sanitized the area. Drying equipment used and Environmental testing required.	\$11,383	\$11,383	100	In Work



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998	FM-0050593	Santa Clara	43-D1	Palo Alto Courthouse	2	Elevator - Oil abatement - Abate approximately 10 gallons of oil that has leaked into the piston and elevator casing. Replace the oil following EPA guidelines. This was a result of a failed Jack Piston and overflow tubing that was replaced by the elevator company as part of the service contract.	\$7,326	\$4,838	66.04	In Work
999	FM-0050838	Santa Clara	43-D1	Palo Alto Courthouse	2	Plumbing - Replace 4 failed shut off valves, requires building water service shut down, after hours - Shut off valves un-operable for holding cell sinks due to rust	\$3,475	\$3,475	100	In Work
1000	FM-0049887	Santa Clara	43-F1	Sunnyvale Courthouse	2	Interior Finishes Replace 4x8 area of dry rotted plywood subfloor in public area re-install original carpet tiles - An occupant of the building tripped and fell on the sunken bubbled area of flooring	\$2,955	\$2,955	100	Complete
1001	FM-0049348	Santa Clara	43-G1	Santa Clara Courthouse	1	HVAC - Replace one blower wheel on Air Handling Unit-5. Currently failed and no longer in service. This unit serves clerks area and there is no other temperature control source in clerks office. Currently there are 3 rental spot coolers conditioning the space.	\$6,393	\$6,393	100	Complete
1002	FM-0050280	Santa Clara	43-G1	Santa Clara Courthouse	2	HVAC - Replace 20' of plugged 1/2" heating water line to reheat coil, (1) isolation valve, new copper piping and insulation. Flush and Refill system and set pressures.	\$5,445	\$5,445	100	Complete
1003	FM-0049105	Santa Clara	43-N1	Morgan Hill Courthouse	2	Parking Lot - Parking Lot Lamps & Ballast - Remove and replace 21 broken lamp pole lamps and (5) ballast kits, the parking lot is dark in the early AM and late PM during the Fall and Winter months creating a safety issue for the Court Staff. A man lift is needed for access to the poles.	\$7,443	\$7,443	100	Complete
1004	FM-0049652	Santa Clara	43-N1	Morgan Hill Courthouse	2	Fire Protection - Replace broken fire baffle glass (smoke screen) in main lobby, 96 x 20 x 1/2. Result of P1 SWO 1246208. New glass is to be beveled to match existing baffles. Fire Code Requirement. Work to be done after hours.	\$3,503	\$3,503	100	Complete
1005	FM-0049712	Santa Clara	43-N1	Morgan Hill Courthouse	2	Fire Protection - Replace 18 Fire Baffle Glass Panels and Grommets that were installed incorrectly during original construction. The incorrect Grommets were installed rubbing against the glass causing it to shatter and fall due to stress. 1 panel has already shattered and fallen during non business hours. This is a major safety issue. Scaffolding is needed. Code Compliance	\$42,366	\$42,366	100	Complete
1006	FM-0050710	Santa Clara	43-N1	Morgan Hill Courthouse	2	HVAC - Replace (1) 7.5 hp Variable Frequency Drive - Power is down Air Handling Unit #2 return fan. Return power and run fan in bypass. Program new Variable Frequency Drive and test functions with BAS. Return fan to automatic control and verify proper operations.	\$3,077	\$3,077	100	In Work
1007	FM-0050797	Santa Clara	43-N1	Morgan Hill Courthouse	2	Plumbing - Remove/pump out plastic that is clogging the sewage life station pumps in the holding cell area. Garbage is being flushed down the toilet by in-custody leaving equipment to remove the debris. System failure will cause flooding.	\$4,495	\$4,495	100	In Work
1008	FM-0049042	Santa Cruz	44-A1	Main Courthouse	2	Interior Finishes - Employee door latch - Replace latch, which fails frequently, creating a security issue. (DEFICIENCY LIST)	\$1,172	\$1,172	100	Complete
1009	FM-0049043	Santa Cruz	44-A1	Main Courthouse	2	Electrical - Install lighted exit signage (7) at Courtroom exits - There is currently no lighted exit signage in Courtrooms, this is a Fire/Life/Safety code compliance issue.	\$27,851	\$27,851	100	In Work



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	FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Facility Modification Program Budget Share of Preliminary Estimate	Facility Modification Budget % of Preliminary Cost Estimate	Status
1010	FM-0050173	Santa Cruz	44-A1	Main Courthouse	2	Holding Cell - Sally port door (1) - Replace non operational door - The electronic eye on the door closer failed and the door struck a vehicle and is unable to be repaired. Removed and replaced the roll-up door which included a new electronic eye and safety. Unable to transport in custody to court appearances securely	\$14,009	\$14,009	100	Complete
1011	FM-0050687	Santa Cruz	44-A1	Main Courthouse	2	Main Exit Door - Remove failed ADA opener; install new ADA opener - Door opener failed trapping a wheelchair user, Sheriff staff are assisting w/exit.	\$4,078	\$4,078	100	In Work
1012	FM-0050030	Santa Cruz	44-A2	County Administration Bldg.	2	Electrical - Remove/relocate/replace existing electrical floor monuments (2) w/ new low profile floor outlets; replace 15' electrical wiring; install floor outlet covers where missing and replace 4 damaged carpet tiles - Electrical monuments and missing covers under carpet tiles causing trip hazards.	\$2,400	\$2,400	100	Complete
1013	FM-0050419	Santa Cruz	44-A3	Jury Assembly Room	2	Exterior Shell - ADA access ramp - Remove and replace rotten plywood decking (5 sheets, pressure treated, 1-1/2"); seal/paint both sides; apply anti-slip material - Weather exposure has deteriorated the access ramp.	\$2,404	\$2,404	100	Complete
1014	FM-0050576	Santa Cruz	44-A3	Jury Assembly Room	2	Roofing - Remove 60 sq. ft of existing composition roofing; remove and replace 60 sq. ft. of deteriorated 1/2" plywood roof decking; install 60 sq. ft. composition roofing to match existing. - Roofing material failure caused leak and rotted roof substrate.	\$3,155	\$3,155	100	In Work
1015	FM-0049707	Santa Cruz	44-B2	Watsonville Courthouse	2	HVAC - Replace relief fan motor bearings on AH 3.1 - Relief fan motor bearings failing on AH 3.1 which handles Courtrooms A&B.	\$3,500	\$3,500	100	Complete
1016	FM-0050428	Santa Cruz	44-B2	Watsonville Courthouse	2	Interior Finishes - Entrance/Exit doors - Install locking devices to double glass doors; 1 exit device (panic hardware) to right door; 1 magnetic lock to opposite swing, left door; 1 motion sensor, request to open; install wire for power and card reader (supplied by Court IT) - Family Law area cannot be secured (Fire Code) causing confrontational incidents and safety concerns for staff.	\$3,669	\$3,669	100	Complete
1017	FM-0048939	Shasta	45-A1	Main Courthouse	1	Plumbing - Broken Underground Sewer Line - Isolate break in the sewer line, removed and replaced 160 LF of 6" sewer line and two cleanouts. The sewer line leading from the courthouse annex in-custody holding cells and the County Old Jail is broken and plugged.	\$4,500	\$3,137	69.71	Complete
1018	FM-0049792	Shasta	45-A1	Main Courthouse	2	Chiller - Restore chiller tubes to factory condition - Chemical treatment and de-scaling required at the condenser section of chiller - no cooling for building	\$6,500	\$6,500	100	Complete
1019	FM-0050638	Shasta	45-A1	Main Courthouse	2	Fire Sprinkler System - Perform 50 year sprinkler head lab testing per NFPA 25 for fifty years old sprinkler heads, provide spare fire sprinkler heads for the spare box, test and drain Basement and 3rd Floor West, replace pressure gauges on the 1st Floor East, 2nd Floor East and 3rd Floor East. - Annual sprinkler inspection failed and California State Fire Marshal (CSFM) required 50 year sprinkler inspection or replacement per the NFPA 25.	\$5,399	\$5,399	100	In Work
1020	FM-0050798	Shasta	45-A1	Main Courthouse	2	Roof - Replace stair tower roof with 60 Mil. White PVC Membrane Roof System - Existing roof has outlived its useful life, is leaking and needs to be replaced	\$6,766	\$6,766	100	In Work



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1021	FM-0050808	Shasta	45-A1	Main Courthouse	2	Interior Finishes - Remove a non-structural partition wall and electrical circuit to allow the installation of the court's file storage unit. This will enable the court to continue and complete its file storage consolidation process in the courthouse basement and terminate a lease agreement for off-site storage.	\$3,000	\$3,000	100	In Work
1022	FM-0050839	Shasta	45-A7	Courthouse Annex	1	HVAC - Chiller - Restore condenser tubes to engineered specifications, replace media filter and belt. - Chiller tripped on high oil temp and keeps going offline, condenser tubes and filters have hard scale buildup in cooling tower.	\$13,808	\$13,808	100	In Work
1023	FM-0050136	Shasta	45-B1	Shasta County Superior Court/Sheriff's Station	2	Plumbing - Water heater in attic had leaking gate valve, damaged sheet rock and ceiling tiles in hallway. Need to replace gate valve to water heater and repair water damage in ceiling.	\$2,639	\$1,040	39.41	Complete
1024	FM-0049761	Sierra	46-A1	Courthouse/Sheriff Station-Jail	1	Exterior Shell - Slipped roof panel, active leaks in flashing and roof joints, failed and water logged exterior finishes require immediate resolution - poor weather is soon to arrive with rain forecast in the near future.	\$10,000	\$2,894	28.94	In Work
1025	FM-0049128	Siskiyou	47-A1	Siskiyou County Courthouse	2	HVAC - Replace one 2.2 ton failed HVAC unit and relocate a 2nd 2.2 ton unit to supply the cooling requirements for the Administrative Office and Family Law Offices.	\$8,968	\$8,968	100	Complete
1026	FM-0046899	Siskiyou	47-B1	Dorris	2	Roof - Replace 4,050 Sq. Ft. of 3 tab shingle roof; remove and replace the existing failed roof decking areas, shingles, flashing, gutters, and downspouts.	\$34,745	\$23,647	68.06	Complete
1027	FM-0049745	Solano	48-A1	Hall of Justice	2	HVAC: Supply Fan (50hp) Motor drive assembly failure (1) shaft bearings (4) sheaves (4) This work requires a welding torch to be used to heat the shaft for removal and replacement of all components for this rebuild (Eight off hours) The location is on the 3rd floor This location dictates unit to be manually balanced after work is completed- This work requirement will ensue Courts heating and cooling during occupancy is undisrupted.	\$12,854	\$12,854	100	Complete
1028	FM-0049793	Solano	48-A1	Hall of Justice	2	Plumbing - Remove and replace damaged pipe - Remove and replace wall board and ceiling ties to access and replace approximately 100 ft. damaged drain line.	\$4,183	\$4,183	100	Complete
1029	FM-0049828	Solano	48-A1	Hall of Justice	2	Exterior - Window sealing compound and rubber failed (6)- New sealant and rubber is required- Sealing the Court exterior widows will enhance cooling, heating and will refute water intrusion during the winter rains	\$4,215	\$4,215	100	Complete
1030	FM-0049851	Solano	48-A1	Hall of Justice	2	HVAC: Air Handling Unit S3- Replace (4) hot water coils, (2) headers & (4) chilled water coils and headers in 3rd floor mechanical room - Major leaks have been detected	\$139,053	\$101,258	72.82	In Work
1031	FM-0049871	Solano	48-A1	Hall of Justice	2	Exterior Grounds - Curb (2LF) and Sealant (15 LF) - Replace failed sealant and cut curb to allow drainage - Install new metal flashing to prevent water intrusion - Water penetrating facility causing internal damage	\$2,835	\$2,064	72.82	Complete
1032	FM-0050032	Solano	48-A1	Hall of Justice	2	Elevator - Remove existing Elevator 4 & 5 control board- install (2EA) New Non-proprietary and code-compliant GAL type car door operator and components- install (2EA)- Install (1EA) Control board for one Smart Track door operator -Install pit 9ft 6in 16 wide pit ladder-This work is the result of a Notice to Comply from California State Elevator Inspector	\$63,851	\$63,851	100	In Work



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1033	FM-0050158	Solano	48-A1	Hall of Justice	2	HVAC- Remove Frozen fan motor drive bearings (2)- Install new fan motor drive bearings- and align motor	\$3,100	\$2,257	72.82	Complete
1034	FM-0050214	Solano	48-A1	Hall of Justice	2	Exterior Shell - Sliding Doors - Install New Sliding Door Guides, Hinge Springs and Components - Unable to secure doors	\$3,421	\$2,491	72.82	Complete
1035	FM-0050262	Solano	48-A1	Hall of Justice	2	Electrical - Emergency Lighting - Remove emergency lighting circuit from County UPS (1circuit,15lights) Install new emergency lighting circuit to existing emergency generator panel (1circuit 15lights). The existing UPS system at the Fairfield hall of Justice that supports the emergency lighting was damaged and the County has abandoned it in place. Re-wiring the lights will ensure the facility is code compliant both Electrical and Fire/Life/Safety.	\$3,429	\$3,429	100	Complete
1036	FM-0050321	Solano	48-A1	Hall of Justice	2	Interior Door Hardware - Replace 11 failing door locksets with ADA compliant handle sets. Current units do not operate correctly and prevent access.	\$10,070	\$7,333	72.82	Complete
1037	FM-0050339	Solano	48-A1	Hall of Justice	2	Interior - Remove broken duel pane window and frame (60X90-qty1 -4 sections)-Remove 8x4 damaged sheet rock (4x8 qty 1)- Install duel pane window and frame (60X90-qty1-4 sections)- Tape texture and paint to match existing finishes-Work requirement is to refute moister intrusion into deliberation room at the Fairfield Hall of Justice.	\$8,812	\$8,812	100	Complete
1038	FM-0050421	Solano	48-A1	Hall of Justice	2	Elevator: Remove push button control for elevators 4&5 - Install card reader control (2) in elevators 4&5 for controlled access Use of the elevators by the Public, Sheriffs department to transport of Inmates via the tunnel and the Sallyport - Court personnel use the elevators to traverse the Court rooms at the Fairfield hall of Justice . This will refute Public from being trapped in the secured area.	\$21,263	\$21,263	100	In Work
1039	FM-0050820	Solano	48-A1	Hall of Justice	1	Plumbing - Emergency water leak repairs - Repair water leak in the ceiling above the restroom next to the second floor jury room	\$4,032	\$4,032	100	In Work
1040	FM-0049797	Solano	48-A2	Law And Justice Center	2	HVAC -Remove and replace failed Variable Frequency Drive ABB 40 HP (1) This will restore heating and cooling back to the 2nd floor of the Court	\$9,438	\$9,438	100	Complete
1041	FM-0050092	Solano	48-A2	Law And Justice Center	1	HVAC - Remove failed Supply 40 hp fan motor -(1)- Install Supply 40 hp fan motor - (1)- This unit is the only means of heating and cooling Court exclusive space at the Fairfield Law and Justice Court house.	\$35,493	\$35,493	100	Complete
1042	FM-0050237	Solano	48-A2	Law And Justice Center	2	HVAC - Failing Fan Assembly - Provide new and install two (2) Dodge Block Bearings, Provide and replace four (4) Cog Belts, Provide and replace one (1) 16.0? Fan Sheave and matching Hub, Provide and replace one (1) 8.6? Fixed Pitch Motor Pulley and matching Hub, laser alignment of new sheaves, pulleys, and belts and balance the fan.	\$9,324	\$9,324	100	Complete
1043	FM-0050498	Solano	48-A2	Law And Justice Center	2	Plumbing - Isolation Valves - Remove and replace three (3) inoperable Isolation Gate valves, four (4) 4- 2 1/2 inch valves and four (4) 4-1inch valves. At this time the potable water isolations are in Court exclusive space and need functional isolation valves to perform plumbing requirements requested with minimum disruption of the facility.	\$13,939	\$13,939	100	In Work



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1044	FM-0050639	Solano	48-A2	Law And Justice Center	2	HVAC - Ball Valves supply and return (4) - Gate Valve (1) - Variable Air Volume Stop Valve (4) - Variable Air Volume Circuit Setters (2) - Variable Air Volume Control Valves (2) - Strainers (2) - Replace - Leaking - System Shutdown has to be performed off hours and coordinated with the Jail. The facilities share a common water line.	\$14,852	\$14,852	100	In Work
1045	FM-0050648	Solano	48-A2	Law And Justice Center	2	Electrical - Replace Light fixture ballasts with backup battery ballasts (9) - Exit signs (4) with battery backup emergency lighting - Breaker (1) - Replace - UPS (1) - Remove - Emergency exit lighting system is non operational	\$6,619	\$6,619	100	In Work
1046	FM-0049919	Solano	48-B1	Solano Justice Building	2	Elevator: ADA Ramp gate arm is inoperable - Remove and replace (1) ADA ramp lift sensitivity to be adjusted after installation of new gate arm is complete- The Judges ADA Elevator is in the secured area of the Court and is required for court operations	\$2,945	\$2,945	100	Complete
1047	FM-0050474	Solano	48-B1	Solano Justice Building	2	Holding Cell - Lockdown System (1) Control board (1) - Override mechanism (5) - PLC control board (1) - Replace - System failure causes judicial officers, court staff, and in-custodies to be locked in chambers, secure hallway, and jury rooms. Unable to safely egress facility if the fire system is activated	\$40,893	\$40,893	100	In Work
1048	FM-0050512	Sonoma	49-A2	Main Adult Detention Facility	2	County managed - HVAC - Heating Coil - install (1) new heating coil to provide heat in jury deliberation room where there is not heat now, tie into existing heating hot water lines and connect to Building controls.	\$19,233	\$19,233	100	In Work
1049	FM-0049739	Sonoma	49-B2	3055 Cleveland Avenue	1	HVAC - Replace burned out 5 ton compressor. System is a primary system and court is impacted.	\$10,000	\$10,000	100	Complete
1050	FM-0050668	Sonoma	49-B2	3055 Cleveland Avenue	2	HVAC - IT Server Room - Relocate diffusers (4), Modify sequence staging of the existing compressors, re-activate the humidifier, recalibrate the humidity controller and air balance the room. Temperature fluctuations and lack of HVAC control for the IT servers has become a problem.	\$10,406	\$10,406	100	In Work
1051	FM-0048316	Stanislaus	50-A1	Modesto Main Courthouse	2	Elevator - Renovate the existing In-custody elevator to provide safe, secure and reliable operation. Elevator is beyond repair as parts are no longer available and have had to be manufactured to get the elevator to work (resulting in significant downtime and increased security risk to public as defendants are in public way).	\$290,000	\$289,420	99.8	In Work
1052	FM-0049277	Stanislaus	50-A1	Modesto Main Courthouse	2	Electrical - Provide infrared scanning and electrical system inspection of building power infrastructure - Recent power problems have occurred creating unsafe conditions.	\$4,000	\$3,992	99.8	Complete
1053	FM-0049349	Stanislaus	50-A1	Modesto Main Courthouse	2	Safety - Security - Install mirrored tint in stairwell that is used for vertical transport of in-custody defendants. Court is transporting 100-200 high-risk defendants in stairs and windows need to be obscured to protect defendants.	\$10,000	\$10,000	100	Complete
1054	FM-0049708	Stanislaus	50-A1	Modesto Main Courthouse	2	HVAC - Chiller #2 - There is a refrigerant leak on circuit 2A. Evacuate refrigerant from system and restore the circuit to bring it up to proper operating pressures.	\$4,595	\$4,595	100	Complete



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1055	FM-0049784	Stanislaus	50-A1	Modesto Main Courthouse	2	Electrical - This proposal will transition all the T12 office lamps to energy saving T8 bulbs. Replace ballasts and bulbs for 950 fixtures throughout the facility and dispose of ballasts and bulbs as hazardous waste - T12 bulbs and the ballasts that drive them are no longer being manufactured and will soon not be available. Significant rebates are available but will no longer be offered by December 2012	\$90,316	\$70,248	77.8	Complete
1056	FM-0049847	Stanislaus	50-A1	Modesto Main Courthouse	2	Security/Safety - Provide and install HuperOptik Fusion 10 window tinting on (8) eight single pane clear glass windows, total 210 Sq. Ft. on the (4) four East facing Judges Chamber - Public should not have a clear view into the Judges Chambers	\$1,735	\$1,732	99.8	Complete
1057	FM-0049992	Stanislaus	50-A1	Modesto Main Courthouse	2	Fire Protection - Install a new water flow switch on the basement riser and a new water flow bell on exterior of building - water flow bell has failed. Replacement is required by code	\$4,060	\$4,060	100	Complete
1058	FM-0050253	Stanislaus	50-A1	Modesto Main Courthouse	2	Exterior Shell - Replace Exterior Door, frame and mullion and door hardware on south stairwell - This door is beyond repair and the mullions have rusted and deteriorated.	\$3,188	\$3,188	100	Complete
1059	FM-0050484	Stanislaus	50-A1	Modesto Main Courthouse	2	Electrical - Replace Breaker on Switchboard B, de-energize Switchboard A and B to clean, re-torque, and insure proper rating surfaces exist on breakers that need panel A, 2A, BB and 2, 4, & 6 prior to circuit breaker testing on Switchboard, the breakers in question must be fully assessed to know if any breakers may need to be replace. - During the inspection and analysis performed under SWO 1242428 Five (5) heat anomalies were detected	\$8,000	\$8,000	100	In Work
1060	FM-0050781	Stanislaus	50-A1	Modesto Main Courthouse	1	Plumbing - Refurbish leaking #1 condenser water pump and replace #2 condenser water pump, motor, and skid - This Court has two condenser water pumps, and both are required to run simultaneously to ensure efficient cooling of the Court. Condenser water pump #1 (north pump) is leaking and requires a new mechanical seal, shaft sleeve, spacer sleeve, and casing o-ring. Condenser water pump #2 (south pump) and motor (both mounted on a common skid) are beyond their service life.	\$32,428	\$32,428	100	In Work
1061	FM-0050809	Stanislaus	50-A1	Modesto Main Courthouse	1	HVAC - Chiller #1 Circuit Compressor - Replace failed chiller #1 circuit A compressor. Take chiller offline, use 24 ton crane to replace the compressor in the Penthouse mechanical room - Chiller #1 circuit A compressor has failed and needs to be replaced to restore cooling to 100%	\$14,864	\$14,864	100	In Work
1062	FM-0049278	Stanislaus	50-A2	Hall of Records	2	Electrical - Provide infrared scanning and electrical system inspection of building power infrastructure - Recent power problems have occurred creating unsafe conditions.	\$4,000	\$1,759	43.98	Complete
1063	FM-0050254	Stanislaus	50-A2	Hall of Records	2	HVAC - 2nd floor offices are cold and not warming up - replace failed actuator valve controlling the reheat valve, install and calibrate 2 floor office thermostats.	\$3,640	\$3,640	100	Complete
1064	FM-0050782	Stanislaus	50-A2	Hall of Records	2	HVAC - Chiller rack - Found leak to chiller rack on main chiller, refrigerant line leaking	\$3,112	\$3,112	100	In Work



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1065	FM-0049193	Stanislaus	50-F1	Modesto Traffic Court	2	HVAC - Split System-Replace failed indoor and outdoor Fujitsu unit, utilize existing power and control wiring where available, forklift outdoor unit onto rooftop and mount on roof utilizing existing curb, connect power and refrigerant lines utilizing existing power disconnect and conduit, and test for proper operation-Fujitsu Split System A/C unit serving the data center has failed leaving temporary cooling to cool the Network IT Room	\$12,300	\$12,300	100	Complete
1066	FM-0049488	Sutter	51-A1	Courthouse West	2	Plumbing - Water supply and new toilet - Cut the water supply line going to the inmates restroom toilet and install a "T" fitting. Install new copper water line to restore the new toilet to service. The old line will be capped and abandoned. The work to replace the broken toilet revealed a severely corroded water supply line.	\$4,000	\$4,000	100	Complete
1067	FM-0049780	Sutter	51-A1	Courthouse West	2	Roof - Restore - reseal cupola roof, patch and paint cupola fascia/siding - Provide all labor and materials required to restore - reseal the roof of the cupola, patch and paint the dry-rotted fascia/siding - Cupola is leaking	\$4,951	\$4,951	100	Complete
1068	FM-0050140	Sutter	51-A1	Courthouse West	2	Roof - Renew - reseal approx 6,000 sq ft of rolled roofing: approx 4,000 on "Saw tooth" style roof over Annex and approx 2,000 sq ft (3 roofs) over Jury Room, Break area. All roofs are well beyond their expected life expectancy.	\$68,403	\$56,432	82.5	Complete
1069	FM-0050485	Sutter	51-A1	Courthouse West	2	Building Exterior - Glazing - remove and replace glazing at ten (10) locations, four (4) doors and six (6) windows damaged as a result of vandalism. Work will require the use of barricades and high reach equipment. Install window tinting after new windows are installed, tinting to match the existing windows.	\$6,325	\$6,325	100	In Work
1070	FM-0049362	Sutter	51-A2	Courthouse East	2	HVAC - Fan and Condenser motors - The HVAC unit that controls the DA's area has a burnt out fan motor and condenser motor. Remove and replace two motors, one for the fan and one for the condenser.	\$1,001	\$1,001	100	Complete
1071	FM-0049781	Sutter	51-A2	Courthouse East	2	Electrical - Electrical Panel - The power to the failing HVAC panel on the roof will be cut off but no other portion of the building will lose power. The old 400 amp panel will be removed and wires cleaned up. The new 400 amp panel will be installed with existing conductors, turned on and tested for continuity. Pride staff will remove and dispose of the old panel and all construction debris will be removed and cleaned up.	\$4,150	\$4,150	100	Complete
1072	FM-0049794	Sutter	51-A2	Courthouse East	2	HVAC - PKU 8 has failed - Replace with new 10.5 Ton Unit - Will require a 40 ton crane. Includes decommissioning of existing unit. - The HVAC is failing	\$12,300	\$6,691	54.4	Complete
1073	FM-0050310	Tehama	52-A3	Annex No. 2	2	HVAC - Replace (2) failing 7.5 Ton rooftop cooling units supporting the 1st Floor Common Area with new and more efficient units.	\$31,972	\$31,972	100	In Work
1074	FM-0050840	Tehama	52-A3	Annex No. 2	2	Transaction Counter - The work consists of modifying the public transaction counter to accommodate increased workload and staff at this location as the Corning court will close June 30. The scope includes approximately 15 lineal feet of additional of cabinetry, countertops, and glazing to allow for 2 additional public transaction counters and staff workstations.	\$7,908	\$7,908	100	In Work



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	FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Facility Modification Program Budget Share of Preliminary Estimate	Facility Modification Budget % of Preliminary Cost Estimate	Status
1075	FM-0048714	Tulare	54-A1	Visalia Superior Court	2	Fire Protection - On each of the four exterior doors on floors 1 and 3 secured hallways, remove existing maglock, install electric latch, Von Duprin power supply, and door cord, and reconnect to existing card access system - To correct fire inspection violation and enable egress without restriction or special knowledge.	\$8,170	\$8,170	100	In Work
1076	FM-0049756	Tulare	54-A1	Visalia Superior Court	2	Interior Finishes - Remove and replace two 30" x 36" sections of plaster ceiling in Jury Assembly Room 202 which are sagging and cracked, and texture and paint to match. Asbestos Containing Material must be contained while work is being done	\$3,455	\$1,117	32.33	Complete
1077	FM-0049758	Tulare	54-A1	Visalia Superior Court	2	COUNTY MANAGED - Generator - County of Tulare to install a new 1500 kW standby generator and 5kV automatic transfer pair and connect to the main building electrical system, the court IT data center and all critical building systems - The court IT data center and security systems, elevators, fire panel, and emergency lighting in the "old" or main section of the courthouse and are not on an emergency generator and shut down during a major power outage.	\$387,960	\$387,960	100	In Work
1078	FM-0050179	Tulare	54-A1	Visalia Superior Court	2	COUNTY MANAGED - Elevators - Install new car operating panel with new key switch in elevator #3 and five new hall call stations at each of five landings - Existing panel is broken and un-repairable, allowing any type of key device to operate elevator and access the building interior.	\$4,099	\$4,099	100	In Work
1079	FM-0050420	Tulare	54-A1	Visalia Superior Court	2	Fire/Life/Safety - Magnetic Locks - Install an electronic magnetic lock with wireless entry/exit system on seven sets of court room doors to enable emergency egress. Included is a motion sensor mounted nine feet above the floor to provide exit access upon motion detection that will be mounted above all door frames. Courtroom doors are currently key locked when not in use which does not meet Fire/Life/Safety requirements. Fire inspection violation notice uploaded into CAFM.	\$8,000	\$8,000	100	In Work
1080	FM-0050799	Tulare	54-A1	Visalia Superior Court	2	Interior finishes - Remove four (4) courtroom doors from hinges. Remove and replace the four (4) failed floor-mounted door closer from mounting box on the floor. - Both the entrance and interior doors to Department 3 are slamming very loudly and disrupting court proceedings.	\$4,209	\$4,209	100	In Work
1081	FM-0043861	Ventura	56-A1	Hall of Justice	2	COUNTY MANAGED - HVAC - Supply Fan #3 - Rebuild failed fan assembly, work includes replacing the inlet bell, lever bar, adjustment mechanism and associated overtime hours.	\$7,950	\$7,950	100	In Work
1082	FM-0043862	Ventura	56-A1	Hall of Justice	2	COUNTY MANAGED - HVAC - Supply Fan #2/#3 Cooling Coils - Replace fans. Equipment is 30 years old and is beyond repair, with leakage & corrosion in a court exclusive space.	\$420,486	\$420,486	100	In Work
1083	FM-0050453	Ventura	56-A1	Hall of Justice	2	COUNTY MANAGED - HVAC - Cooling Tower Fill Replacement - Original Fill Degraded/Compressed/Restricting Water Flow	\$53,047	\$53,047	100	In Work
1084	FM-0050448	Ventura	56-B1	East County Courthouse	2	COUNTY MANAGED - HVAC - A/C Unit Failing - Equipment Overheating During Intermittent Failures/Full Failure Imminent Existing HVAC Unit failing/requires replacement.	\$7,009	\$7,009	100	In Work



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Attachment C
FMs Reviewed and Approved
Between July 1, 2012 and June 30, 2013

	FM Number	County	Bldg ID	Building	Priority	Description	Preliminary Cost Estimate	Facility Modification Program Budget Share of Preliminary Estimate	Facility Modification Budget % of Preliminary Cost Estimate	Status
1085	FM-0050215	Yolo	57-A8	Traffic Court - Modular	2	HVAC - Replaced the compressor, condenser fan motor, main contactor for the compressor, and Bard heat strip - Heat pump #2 has failed, the compressor has a dead shore and the rotor is frozen, the condenser fan has also failed along with the compressor contactor.	\$3,082	\$3,082	100	Complete
1086	FM-0051116	Santa Clara	43-B2	Historic Courthouse	3	Redesign and program BAS system to include Operating Schedule on Air Handler Units (AHU1-AHU2) and Fan Coil Units (FC1-FC32), Install lighting control and occupancy sensors for Core restroom floors B-5.	\$65,649	\$65,649	100	In Work
1087	FM-0050685	Santa Clara	43-F1	Sunnyvale Courthouse	3	Redesign and program BAS system to enable DDC controls and install central lighting controls	\$129,557	\$129,557	100	In Work
1088	FM-0050765	Santa Clara	43-N1	Morgan Hill Courthouse	3	Restore lighting control system including day lighting functionality. Redesign and program BAS system to include CHW pump schedules and Ait temp supply reset.	\$74,424	\$74,424	100	In Work
1089	FM-0050659	Contra Costa	07-A2	Wakefield Taylor Courthouse	3	Redesign and program BAS system to include Optimum Start Sequence on SF-1, Chilled Water Supply Temperature Reset, and implement Variable Flow Chilled Water Pumping. Install Occupancy Sensors in Core Restrooms and main Corridors (flrs 1-4) for Lighting Control.	\$88,401	\$88,401	100	In Work
1090	FM-0050670	Contra Costa	07-A3	Bray Courts	3	Redesign and program BAS system to include Optimum Start Sequence on AC-1, AC-2, & AC-3. Install Occupancy Sensors in Core Restrooms & Main Corridors(flrs 1-3), & 1st Floor Courtroomfor Lighting Control	\$39,946	\$34,162	85.52	In Work
1091	FM-0050635	Santa Clara	43-G1	Santa Clara Courthouse	3	Redesign and program BAS system to include CHW temperature reset, Increased zone Setpoint deadband, and AHU schedules, Convert CHW flow to variable flow with VFD. Install lighting occupancy sensors.	\$67,462	\$67,462	100	In Work
1092	FM-0050654	Contra Costa	07-E3	Arnason Justice Center	3	Air Handler Discharge Static Pressure Reset, Chilled Water Pump Differential Pressure Reset, optimum Start Sequence	\$19,111	\$100	100	In Work
1093	FM-0051381	Alameda	01-H1	Fremont Hall of Justice	3	Redesign and program BAS system to include CHWS temperature reset and improve status pressure control	\$27,923	\$22,171	79.4	In Work



Attachment D

Description of Funded Facility Modifications Over \$300,000 FY 2012-2013

Los Angeles, Los Angeles County	Edmund D. Edelman Children's Court	FM-0046136
Exterior Shell- Resurface Exterior Insulation and Finish System (EIFS) covered walls of the entire building. The EIFS wall covering is cracked, disintegrating and deteriorating which could cause rain water to leak into the wall structures and do damage of significant magnitude. Scope of work will require a major scaffolding effort, removal and replacement of architectural trim metal and painting of exposed structural steel.		
<i>Total Estimated Cost: \$4,887,336</i>		<i>AOC Share of Costs: 69.99%</i>
Los Angeles, Los Angeles County	Edmund D. Edelman Children's Court	FM-0044214
HVAC - Replace Building Automation System (BAS) and Refrigerant Monitoring systems - The BAS has failed and does not function as designed. The Refrigerant Monitoring System is not functioning and does not comply with the Air Quality Management District requirements. Scope of work will include reprogramming and start up.		
<i>Total Estimated Cost: \$2,350,000</i>		<i>AOC Share of Costs: 69.99%</i>
Imperial, Imperial County	Imperial County Courthouse	FM-0049657
HVAC - Building Automation System (BAS) - Replace eight (8) air handling units, thermostats, and control valves. Replace thirty (30) fan coil units, thermostats, and control valves to integrate the existing BAS. The majority of mechanical equipment is old, has leakage and wiring issues, and is not controlled properly. Due to poor control system and inefficient equipment, the costs associated with their operation and maintenance are high when the costs are compared to other courthouse properties.		
<i>Total Estimated Cost: \$1,564,200</i>		<i>AOC Share of Costs: 100%</i>
San Francisco, San Francisco County	Civic Center Courthouse	FM-0050033
HVAC - Replace the failed Building Automation System (BAS) with new system - The existing Alerton BAS has failed and is no longer supported by the manufacturer. Replacement parts are no longer available, the failed system has cost over \$40k in stop gap measures and manual attention of controls since Feb 2012.		
<i>Total Estimated Cost: \$950,000</i>		<i>AOC Share of Costs: 72.82%</i>
Riverside, Riverside County	Larson Justice Center	FM-0050115
HVAC - BAS System - HVAC - BAS System - The project will include replacement of approximately 10,000 square feet of faulty high-speed network cable. Approximately 20,000 square feet of low-speed network comm. wiring between 5 air handlers, 10 central plant boiler and chiller controllers, sand filters, and 225 VAV box controllers. Replace 9 two-way control valves with three-way valves and associated piping. Removal of obsolete chilled water bypass loop, inclusive of decommissioning of pumps 6 and 7. Rebalance the modified chilled water pipe system. Reprogramming and commissioning of all BAS devices. Invasive work will be performed after hours to minimize court disruption.		
<i>Total Estimated Cost: \$850,000</i>		<i>AOC Share of Costs: 80.81%</i>

¹ Total estimated cost updated to reflect current projected cost as approved by the Trial Court Facility Modification Advisory Committee.



Los Angeles, Los Angeles County	Compton Courthouse	FM-0045271
HVAC - Boilers - Remove and replace four each 14 year old non-compliant boilers on the 13th floor, due to AQMD regulations, failure to replace these boilers will lead to heavy daily fines; HEATING HOT WATER BOILERS, 2 @ 4.1 Million BTU and 2 @ 2.8 million BTU		
<i>Total Estimated Cost: \$771,900</i>		<i>AOC Share of Costs: 66.13%</i>
Los Angeles, Los Angeles County	Van Nuys Courthouse East	FM-0047896
Roof - Remove and replace entire built up roof throughout building totaling approximately 29,000sf. In some locations the roof, the membrane and the substructure has failed causing debris to fall into occupied areas below.		
<i>Total Estimated Cost: \$704,710</i>		<i>AOC Share of Costs: 89.74%</i>
Los Angeles, Los Angeles County	Pasadena Courthouse	FM-0049850
HVAC - Cooling Towers (2) - Remove and replace two (2) 400 Ton cooling towers including VFDs, 8" piping, four (4) isolation valves and steel roof mounts. Work will require engineering, permits, roofing under the existing towers and the need for a rental tower while work is being completed. The towers are currently leaning due to structural deterioration due to rusting conditions.		
<i>Total Estimated Cost: \$658,000</i>		<i>AOC Share of Costs: 69.35%</i>
Riverside, Riverside County	Larson Justice Center	FM-0050021
Roof - Replace 57,000 Square feet of roof - Remove 57,000 Square feet of 3 ply tar and gravel roof leaving in place the 3" insulation layer below. Replace with a 50 mil. Single Ply PVC roof system over a trowled on cementitious base layer, re-roof will include new parapet walls, mechanical curbs and roof jacks.		
<i>Total Estimated Cost: \$630,331</i>		<i>AOC Share of Costs: 80.81%</i>
Los Angeles, Los Angeles County	Norwalk Courthouse	FM-0049351
HVAC - Replace (2) 300 Ton Cooling Towers which have deteriorated beyond continued repair, replace isolation valves & VFDs to control the circulating motors, replace structural steel which has corroded sufficiently to be a hazard & cannot be reused, &, replace the 2,600sf of roof with new taped insulation board and APP membrane roof under the cooling towers which now hold water and is a health hazard due to mosquito growth and algae. The towers must be craned off & onto the bldg.		
<i>Total Estimated Cost: \$570,700</i>		<i>AOC Share of Costs: 85.03%</i>
Los Angeles, Los Angeles County	Clara Shortridge Foltz Criminal Justice Center	FM-0050293
HVAC - Air Handler and Flood Mitigation - Replace failed air handler supply valve which created a water leak encompassing 4 floors of the court house and a parking level. The flood mitigation work required water extraction over 4 floors, replacement of 4,936 sf of ceiling and grid, 10,000 sf of paint, 62 yds of carpet and several thousand feet of vinyl base all within an ACM environment of over 60,000		
<i>Total Estimated Cost: \$517,700</i>		<i>AOC Share of Costs: 68.79</i>



Alameda, Alameda County

Hayward Hall of Justice

FM-0050225

HVAC - Gas Fired Boiler - Remove and replace two each 34 year old non-compliant boilers due to AQMD regulations, failure to replace these boilers will lead to heavy daily fines; HEATING HOT WATER BOILER #1 & #2, 2,900,000 BTU EA. Vent stacks have deteriorated and need replacement as well.

Total Estimated Cost: \$467,000

AOC Share of Costs: 88.3%

Ventura, Ventura County

Hall of Justice

FM-0043862

COUNTY MANAGED - HVAC - Supply Fan #2-#3 Cooling Coils - Replace - Beyond Useful Life, leakage & corrosion. This work is in court exclusive space.

Total Estimated Cost: \$420,486

AOC Share of Costs: 100%

Alameda, Alameda County

Fremont Hall of Justice

FM-0004545

HVAC - Remove and Replace 34 year old non-compliant boiler due to AQMD regulations, failure to replace these boilers will lead to heavy daily fines; Boiler, Hot Water, Oil/Gas/Comb. - BLRO1, 2,092000 BTU

Total Estimated Cost: \$397,236

AOC Share of Costs: 79.4%

Tulare, Tulare County

Visalia Superior Court

FM-0049758

COUNTY MANAGED - Generator - County of Tulare to install a new 1500 kW standby generator and 5kV automatic transfer pair and connect to the main building electrical system, the court IT data center and all critical building systems - The court IT data center and security systems, elevators, fire panel, and emergency lighting in the "old" or main section of the courthouse and are not on an emergency generator and shut down during a major power outage.

Total Estimated Cost: \$387,960

AOC Share of Costs: 100%

Los Angeles, Los Angeles County

El Monte Courthouse

FM-0050139

Roof - Replace 45,000 S.F. built up roof (5 layer of coal tar pitch) - Remove and replace approximately 45,000 S.F. of 5 layer hot mop and gravel roof that has a history of leaks and is beyond normal life, existing roof installed in 1977. Replacement includes new metal cap on coping.

Total Estimated Cost: \$380,991

AOC Share of Costs: 58.12%

Los Angeles, Los Angeles County

Edmund D. Edelman Children's Court

FM-0034887

HVAC - Gas Fired Boiler - Remove and replace three each 21 year old non-compliant boilers due to AQMD Notice of Violation, failure to replace these boilers will lead to heavy daily fines; HEATING HOT WATER BOILER #3,#4 & #5, 1,995,000 BTU EA.

Total Estimated Cost: \$363,960

AOC Share of Costs: 69.99%



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Imperial, Imperial County

Imperial County Courthouse

FM-0049657

Roof - Complete removal of the existing roof membrane and flashings, a new PVC roof system to be installed over an adhered roof cover-board. All new flashings, drain bodies and roof-protection materials shall be included as part of the roofing project. Replacement of the existing gutter and downspouts with properly sized and installed gutters and downspouts. The roof is beyond useful life and has failed in several areas.

Total Estimated Cost: \$325,000

AOC Share of Costs: 100%

San Diego, San Diego County

Kearny Mesa Traffic Court

FM-0031641

Exterior Shell - Payment windows - Install (2) new exterior windows in existing lobby and relocate existing security to new lobby area, include ADA access.

Total Estimated Cost: \$319,000

AOC Share of Costs: 100



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Attachment E
Completed Assessment Report FY 2012-2013

County	Building	Bldg ID	Managing Party	FCI	Responsible SF (AOC)
Alameda	Wiley W. Manuel Courthouse	01-B3	AOC	31%	196,277
Alameda	Hayward Hall of Justice	01-D1	AOC	24%	184,785
Alameda	George E. McDonald Hall of Justice	01-F1	AOC	37%	25,850
Alameda	Berkeley Courthouse	01-G1	AOC	4%	11,708
Alameda	Fremont Hall of Justice	01-H1	AOC	28%	124,100
Amador	Begovich Building	03-C1	AOC	5%	20,346
Butte	Butte County Courthouse	04-A1	AOC	22%	72,474
Butte	Chico Courthouse	04-D1	AOC	51%	12,389
Calaveras	Legal Bldg.	05-A1	County	47%	4,586
Calaveras	Legal Bldg. Modular	05-A2	Landlord	32%	1,512
Contra Costa	Family Law Center	07-A14	AOC	5%	39,337
Contra Costa	Wakefield Taylor Courthouse	07-A2	AOC	31%	59,551
Contra Costa	Bray Courts	07-A3	AOC	37%	33,861
Contra Costa	Jail Annex	07-A4	County	47%	10,895
Contra Costa	Danville District Courthouse	07-C1	AOC	25%	24,469
Contra Costa	Concord-Mt. Diablo District	07-D1	AOC	26%	7,938
Contra Costa	Pittsburg Delta	07-E1	AOC	13%	26,431
Contra Costa	George D. Carroll Courthouse	07-F1	AOC	43%	39,805
Del Norte	Del Norte County Superior Court	08-A1	AOC	19%	29,008
El Dorado	Main St. Courthouse	09-A1	AOC	54%	18,560
El Dorado	Bldg. C	09-B1	County	30%	11,745
El Dorado	Cameron Park	09-C1	AOC	30%	5,618
El Dorado	Johnson Bldg.	09-E1	AOC	44%	22,974
Fresno	Fresno County Courthouse.	10-A1	AOC	37%	213,687
Fresno	B.F. Sisk Federal Courthouse	10-O1	AOC	4%	206,000
Humboldt	Humboldt County Courthouse (Eureka)	12-A1	County	22%	46,400
Imperial	Imperial County Courthouse	13-A1	AOC	74%	24,568
Imperial	Calexico Court	13-C1	AOC	15%	6,134
Kern	Bakersfield Superior Court	15-A1	AOC	58%	223,650
Kern	Bakersfield Justice Bldg.	15-B1	County	56%	56,923
Kern	Bakersfield Juvenile Center	15-C1	AOC	26%	82,680
Kern	Delano/North Kern Court	15-D1	AOC	62%	14,377
Kern	Shafter/Wasco Courts Bldg.	15-E1	AOC	40%	16,836
Kern	Taft Courts Bldg.	15-F1	AOC	48%	5,966
Kern	Arvin/ Lamont Branch	15-H1	AOC	42%	26,680
Kings	Hanford Building A	16-A1	AOC	51%	18,512
Kings	Hanford Building B	16-A2	AOC	32%	19,602
Kings	Hanford Building C	16-A3	AOC	50%	8,567
Kings	Probation Building	16-A4	AOC	45%	1,606
Kings	Lemoore Superior Court	16-B1	AOC	66%	5,129
Kings	Avenal Court	16-C1	AOC	58%	5,320
Kings	Corcoran Court	16-D1	AOC	39%	6,126
Lake	Lakeport Court Facility	17-A3	County	41%	15,480
Los Angeles	Huntington Park Courthouse	19-A1	AOC	55%	19,992
Los Angeles	San Fernando Courthouse	19-AC1	AOC	34%	187,874
Los Angeles	Santa Clarita Courthouse	19-AD01	AOC	39%	32,124
Los Angeles	Sylmar Juvenile Court	19-AF1	County	40%	10,981
Los Angeles	Compton Courthouse	19-AG1	AOC	54%	159,383
Los Angeles	Los Padrinos Juvenile Court	19-AI1	County	55%	6,786
Los Angeles	Bellflower Courthouse	19-AL1	AOC	25%	97,207
Los Angeles	Downey Courthouse	19-AM1	AOC	35%	111,223
Los Angeles	David M. Kenyon Juvenile Justice Center	19-AN1	County	29%	5,015
Los Angeles	Whittier Courthouse	19-AO1	AOC	19%	87,895
			AOC Delegated to		
Los Angeles	Parking Structure Lot 59- Whittier Admin CTR	19-AO2	County	26%	85,250
Los Angeles	Malibu Courthouse	19-AS1	County	27%	22,841
Los Angeles	Airport Courthouse	19-AU1	AOC	6%	304,725
Los Angeles	Hall of Records	19-AV1	County	54%	26,700
Los Angeles	Van Nuys Courthouse East	19-AX1	AOC	52%	178,048
Los Angeles	Van Nuys Courthouse West	19-AX2	AOC	17%	284,102
Los Angeles	Chatsworth Courthouse	19-AY1	AOC	8%	
Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	AOC	6%	415,562
Los Angeles	Torrance Courthouse	19-C1	AOC	27%	146,711
Los Angeles	Inglewood Juvenile Court	19-E1	AOC	52%	18,791
Los Angeles	Inglewood Courthouse	19-F1	AOC	34%	174,041
Los Angeles	Burbank Courthouse	19-G1	AOC	23%	67,280
Los Angeles	Glendale Courthouse	19-H1	AOC	42%	56,167



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Attachment E
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			AOC Delegated to		
Los Angeles	Pasadena Courthouse	19-J1	County	56%	88,008
Los Angeles	Pasadena Municipal Courthouse	19-J2	AOC	67%	-
Los Angeles	Stanley Mosk Courthouse	19-K1	AOC	58%	736,200
Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	AOC	47%	355,151
Los Angeles	Monrovia Training Center	19-N1	AOC	44%	19,440
Los Angeles	El Monte Courthouse	19-O1	AOC	39%	129,176
Los Angeles	Edmund D. Edelman Children's Court	19-Q1	AOC	46%	263,623
Los Angeles	Eastlake Juvenile Court	19-R1	County	77%	19,022
Los Angeles	Metropolitan Courthouse	19-T1	AOC	65%	250,000
Los Angeles	Pomona Courthouse South	19-W1	AOC	45%	194,000
Los Angeles	Pomona Courthouse North	19-W2	AOC	55%	47,267
Los Angeles	West Covina Courthouse	19-X1	County	52%	107,998
Los Angeles	Long Beach Courthouse	19-Y1	AOC	68%	121,990
Los Angeles	San Pedro Courthouse	19-Z1	AOC	49%	35,002
Madera	Madera County Superior Court	20-A1	AOC	37%	60,936
Madera	Sierra Courthouse	20-D1	AOC	75%	5,884
Mendocino	County Courthouse	23-A1	AOC	49%	57,979
Merced	Old Court	24-A1	AOC	27%	17,716
Merced	New Downtown Merced Courthouse	24-A8	AOC	5%	57,900
Napa	Criminal Court Building	28-A1	AOC	6%	47,296
Napa	Historical Courthouse	28-B1	AOC	12%	43,204
Nevada	Nevada City Courthouse	29-A1	County	40%	11,304
Nevada	Nevada City Courthouse Annex	29-A2	County	35%	12,753
Orange	Central Justice Center	30-A1	AOC	59%	357,299
Orange	Central Justice Center, Civil Complex Center	30-A3	AOC	52%	11,070
Orange	Betty Lou Lamoreaux Justice Center	30-B1	AOC	21%	125,220
Orange	North Justice Center	30-C1	AOC	15%	103,899
Orange	West Justice Center	30-D1	AOC	50%	129,078
Orange	Harbor Justice Center-Newport Beach Facility	30-E1	AOC	52%	59,416
Placer	Historic Courthouse	31-A1	County	10%	17,057
Placer	South Placer Justice Center	31-H1	AOC	8%	110,700
Riverside	Family Law Court	33-A1	AOC	9%	75,640
Riverside	Hall of Justice	33-A3	AOC	32%	167,386
Riverside	Larson Justice Center	33-C1	AOC	21%	152,990
Riverside	Annex Justice Center (Indio)	33-C2	County	58%	23,252
Riverside	Blythe Courthouse - Superior Court	33-D1	AOC	23%	11,016
Riverside	Palm Springs Courts	33-E1	County	31%	14,665
Riverside	Hemet	33-F1	AOC	35%	26,511
Riverside	Banning	33-G1	AOC	34%	34,176
Riverside	Corona	33-J1	County	40%	20,517
Riverside	Southwest Justice Center	33-M1	AOC	11%	191,032
Riverside	Riverside Juvenile Court	33-N1	AOC	37%	38,309
Riverside	Riverside Juvenile Justice Modular	33-N2	AOC	84%	1,440
Riverside	Riverside Juvenile Justice Trailers	33-N3	AOC	84%	1,440
Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	AOC	53%	291,083
Sacramento	Credit Union Bldg.	34-A3	Landlord	26%	9,488
Sacramento	800 9th St.	34-A4	Landlord	34%	21,185
Sacramento	Finance-Payroll-HR	34-A6	Landlord	66%	7,220
Sacramento	Juvenile Courthouse	34-C2	AOC	3%	100,360
Sacramento	Carol Miller Justice Center	34-D1	AOC	21%	98,628
San Bernardino	San Bernardino Courthouse	36-A1	AOC	74%	118,580
San Bernardino	San Bernardino Courthouse - Annex	36-A2	AOC	59%	79,667
San Bernardino	Court Executive Office	36-A3	County	33%	12,018
San Bernardino	Fontana Courthouse	36-C1	AOC	30%	41,791
San Bernardino	Joshua Tree Courthouse	36-E1	County	35%	10,867
San Bernardino	Rancho Cucamonga Courthouse	36-F1	County	46%	138,225
San Bernardino	Chino Courthouse	36-G1	County	44%	18,222
San Bernardino	Barstow Courthouse	36-J1	AOC	51%	35,702
San Bernardino	Victorville Courthouse-Dept. N-1	36-L1	County	48%	48,380
San Bernardino	Juvenile Dependency Courthouse	36-P1	AOC	19%	28,724
San Diego	County Courthouse	37-A1	AOC	43%	243,266
San Diego	Hall of Justice	37-A2	County	19%	121,100
San Diego	Kearny Mesa Traffic Court	37-C1	AOC	79%	46,092
San Diego	Kearny Mesa - Traffic Court KM3 Trailer	37-C2	AOC	72%	1,440
San Diego	Kearny Mesa - Traffic Court KM4 -Trailer	37-C3	AOC	71%	1,440
San Diego	Kearny Mesa - Traffic Court KM5 & KM6 Trailer	37-C4	AOC	73%	1,440
San Diego	Juvenile Court	37-E1	AOC	31%	46,759
San Diego	Juvenile Court - Department 9 Trailer	37-E3	AOC	41%	1,440



ADMINISTRATIVE OFFICE
OF THE COURTS

JUDICIAL AND COURT ADMINISTRATIVE
SERVICES DIVISION

OFFICE OF REAL ESTATE & FACILITIES MANAGEMENT

Attachment E
Completed Assessment Report FY 2012-2013

San Diego	Juvenile Court - Department 10 Trailer	37-E4	AOC	46%	1,440
San Diego	North County Regional Center - South	37-F1	County	11%	96,355
San Diego	North County Regional Center - Vista Center	37-F2	AOC	55%	215,650
San Diego	North County Regional Center - Traffic Annex	37-F3	AOC	9%	21,895
San Diego	North County Regional Center - Department 34 Trailer	37-F4	AOC	20%	1,440
San Diego	North County Regional Center - Department 35 Trailer	37-F5	AOC	20%	1,440
San Diego	North County Regional Center - Department 36 Trailer	37-F6	AOC	45%	720
San Diego	North County Regional Center - Child Services Trailer	37-F7	AOC	43%	1,440
San Diego	South County Regional Center	37-H1	County	17%	82,131
San Diego	East County Regional Center	37-I1	AOC	41%	119,625
San Diego	East County Regional Center - Central Plant	37-I4	County	35%	-
San Francisco	Civic Center Courthouse	38-A1	AOC	12%	189,575
San Francisco	Polk St. Annex	38-A2	Landlord	32%	8,870
San Francisco	Hall of Justice	38-B1	County	87%	118,247
San Joaquin	Lodi Branch - Dept. 2	39-D2	AOC	34%	6,844
San Luis Obispo	Courthouse Annex	40-A1	County	21%	40,867
San Luis Obispo	Grover Beach Branch	40-E1	AOC	46%	3,768
San Luis Obispo	Grover Beach Branch - Admin Modular	40-E1a	AOC	28%	1,440
San Luis Obispo	Support Services Center	40-F1	Landlord	27%	6,210
San Luis Obispo	Court Offices	40-H1	AOC	36%	2,528
San Mateo	Hall of Justice	41-A1	County	56%	141,227
San Mateo	Traffic/Small Claims Annex	41-A2	AOC	37%	-
San Mateo	Central Branch	41-B1	AOC	42%	17,507
San Mateo	Municipal Court Building - Northern Branch	41-C1	AOC	46%	34,825
Santa Barbara	Santa Barbara County Courthouse	42-A1	County	30%	40,341
Santa Barbara	Santa Barbara Figueroa Division	42-B1	AOC	33%	47,370
Santa Barbara	Santa Barbara Court Trailer	42-B2	County	6%	-
Santa Barbara	Santa Barbara Juvenile Court	42-C1	AOC	14%	2,880
Santa Barbara	Santa Maria Courts Building C + D	42-F1	AOC	66%	15,927
Santa Barbara	Santa Maria Courts Building A + B	42-F3	AOC	35%	1,941
Santa Barbara	Santa Maria Courts Building F	42-F4	AOC	50%	3,344
Santa Barbara	Santa Maria Courts Building G	42-F5	AOC	39%	32,433
Santa Barbara	Santa Barbara Jury Assembly Bldg.	42-G1	AOC	9%	8,157
Santa Barbara	Santa Maria Juvenile Court (New)	42-H1	AOC	17%	6,177
Santa Clara	Hall of Justice (East)	43-A1	AOC	9%	127,139
Santa Clara	Hall of Justice (West)	43-A2	AOC	38%	50,665
Santa Clara	Downtown Superior Court	43-B1	AOC	34%	126,005
Santa Clara	Old Courthouse	43-B2	AOC	20%	33,557
Santa Clara	Santa Clara Courthouse	43-G1	AOC	32%	33,559
Shasta	Main Courthouse	45-A1	AOC	20%	79,975
Siskiyou	Siskiyou County Courthouse	47-A1	County	31%	51,533
Solano	Hall of Justice	48-A1	AOC	44%	111,148
Solano	Law And Justice Center	48-A2	County	18%	258,850
Solano	Solano Justice Building	48-B1	County	50%	61,840
Sonoma	Hall of Justice	49-A1	County	39%	58,099
Sonoma	Main Adult Detention Facility	49-A2	County	24%	11,204
Stanislaus	Modesto Main Courthouse	50-A1	AOC	67%	60,404
Stanislaus	Hall of Records	50-A2	AOC	41%	45,600
Stanislaus	Turlock Superior Court	50-D1	AOC	40%	4,735
Sutter	Courthouse West	51-A1	AOC	39%	20,815
Sutter	Courthouse East	51-A2	AOC	32%	28,360
Tulare	Visalia Superior Court	54-A1	County	41%	67,804
Tulare	Tulare Division	54-B1	AOC	29%	14,125
Ventura	Hall of Justice	56-A1	County	40%	193,044
Ventura	East County Courthouse	56-B1	County	16%	41,416
Yolo	Traffic Court	57-A3	AOC	33%	7,085
Yolo	Family Support	57-A5	County	45%	3,301



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Attachment F
Approved Facility Modification Funding
by Priority and County FY 2012-2013

FMs Funded During FY 12-13 by Priority

Priority	Number of FMs	Estimated Cost
P1	233	\$5,174,850
P2	852	\$27,274,425
P3	8	\$481,926
Grand Totals	1093	\$32,931,201

FMs Funded During FY 12-13 by County

County	Number of FMs	Estimated Cost	County	Number of FMs	Estimated Cost	County	Number of FMs	Estimated Cost
Alameda	59	\$ 2,006,971	Merced	6	\$ 235,681	San Mateo	18	\$ 245,387
Amador	6	\$ 236,957	Modoc	2	\$ 33,120	Santa Barbara	21	\$ 107,842
Butte	5	\$ 472,723	Mono	5	\$ 21,982	Santa Clara	37	\$ 767,750
Contra Costa	48	\$ 639,729	Monterey	16	\$ 398,072	Santa Cruz	9	\$ 62,238
Del Norte	4	\$ 21,085	Napa	15	\$ 838,763	Shasta	7	\$ 39,650
El Dorado	12	\$ 159,122	Nevada	2	\$ 46,416	Sierra	1	\$ 2,894
Fresno	25	\$ 848,748	Orange	66	\$ 781,577	Siskiyou	2	\$ 32,615
Glenn	2	\$ 70,146	Placer	13	\$ 294,287	Solano	21	\$ 371,546
Humboldt	6	\$ 245,133	Plumas	2	\$ 12,090	Sonoma	3	\$ 39,639
Imperial	5	\$ 1,910,724	Riverside	33	\$ 1,929,153	Stanislaus	15	\$ 463,338
Kern	18	\$ 865,177	Sacramento	16	\$ 116,187	Sutter	7	\$ 83,551
Kings	6	\$ 32,098	San Bernardino	25	\$ 711,573	Tehama	2	\$ 39,880
Lake	5	\$ 25,410	San Diego	62	\$ 1,088,957	Tulare	6	\$ 413,555
Los Angeles	435	\$ 14,372,941	San Francisco	16	\$ 1,029,631	Ventura	4	\$ 488,492
Madera	4	\$ 19,440	San Joaquin	4	\$ 55,090	Yolo	1	\$ 3,082
Mendocino	15	\$ 245,894	San Luis Obispo	1	\$ 4,865	Grand Totals	1093	\$32,931,201