



## Judicial Council of California · Administrative Office of the Courts

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# REPORT TO THE JUDICIAL COUNCIL

For business meeting on June 26, 2014

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Title	Agenda Item Type
Court Facilities: Trial Court Facility Modification Quarterly Activity Report, Quarter 3 of Fiscal Year 2013–2014	Information Only
Submitted by	Date of Report
Trial Court Facility Modification Advisory Committee	May 20, 2014
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 the third quarter of fiscal year 2013–2014. In compliance with the *Trial Court Facility Modifications Policy*, adopted by the Judicial Council on July 27, 2012, the TCFMAC is submitting its *Trial Court Facility Modification Quarterly Activity Report: Quarter 3, Fiscal Year 2013–2014* as information for the council.

### Previous Council Action

The Trial Court Facility Modification Working Group was established by Judicial Council policy in 2005. The working group first met in April 2006 and operated under the *Trial Court Facility Modifications Policy*,<sup>1</sup> adopted by the Judicial Council in 2005 and revised on July 27, 2012. The working group's primary oversight responsibilities 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

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<sup>1</sup> 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](http://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 that of advisory committee.

An alternative Court-Funded Facilities Request approval process was submitted and approved by the Judicial Council on August 23, 2013, requiring all Court-Funded Facilities Requests to be reviewed and approved by the TCFMAC. These submittals may include lease-related costs (e.g., lease payments and operating costs, repairs, or modifications required by a lease); allowable court operations expenditures under rule 10.810 of the California Rules of Court (e.g., equipment, furnishings, interior painting, flooring replacement or repair, furniture repair, or records storage); and other facility improvements that are not allowable court operations expenditures under rule 10.810 (e.g., facilities operations, maintenance, repairs, and modifications, but not capital projects), if they would improve a court's functioning or reduce ongoing court operating costs.

Reports previously approved by the Judicial Council are available at [www.courts.ca.gov/2567.htm](http://www.courts.ca.gov/2567.htm) under Research and Reports: Conditions in Our Courts.

## **Methodology and Process**

Funding decisions were based on the prioritization and ranking methodologies in accordance with the *Trial Court Facility Modifications Policy*. Facility modifications are assigned one of six priority categories: Priority 1—Immediate or Potentially Critical; Priority 2—Necessary, But Not Yet Critical; Priority 3—Needed; Priority 4—Does Not Meet Current Codes or Standards; Priority 5—Beyond Rated Life, But Serviceable; and Priority 6—Hazardous Materials, Managed But Not Abated. These categories are based on methods commonly used by private-sector facility management firms. Facility modifications that are determined to be Priority 1 are to be addressed immediately and regardless of whether the court occupies a shared-use facility. With current budget constraints, the TCFMAC primarily limits approvals of facility modification projects to Priority 1 and Priority 2 projects. Delaying TCFMAC approval of these projects would cause continued court closures, operational failures, and undue risk to continued court operations.

## **Policy and Cost Implications**

During the third quarter of fiscal year 2013–2014, the TCFMAC reviewed and approved a total of 214 facility modifications for a total projected cost of \$11,326,879. The Facility Modification Program's share of these projects totals \$9,521,097. The projects are limited to Priority 1 emergency projects and Priority 2 critical needs projects. Please see Attachment A for a detailed list of approved projects.

During this quarter, six projects required additional funds in excess of \$50,000 from their original estimates, including projects in Fresno, Humboldt, Los Angeles, and Sierra. Projects that require excess costs of this magnitude are typically Priority 1 emergency projects that do not

have a full scope and cost estimate developed at the onset of the project and for which significantly more work or testing is discovered after commencement.

During this quarter, 19 Court-Funded Facilities Requests (CFRs) were reviewed and approved by the TCFMAC, including requests from El Dorado, Los Angeles, Nevada, San Bernardino, Stanislaus, and Tulare. As stated above, CFR submittals may include lease-related costs, allowable court operations expenditures under rule 10.810 of the California Rules of Court, and other facility improvement costs that are not allowable under rule 10.810. See Attachment B for a detailed list of CFRs approved by the TCFMAC during the third quarter of fiscal year 2013–2014.

The committee reviewed and approved seven projects designed to improve the overall energy efficiency of the electrical systems in our facilities, with a total potential cost of \$528,000. These projects will pay for themselves in decreased energy costs within the next five years.

### **Implementation Efforts**

The TCFMAC met on January 17, 2014, and March 10, 2014, to discuss facility modification funding requests and to discuss the following topics:

- The committee had its regular review of facility modification projects lists: A (Emergency and Priority 1), B (\$15/5 Rule FMs—FMs less than \$15K), C (Increases Over \$50K), D (Eligible for Funding), E (Shared-Cost Approval Pending) and F (Court-Funded Facilities Requests).
- Administrative Office of the Courts (AOC) Real Estate staff presented an overview of leases, licenses, and dispositions of the judicial branch portfolio.
- AOC staff presented current issues related to electric vehicles charging at court facilities.
- The committee received an update related to historical changes to firm fixed pricing and cost plus tasking, as well as anticipated changes.
- AOC staff presented contract options for three regional maintenance service providers (ABM, Enovity, and Pride Industries) and asked the committee to specify their preferred level of involvement. The committee unanimously agreed that they would like to be briefed on contract options and to have input and approval on contract extension decisions.
- As requested by the committee, AOC staff summarized some workload issues that the Facility Modification Program is experiencing. The committee wants to make sure that appropriate staffing requests are approved to avoid the backlog of work.
- Presiding Judge Alan V. Pineschi, Judge Charles D. Wachob, and Court Executive Officer Jake Chatters, of the Superior Court of Placer County, attended the January meeting to provide an overview of a funding request for the arraignment/felony in-custody courtroom located at the South Placer Adult Correctional Facility. The committee understands the value of the requested project, sees it as a valid Priority 3 project, and would consider approval when funding for Priority 3 work becomes available.

- AOC staff provided an update on performance-based compensation for the three regional service providers and invited the committee members to participate in the next round of performance measurement meetings.

### **Next Steps**

The *Trial Court Facility Modification Quarterly Activity Report: Quarter 4, Fiscal Year 2013–2014* will be submitted to the Judicial Council in August 2014.

### **Attachments**

1. Attachment A: *TCFMAC Funded Project List: Quarter 3, Fiscal Year 2013–2014*
2. Attachment B: *Court-Funded Facilities Requests (CFR): Quarter 3, Fiscal Year 2013–2014*



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Attachment A

TCFMAC Funded Project List  
Quarter 3, Fiscal Year 2013-2014

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE % OF COST
1	FM-0051562	Alameda	County Administration Bldg.	01-A2	2	Plumbing - Pipe Leak - Remove damaged drywall (approximately 6 SF) to access the leaking pipe and fitting to the wall hung lavatory, cut out the leaking pipe section and replace the pipe and new fitting. Work also requires adding a new access panel, tile base and painting of one wall.	\$ 11,752	\$ 2,480	21.10
2	FM-0043878	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Elevators (5EA) - Completely install five new elevators with new controls - Includes design, mechanical and electrical upgrades to bring systems to current code. Fire alarm interface on existing Notifier 3030 fire alarm system for the 2010 Editions of CBC, CFC and NFPA-72. Note: Inmate Elevator down-time requires tunnel walkways to be operational between courts and adjacent County Jail or an alternate means of transport of inmates between these facilities, currently inmate stairs may not be used as primary means of transportation.	\$ 3,020,699	\$ 2,531,346	83.80
3	FM-0049849	Alameda	Wiley W. Manuel Courthouse	01-B3	2	HVAC - Controls and Components - Remove and replace (16) Variable Air Volume boxes and controls with reheat coils including (64) valves - Replace as current coils are plugged and non operational - Install (1) Flow meter for installed Variable Air Volume boxes to monitor usage - Install (1) Paragon controller and Reconfigure paragon controls on SF-1 and SF-2 for proper operation - Install new hot and chilled water BTU meters - Provide and install a web based interface for the existing Schneider Electric Inet BAS - This new web base system will allow three concurrent users. Poor air velocity control capability creates negative pressure within courtrooms which impairs proper climate control - Project involves asbestos containing materials abatement	\$ 978,743	\$ 820,187	83.80
4	FM-0051630	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Fire/Life/Safety - Door Hardware - Remove existing door hardware and replace with new fire rated panic exit devices, the existing court room back door does not allow for proper egress.	\$ 3,251	\$ 3,251	100.00
5	FM-0051686	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Holding - Replace broken safety glass in interview cell - Remove and replace two damaged windows in the interview cell, one at approximately 12"x12" and one at approximately 18" x 36"; damage was caused by a person in custody	\$ 4,229	\$ 4,229	100.00
6	FM-0051709	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Fire Protection - Correct fire system deficiencies that were found while performing the annual PM - Replace seven escutcheons, nine sprinklers, and four tamper switches throughout the facility. Properly label and reprogram the fire panel.	\$ 12,819	\$ 10,742	83.80
7	FM-0051799	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Fire alarm system - Replace failed fire pump isolation valve tamper switch and fire panel backup batteries to eliminate trouble alarm condition	\$ 3,298	\$ 2,764	83.80
8	FM-0051632	Alameda	Juvenile Justice Center	01-C3	1	Holding Cell - P1 response - Remove and replace approximately 2,000 SF of water damaged carpet tiles, dry out approximately 400 SF of walls in offices and holding cell areas, sanitize holding cell walls and floor in and around Courtroom 1	\$ 17,208	\$ 17,208	100.00
9	FM-0051693	Alameda	Hayward Hall of Justice	01-D1	2	Electrical - Replace failed power pack and board for inmate interview phones - Effects multiple departments.	\$ 3,840	\$ 3,840	100.00
10	FM-0051737	Alameda	Hayward Hall of Justice	01-D1	2	Electrical - Electrical Panel - Replace two (2) circuit breakers, and two (2) feeder cable-set connections that failed thermo-graphic (IR) scan. Located in main and chiller switchboard panels	\$ 8,504	\$ 7,509	88.30
11	FM-0051594	Alameda	George E. McDonald Hall of Justice	01-F1	2	Emergency backup generator - Correct deficiencies discovered while performing a level IV preventative maintenance service - Replace failed temperature gauge - Replace 2 failed alarm indicator lights - Install crank case emissions recycling system - Work to be performed during off hours	\$ 8,043	\$ 8,043	100.00
12	FM-0051583	Alameda	Fremont Hall of Justice	01-H1	2	Roof - Replace failed sealant - Remove failed sealant along entire length of reglet, prepare and prime prior to installing new caulking.	\$ 2,719	\$ 2,159	79.40
13	FM-0051688	Contra Costa	Bray Courts	07-A3	2	HVAC - Replace leaking boiler circulation pump - Leaking pump is causing water to puddle up on roof, creating slip hazards as well as possible water leaks into the building.	\$ 4,978	\$ 4,257	85.52
14	FM-0051689	Contra Costa	Bray Courts	07-A3	2	HVAC - Replace 13 Hot water valve actuators, four Air damper actuators, eight Variable Air Volume Controllers, and five Thermostats that have failed; Replace 32 Damaged ceiling tiles - There are numerous heating and cooling issues in the building and water is leaking above the ceiling.	\$ 12,498	\$ 10,688	85.52



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TCFMAC Funded Project List  
Quarter 3, Fiscal Year 2013-2014

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE % OF COST
15	FM-0051504	Contra Costa	Danville District Courthouse	07-C1	2	Exterior - parking lot - Cold mill 223 Sqft of asphalt to a depth of 3 inches; Fill 1200 lineal feet of cracks with asphalt; Install 6600 SqFt of slurry seal asphalt; Restripe 6400 lineal feet; Add 6 directional arrows; Provide blue striping for 2 handicapped spaces; install 12 new signs and posts. Work to be done off hours This is a safety issue, there are numerous tripping hazards from cracks and tree roots. There has been at least one request for medical reimbursement.	\$ 74,273	\$ 74,273	100.00
16	FM-0051804	Contra Costa	Danville District Courthouse	07-C1	1	HVAC - Replace failed 5-ton AC Unit - Requires a crane and work has to be done off hours; provide and maintain temporary heaters for Commissioner's Courtroom and Chambers - AC-5 has failed and is beyond repair.	\$ 70,000	\$ 70,000	100.00
17	FM-0051756	Contra Costa	Arnason Justice Center	07-E3	2	HVAC - Boiler - Remove and replace pilot assembly and ignition electrode assembly; New electrode and flame rod assembly are also included. Verify operation of control circuitry, gas valves, and vents; Fine-tune and adjust boiler to its maximum efficiency; Verify burner operation based on a variable control signal; Check operation of the boiler isolation control valve and timing - Boiler no longer operates because of defective parts.	\$ 11,003	\$ 11,003	100.00
18	FM-0051593	Contra Costa	George D. Carroll Courthouse	07-F1	2	Exterior Shell - Remove and dispose of asbestos containing roofing system; Install new roof (34,00 sq ft); New parapet coping (1800 Lin Ft); Remove and replace a 4 ton AC unit on roof; remove and replace leaking windows (32) on south side with aluminum frames and operable awnings; Install new 22 gauge galvanized metal wall panels on penthouse (3400 sq ft); New metal rain screen on south & east walls (13.300 sq ft); Reseal all windows; - Building is leaking through the roof, windows, and walls.	\$ 2,052,000	\$ 1,538,795	74.99
19	FM-0051662	El Dorado	Main St. Courthouse	09-A1	2	Electrical - Install One 20AMP dedicated circuit - Install One 20AMP dedicated circuit including conduit and wiring at the front security screening area for the security system & computer. The current power supply is inadequate to support the recently upgraded security system. To be surface mounted conduit/fixture.	\$ 2,174	\$ 2,174	100.00
20	FM-0051648	El Dorado	Cameron Park	09-C1	2	HVAC - Replace five 3.5 ton failed split system heat / cool units - Facility temperature controlled by 5 split units combining to cause multiple failures. Current units cannot be accessed for maintenance and continued failure is impacting court operations. Strong recommendation to replace all five units simultaneously for project efficiency, consistent equipment options, ongoing operations and cost savings - all units are failing repeatedly. Significant utility savings will be realized as well.	\$ 62,387	\$ 62,387	100.00
21	FM-0050463	Fresno	Fresno County Courthouse.	10-A1	2	Roof - Re-seal approximately 12,000 sq of roof leaks that have been identified along the perimeter of the roofing system and seams are at the point of curling and release. Re-sealing of roof to extend warranty for an additional 10 years and eliminate leaks. asbestos containing materials is a concern if roof leaks.	\$ 178,659	\$ 171,352	95.91
22	FM-0051606	Fresno	Fresno County Courthouse.	10-A1	1	HVAC - Remove pneumatic valve in 5th floor air handler room that is leaking from the stem, replace with new pneumatic valve and re-insulate - Valve is on the cold water closed loop system and is leaking treated system water.	\$ 5,402	\$ 5,402	100.00
23	FM-0051671	Fresno	B.F. Sisk Federal Courthouse	10-O1	2	Plumbing - Sump Pumps - Pull both sump pumps, disassemble, replace bearings and re-machine shafts, reassemble and install back in place. Sump pump system is failing.	\$ 9,821	\$ 9,821	100.00
24	FM-0047418	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	2	Interior - Spline ceiling ( 11,000 SF) - Remove the damaged and falling spline ceiling and replace with a T-bar ceiling. Remove and reinstall ceiling lights and HVAC diffusers to facilitate work - Ceiling damaged. High reach equipment and barricading will be required. Ceiling is delaminating and falling to the ground below.	\$ 122,598	\$ 122,598	100.00
25	FM-0051808	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	2	HVAC - Replace rusted non functioning return air and outside air dampers - New stainless steel return air and outside air dampers (2ea - AHU # 1 & #2- Court Exclusive) will be installed complete with all necessary stainless steel linkage, control arms and fasteners.	\$ 32,127	\$ 32,127	100.00



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26	FM-0051721	Kern	Bakersfield Superior Court	15-A1	1	Plumbing - Water Leak - Set up containment, removal/abatement of approx 25 sq ft of fireproofing (asbestos containing materials ) above ceiling grid, isolate the leaking pipe and replace the leaking section of piper, remove and replace affected ceiling in basement hallway of facility.	\$ 13,948	\$ 13,948	100.00
27	FM-0051641	Kern	Bakersfield Superior Court Modular	15-A2	2	HVAC - HVAC Unit - Remove and replace the existing failing 2 ton HVAC unit, Currently the existing unit is beyond serviceable life expectancy with parts no longer available.	\$ 5,087	\$ 5,087	100.00
28	FM-0051752	Kern	Bakersfield Juvenile Center	15-C1	1	Plumbing - Pipe Leak - Removed and replace rusted coupling leaking through ceiling tiles and replace 10 restroom ceiling tiles. Additional access to the pipe required removal and replacement of approximately 2 SF of wall tile and drywall. This work was completed as a P1 emergency due to water intrusion in a public hallway causing a safety and slip hazard.	\$ 3,705	\$ 3,705	100.00
29	FM-0051690	Kings	Probation Building	16-A4	2	Fire/Life/Safety - Horn/Strobe and Duct Detectors - Remove and replace six combination horn/strobes throughout the probation building, two devices failed the annual fire alarm panel test and these current horn/strobes are no longer manufactured. All six devices will need to be replaced as the new devices will not synchronize with current devices. Two duct detectors are currently not configured to report trouble when tampered with, the devices need to be wired into system to bring system into compliance with current regulations.	\$ 2,363	\$ 275	11.65
30	FM-0051736	Kings	Probation Building	16-A4	2	Exterior Shell - Pest Control - Remove 256 square feet of termite and water damaged siding and batten boards from four separate areas of the building. Treat for dry wood termites as required. Remove and replace damaged Insulation and install new vapor barrier as required in these areas. Install new siding and batten boards and paint to best match existing.	\$ 13,536	\$ 1,577	11.65
31	FM-0051620	Kings	Avenal Court	16-C1	2	HVAC - Remove programmable thermostats and wiring to all package units, and install 4 Honeywell Focus Pro TH6320WF Wi-Fi thermostats and new wiring - To enable remote monitoring and remote access for faster and more cost effective service provider response to facility temperature issues.	\$ 3,907	\$ 2,266	58.01
32	FM-0051683	Lake	Lakeport Court Facility	17-A3	2	County Managed - Exterior - remove rust and seal - Remove rust on metal parts of stair case, prime, paint and install slip resistant surface to stair treads	\$ 4,047	\$ 4,047	100.00
33	FM-0051539	Los Angeles	San Fernando Courthouse	19-AC1	2	Roof - Roof Overlay - Prepare approximately 12,800 Sqft to apply a new 3 ply cold process roofing system with emulsion, to include flood coat asphalt emulsion in between all 3 ply sheets over existing built up roof. Apply 3 coats of new title 24 white acrylic elastomeric coating to include primer, base and top/final coat.	\$ 96,000	\$ 80,074	83.41
34	FM-0051612	Los Angeles	Compton Courthouse	19-AG1	1	Exterior - Replace door guides with stops, new safety edge, and new starter slat. Currently minor repairs and adjustments have been completed to door to make it temporarily operational. The main security roll-up door was hit and damaged and must be repaired to secure the basement area of the courthouse.	\$ 4,900	\$ 4,900	100.00
35	FM-0051631	Los Angeles	Compton Courthouse	19-AG1	2	Fire Protection - Sprinkler Pipe - Set-up containment and test for asbestos containing materials , open access in ceiling, and replace leaking section of fire sprinkler piping on the 5th floor elevator lobby.	\$ 4,400	\$ 2,910	66.13
36	FM-0051772	Los Angeles	Compton Courthouse	19-AG1	2	Fire protection - Fire pump #1 - Remove and replace non-operational remote start solenoid for fire pump #1.	\$ 5,706	\$ 3,773	66.13
37	FM-0051773	Los Angeles	Compton Courthouse	19-AG1	2	Fire Protection - Replace cracked sight glass and waste cone for fire pump test header.	\$ 3,719	\$ 2,459	66.13
38	FM-0051774	Los Angeles	Compton Courthouse	19-AG1	2	Exterior Shell - Install a total of 7 handrails to the exterior of the North side of the building. Currently the exterior of the building missing handrails which is needed to prevent slips and falls for the public.	\$ 5,706	\$ 3,773	66.13
39	FM-0051552	Los Angeles	Norwalk Courthouse	19-AK1	2	HVAC - Chillers - Remove and replace the failed make-up water valve and float assembly, the Chillers are going off-line due to no condenser water flow, which causes the courthouse to get warmer than normal causing unfavorable working conditions.	\$ 3,600	\$ 3,061	85.03



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40	FM-0051616	Los Angeles	Norwalk Courthouse	19-AK1	2	Exterior Grounds and Parking - Planter Stone - Demo loose and chipping grout, removal of existing failing planter stone, clean and remove all loose mortar, apply new mortar, install existing stones to new planter, grout all gaps and spaces between stones, and prep and seal all newly applied grout lines. Currently, the exterior planters by Civic Center Drive have stone panels that are detaching due to failed caulking and mortar.	\$ 4,832	\$ 4,109	85.03
41	FM-0051753	Los Angeles	Norwalk Courthouse	19-AK1	1	Plumbing - Abate asbestos, encapsulate fire proofing, remove wet building materials, and install new ceiling tiles damaged by failed water cooler.	\$ 9,319	\$ 9,319	100.00
42	FM-0051623	Los Angeles	Bellflower Courthouse	19-AL1	2	Plumbing - Replace (2) non-functioning domestic water backflows to the courthouse. Currently the backflows are leaking and can not be repaired. This work is required for health and safety of the building occupants.	\$ 8,136	\$ 6,341	77.94
43	FM-0051727	Los Angeles	Downey Courthouse	19-AM1	2	Elevator - Replace blown fuse for non-functioning Judge's Elevator #5. This work was completed as a P1 emergency due to this being a Judge's elevator and is critical to court operation and the safety of Judge's.	\$ 2,187	\$ 2,187	100.00
44	FM-0051578	Los Angeles	Santa Monica Courthouse	19-AP1	1	HVAC - Replace existing boiler tube bundles which have failed and left the boiler inoperable and the building without a heating source.	\$ 26,692	\$ 20,951	78.49
45	FM-0051643	Los Angeles	Santa Monica Courthouse	19-AP1	2	HVAC - Split System condenser not operating. Need to replace failed split air conditioning system.	\$ 23,771	\$ 18,658	78.49
46	FM-0051589	Los Angeles	Beverly Hills Courthouse	19-AQ1	2	Electrical - Exterior Lighting - Replace vandalized flood lights at the exterior path of travel, work will require pulling new wire.	\$ 4,171	\$ 3,317	79.52
47	FM-0051600	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Interior Finishes - Water remediation from roof leak. Set up 2 containment area (768 sq. ft.) in the public lobby. Removed and replaced a total of 80 sq. ft. of ceiling tiles. Encapsulated 120 cubic sq. ft. of fire proofing (positive for asbestos containing materials) above ceiling. Placed 2 dehumidifiers in containment areas to dry ceiling over night.	\$ 34,742	\$ 31,177	89.74
48	FM-0051602	Los Angeles	Van Nuys Courthouse East	19-AX1	2	Vandalism - Remove graffiti on main entrance steps, replace broken window by main entrance admin department, replace two broken light ballasts by Jury Room, and replace 3 window panes with etched in graffiti. Currently, the broken window has been boarded up and the graffiti has been removed from the steps. This work must be completed due to safety issues for the courts employees and visitors.	\$ 9,161	\$ 8,221	89.74
49	FM-0051806	Los Angeles	Van Nuys Courthouse East	19-AX1	2	Exterior shell - Storefront Glazing System - Replace the existing storefront glass system that was removed to complete the site stabilization and structural work at the entrance to the main lobby. This will also include the design and shop drawing and submittals for glass, glass frame and door system. The doors are to be sliding doors, electrically activated; photo sensor and contain a laser beam relay to act as a safety closure loop (so the door doesn't close while the beam is interfered). All glass to be tempered and tinted.	\$ 128,842	\$ 115,623	89.74
50	FM-0051618	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Elevator - Rebuild Motor - Remove and rebuild and reinstall the motor armature, shaft coupling, and bearings. Currently the elevator is making a loud grinding noise and has been removed from service.	\$ 18,749	\$ 15,089	80.48
51	FM-0051645	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Plumbing - Set up of containment and equipment to dry and clean area. Remove damaged ceiling tiles, test area, replace failed Sloan flush valve in Dept 101, placed ceiling tiles, and containment. This work was completed as a P1 emergency due to water dripping from the ceiling tiles above the 2nd floor cashier's office window #7 which was coming from Department 101 lock up area on the 3rd floor.	\$ 4,745	\$ 4,745	100.00
52	FM-0051719	Los Angeles	Van Nuys Courthouse West	19-AX2	2	HVAC - Replace access door to cooling towers 1 & 2 and re-seal seams on cooling towers 3 & 4. Work is needed to stop tower leaks through cracks and seams and to prevent moss growth and corrosion on towers.	\$ 22,123	\$ 17,805	80.48





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53	FM-0051751	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Elevators, Escalators, & Hoists - Remove and install new handrail chain drive. Escalator is making a thumping noise as it comes down from floor 3 to floor 2.	\$ 3,882	\$ 3,124	80.48
54	FM-0051788	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Elevator - Shorten stretched out ropes for Judge's Elevator #3. Currently this elevator is not operable due to the safety issue with the stretched out ropes.	\$ 9,853	\$ 9,853	100.00
55	FM-0051639	Los Angeles	Chatsworth Courthouse	19-AY1	1	HVAC - Refrigerant Leak - Remove and replaced an O-ring on the failed solenoid valve. Valve was leaking refrigerant, evacuated air from the package unit, charged the package unit with new refrigerant, and leak checked the package unit. This work was completed as a P1 emergency due to the communication room servers overheating.	\$ 3,676	\$ 3,080	83.80
56	FM-0051685	Los Angeles	Torrance Courthouse	19-C1	2	Plumbing - Install access panel in the men's restroom where an opening in the wall was made to allow access to repair failed plumbing. This work was needed to mitigate a strong odor emanating from the damaged plumbing line.	\$ 2,478	\$ 2,110	85.14
57	FM-0051574	Los Angeles	Inglewood Courthouse	19-F1	2	ELEVATOR - Replace defective CSG board in Elevator #2. The elevator is currently out of service until this work can be completed.	\$ 4,940	\$ 3,683	74.56
58	FM-0051684	Los Angeles	Inglewood Courthouse	19-F1	2	HVAC - Failed Carbon Monoxide Sensors - Replace 18 failed CO sensors for parking garage CO system. Work required by code.	\$ 6,160	\$ 4,593	74.56
59	FM-0051735	Los Angeles	Inglewood Courthouse	19-F1	2	Elevators, Escalators & Hoists - Replace burned out hoist way motor at elevator #3. As a safety precaution, this elevator will remain out of service until this work is completed.	\$ 25,916	\$ 19,323	74.56
60	FM-0051789	Los Angeles	Inglewood Courthouse	19-F1	2	ELEVATOR - Elevator Doors - remove and replaced FM1 base contacts & door rollers. Work required because elevator doors would not open.	\$ 3,541	\$ 2,640	74.56
61	FM-0049503	Los Angeles	Burbank Courthouse	19-G1	1	HVAC - Gas Fired Boiler - Remove and replace one 39 year old non-compliant boiler due to AQMD Notice of Violation, failure to replace these boilers will lead to heavy daily fines; HEATING HOT WATER BOILER 1,200,000 BTU EA.	\$ 75,892	\$ 68,880	90.76
62	FM-0051717	Los Angeles	Burbank Courthouse	19-G1	2	Plumbing - Failed Backflow Device - Remove and replace one, 1 1/4" irrigation backflow device and recertify. Also remove 3 plastic inline valves for irrigation and install new brass valves, currently 3 Irrigation valves are broken creating excessive moisture in the landscaping along the front of the building.	\$ 4,214	\$ 3,825	90.76
63	FM-0051786	Los Angeles	Alhambra Courthouse	19-I1	2	Plumbing - Install a seismic shut-off valve at gas meter. There is no automatic gas shut-off on the main gas pipe. Valve needs to be installed after the gas meter to shut off gas supply to building in case of earthquake.	\$ 4,863	\$ 4,182	86.00
64	FM-0051802	Los Angeles	Alhambra Courthouse	19-I1	2	HVAC - Replace cooling tower fan bearings including new fan shaft, fan sheave, upper hub to hold shaft in place and locking collar. Bearings have been properly lubricated and are still making grinding noise. They need to be replaced to avoid bearings rapture which can cause an unbalanced rotation of the fan blades and damage the tower.	\$ 5,569	\$ 4,789	86.00
65	FM-0051624	Los Angeles	Pasadena Courthouse	19-J1	2	Fire Protection - Replace 6" OS&Y valve that is frozen in the open position. This work must be completed due to the LEVEL IV PM -FIRE SYSTEMS, STAND PIPES, DELUGE, PRACT not passing the inspection which is a compliance and safety issue.	\$ 6,120	\$ 4,244	69.35
66	FM-0051625	Los Angeles	Pasadena Courthouse	19-J1	2	Fire Protection - Smoke Detectors - Replace two smoke detectors and perform a hard restart to clear the trouble alarms from the fire panel. This work was necessary to clear all of the trouble signals from the fire panel to have the building monitored safely.	\$ 2,556	\$ 1,773	69.35
67	FM-0051672	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Flood mitigation - Responded to the Pasadena Court for water leak. Setup 2 containments in 1st floor restroom and basement file room. Placed dehumidifiers and air scrubbers in the 1st floor and basement file room. Removed water in both affected areas. After clearance test results were negative. Removed dehumidifiers, air scrubbers, and containments areas.	\$ 6,100	\$ 4,230	69.35



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68	FM-0051710	Los Angeles	Pasadena Courthouse	19-J1	1	HVAC - Chiller #1 - Replace failed piping to motors starter heat exchange. Chiller #2 - Replace failed piping to motor starter heat exchanger and failing motor bearings. This work was completed as a P1 emergency due to several refrigerant leaks being found after performing a leak check of the system.	\$ 56,980	\$ 39,516	69.35
69	FM-0051579	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Interior Finish - Install precut laminate counter on top of Judges Bench and remove failing laminate pieces. Surface is delaminating and cutting staff.	\$ 4,808	\$ 4,808	100.00
70	FM-0051599	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Electrical - Lighting Control - Replace non-operational lighting contactor that controls the exterior lights at the Olive Street entrance. This work must be completed for the safety of court employees and the visitors to the courthouse	\$ 2,284	\$ 2,221	97.26
71	FM-0051604	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Fire Protection - Replace defective parts and devices on 6 standpipe systems including fire sprinkler heads, gauges, valves and damaged hanger per Level IV inspection list. Work is needed to pass Level IV inspection to certify fire sprinkler system and maintain building occupancy permit.	\$ 14,400	\$ 14,005	97.26
72	FM-0051613	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Flood Mitigation - Set up containment area (Approximately 150 SF), extracted 250 gallons of water from the carpet, set up multiple air movers, and de-humidifiers. Flood water from the 6th floor restroom traveled to the hallway and conference room. This work was performed as a P1 emergency due to the water leaking from the 6th floor employee restroom toilet overflowing and the water running down to some of the 5th floor.	\$ 12,608	\$ 12,263	97.26
73	FM-0051715	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Parking Lot - Demo existing damaged curb, epoxy dowel #3 rebar into existing concrete, form new curb and install rebar, pour and finish curb with 5000 PSI concrete mix, and strip all from finished concrete. This work is necessary to due to this curb protects the marble wall from being struck by vehicles.	\$ 4,727	\$ 4,597	97.26
74	FM-0051757	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Plumbing - Remove failed ice machine and install new. Currently the existing ice machine is beyond repair and new one must be purchased and installed.	\$ 5,892	\$ 5,892	100.00
75	FM-0051770	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Electrical - Renovate failed cooling system and replace fuel heaters system. The generator failed the Annual Level IV PM.	\$ 7,118	\$ 6,923	97.26
76	FM-0051771	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Security - Remove and replace key switches, upper rollers, guides and sensors on the exit door to Hill Street. Currently the doors do not operate properly and the parts are beyond repair creating a security concern for the building.	\$ 3,114	\$ 3,029	97.26
77	FM-0051775	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Interior Finishes - Replace in-floor closers with complete case arms, service and adjust hardware and doors. Doors are loose and do not operate properly, closers are beyond repair and must be replaced.	\$ 4,626	\$ 4,499	97.26
78	FM-0051777	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Interior Finishes - Please provide battery containment sleeves for back up generators 1,2,3 Safety issue	\$ 2,400	\$ 2,334	97.26
79	FM-0051780	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Electrical - replace lights out in 5th floor high-ceiling stairwells near departments 45 and 96.	\$ 3,035	\$ 2,952	97.26
80	FM-0051549	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Replace two 6" Hersey Model 1 back flow preventers (BFP) SN 3218 and 3219 with two new Wilkins Model 350AR BFP. This work will include replacement of four 6" isolation gate valves for these two BFPs since these gate valves are passing and one has a broken stem.	\$ 20,270	\$ 13,944	68.79
81	FM-0051644	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Plumbing - Domestic Hot Water Motor & Pump Assembly #1 - Remove and replace the failed pump assembly and mounting brackets. Currently the supply water pressure as well as the suction pressure periodically drops due to the motor/pump being non-operational.	\$ 5,313	\$ 3,655	68.79
82	FM-0051674	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Isolate leaking water, replace cracked domestic water pipe from 10th floor holding cell, Abate and encapsulate fire proofing, water remediation, replace ceiling tiles, and clean up of 9th floor public hallway. This work was completed as a P1 emergency to remediate all effects of this flood and return the courthouse to it's original condition.	\$ 12,105	\$ 12,105	100.00



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83	FM-0051680	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	HVAC - Leaking Coil - Drain water from coil and braze coil to stop leak into the mechanical room penetrating the concrete flooring and into the exhibit room storage space. Setup containment & dehumidification and run clearance testing for moisture in Exhibit room.	\$ 4,650	\$ 3,199	68.79
84	FM-0051763	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Interior Finishes - Patch and replace two pieces of travertine, one piece by the elevators and one piece by the men's restroom. Walls have holes where the travertine is broken and missing. Work required to prevent further damage.	\$ 2,715	\$ 2,014	74.18
85	FM-0051765	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Grounds and Parking Lot - Replace sprinkler system, automatic irrigation valves, all lateral galvanized lines with new, plant new landscaping, add mulch and wood chips. Sprinkler system and landscaping has deteriorated over the years, multiple valves and sprinklers are non-functional. Replacing to restore image of court.	\$ 4,443	\$ 3,296	74.18
86	FM-0051668	Los Angeles	El Monte Courthouse	19-01	1	Elevator/Replace motor bearing on the Judge's Elevator #5. This work was completed on a P1 emergency due to the elevator making grinding noises when in operation which caused a safety issue for those who rode in it.	\$ 6,421	\$ 6,421	100.00
87	FM-0051723	Los Angeles	El Monte Courthouse	19-01	2	HVAC - 2ea. 200 Ton Cooling Towers - Replace defective motor assembly parts on Tower 1, replace defective drain valves & piping for Towers 1 & 2, replace inlet louvers, fill media and seal water leaks for Towers 1 & 2. Currently the tower are operable but less then optimum capacity. Repairs are need to ensure long term operation.	\$ 56,028	\$ 32,563	58.12
88	FM-0051738	Los Angeles	El Monte Courthouse	19-01	2	HVAC - Run a new conduit and electrical wires overhead between the motor control panel and chilled water pump #1. Currently chilled water pump #1 is out of service due to shorted electrical wires inside an underground conduit that runs between the motor control panel and chilled water pump #1. The shorted electrical wires cause a circuit breaker to trip when chilled water pump #1 starts up.	\$ 2,711	\$ 1,576	58.12
89	FM-0051744	Los Angeles	El Monte Courthouse	19-01	1	Interior Finishes - Roof Leak - Install 30' x 30' x 9' asbestos containing materials containment in the 3rd floor break room, kitchenette, and air handler room. Set-up five dehumidifiers and five air scrubbers during abatement and drying process, patch hole in roof, and install rain gutter to divert leaking water from the cooling towers. Replace 15 SF of damaged ceiling tiles and remove containment for clearance testing. Due to the deteriorated roof, rain water leaked through into the 3rd floor employee break room, kitchenette.	\$ 26,337	\$ 26,337	100.00
90	FM-0051669	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Plumbing / Set-up containment, test areas for lead and asbestos containing materials , extract water, repair walls and ceiling. Water leaking from the exterior main entrance walkway into the ground floor conference room ceiling creating water damage to the ceiling and floors. Replace damaged ceiling tiles.	\$ 2,693	\$ 1,885	69.99
91	FM-0051670	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Plumbing / Set-up containment; test for lead and asbestos. Replace failed hot water piping section and install new add-a-valve and ball valve assembly. Water leaking from the ceiling causing water damage to the ceiling and floor causing a safety hazard.	\$ 4,588	\$ 3,211	69.99
92	FM-0051725	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	Fire Protection - Replace (2) batteries, (1) charger, and (1) logic board for the fire panel. Currently the fire alarm panel is showing a trouble alarm and will not clear due to the batteries not charging properly. This work must be completed for the safety of the people in the courthouse.	\$ 3,997	\$ 2,798	69.99
93	FM-0051743	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Plumbing - Water Damage - set up approximately 4,000 SF of containment area, extract water from 1,800 SF area, remove and replace 84 Sqft of damaged ceiling tiles, re-insulate 15 LF of duct work, remove 1,750 for glue down carpet squares, scrape the compromised glue, and reinstall the carpet. Replace failed Variable Air Volume box with new hot water coil, all piping and duct work connections. Leaking coil in air handler leaked from ceiling into the ground floor County Council office/cubicle area.	\$ 51,681	\$ 51,681	100.00
94	FM-0051750	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	Fire Protection - Replace two corroded and damaged butterfly valves for fire pump. Currently the pumps aren't working properly and if the valve fails completely, there will be a flood in the fire pump room and no water to the building sprinkler system.	\$ 5,146	\$ 3,602	69.99



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95	FM-0051550	Los Angeles	Metropolitan Courthouse	19-T1	2	HVAC - Replace defective and outdated 1.5 ton Split system. Work is necessary to maintain adequate temperatures in I.T. room.	\$ 19,530	\$ 19,530	100.00
96	FM-0051580	Los Angeles	Metropolitan Courthouse	19-T1	2	Roof - Roof Leak - Restore a 60 SF section of the roof over the 8th floor Assembly Room. This work was required due to water ponding on the roof and leaking into the building.	\$ 5,253	\$ 4,966	94.54
97	FM-0051603	Los Angeles	Metropolitan Courthouse	19-T1	2	Elevator - North Custody Elevator #10 and #8 - Replace badly worn/rusted elevator ropes (cables) on elevator #10 and replace the failed elevator generator set and rewind the motor on #8. this work is needed to maintain safe and un-interrupted elevator operation.	\$ 87,990	\$ 87,990	100.00
98	FM-0051675	Los Angeles	Metropolitan Courthouse	19-T1	2	Interior - Install 14 missing spit guards and replace damaged guards on cashier's windows. Currently the windows do not have spit guards, leaving a hole in the window allowing the public to grab the employees or spit in their face. These repairs must be completed due to the safety of the employees.	\$ 2,800	\$ 2,800	100.00
99	FM-0051706	Los Angeles	Metropolitan Courthouse	19-T1	2	Elevator - Remove elevator #4 generator set and install into Elevator #8. Currently elevator #8 is not functioning and this will bring elevator #8 back into operational status.	\$ 6,562	\$ 6,204	94.54
100	FM-0051778	Los Angeles	Metropolitan Courthouse	19-T1	2	Grounds and Parking Lot - Repaint signage on public parking garage, two new clearance signs and one exit sign. Currently it is confusing to the public when entering and exiting the garage with vehicles.	\$ 4,903	\$ 4,635	94.54
101	FM-0051734	Los Angeles	Pomona Courthouse South	19-W1	2	Elevator - Circuit Board - Replace malfunctioning circuit board and conduct a system check of the elevator operations. Currently elevator #5 HC-PIO circuit board has malfunctioned making the elevator inoperable. The elevator has been place out of service for the safety of the courthouse.	\$ 3,996	\$ 3,642	91.14
102	FM-0051795	Los Angeles	West Covina Courthouse	19-X1	2	Interior Finishes - Floor tile and adhesive glue to be removed in an area of about 130 sq ft, asbestos containing materials removal, test for clearance, then install new floor tile. Tiles are starting to lift and are creating a trip hazard in employee hallway near employee break room/law library.	\$ 5,364	\$ 4,989	93.01
103	FM-0051577	Los Angeles	San Pedro Courthouse	19-Z1	1	PLUMBING - Drinking Fountain (Flood Remediation) - Remove and replace a leaking section of pipe from the water fountain, secure area, extract water at over 2,000 square feet, set up drying equipment, remove damaged drywall, and test for asbestos containing materials. Install new drywall where saturated and repaint walls.	\$ 34,460	\$ 32,789	95.15
104	FM-0051692	Madera	Sierra Courthouse - Bass Lake	20-D1	2	Exterior Shell - Roof Gutter - Remove the small portion of gutter currently in place and install approximately 300 LF of new 6" gutter with leaf screens around the entire perimeter of the building - Currently there are not enough gutters in place and the rain water sheeting from the roof is causing erosion around the building perimeter and foundation.	\$ 6,045	\$ 6,045	100.00
105	FM-0051556	Mendocino	County Courthouse	23-A1	2	HVAC - Install Control Boxes - Install to Johnson Controls boxes (2) to Boilers and Chillers, to allow programmed to operate based on AHU Demand	\$ 6,082	\$ 4,113	67.62
106	FM-0051557	Mendocino	County Courthouse	23-A1	2	HVAC - Replace Discharge Valve on Compressor #1, Brush Tubes, Install New Thermometer on chilled water lines, Re-seal angle valves (2), Correct Line leak, replace Chilled water flow switch	\$ 9,344	\$ 6,318	67.62
107	FM-0051571	Mendocino	County Courthouse	23-A1	2	HVAC - Chiller #1 - Remove refrigerant from compressors 1 and 2, replace suction valve on compressor 2, remove the packed angle valves, reseal and reinstall, repair condenser water lines, brush the condenser tubes, install new condenser barrel gaskets, replace the thermometer on the chilled water line and recharge the units to factory specifications.	\$ 9,157	\$ 6,192	67.62
108	FM-0051595	Mendocino	County Courthouse	23-A1	2	HVAC - Change air temp sensors ( 2 ) and reprogram reset temperatures in Air Supply based on demand response Event	\$ 3,273	\$ 2,201	67.26
109	FM-0051597	Mendocino	County Courthouse	23-A1	2	HVAC - Return to Design Spec - Correct Operation of 2 outside air dampers, both currently in manual operation only.	\$ 24,452	\$ 16,534	67.62
110	FM-0051609	Mendocino	County Courthouse	23-A1	2	HVAC - Boiler Switches - Replace failing high gas and low gas pressure switches on Boiler #1 - Replace Failing high and low gas pressure switches, Replace leaking pipe on Boiler #2 by welding 2" flange onto 16" pipe with a tee. Piping will be prefabricated.	\$ 10,298	\$ 6,964	67.62



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111	FM-0051621	Mendocino	County Courthouse	23-A1	2	HVAC - Pipe Insulation - Insulate approximately 600 LF of steam and chilled water pipes to reduce the heat loss through the pipe walls.	\$ 12,486	\$ 8,443	67.62
112	FM-0051701	Mendocino	County Courthouse	23-A1	2	HVAC - Reconfigure Distribution lines - Install duct line extensions into courtroom #1, to allow for better air flow and cooling and reduce the number of Hot/Cold calls. commissioning to allow for corrected air flow, ventilation	\$ 56,174	\$ 56,174	100.00
113	FM-0051702	Mendocino	County Courthouse	23-A1	2	HVAC - Replace 2 Failing Chillers - Remove and replace two 40 year old 35 - ton chillers that are failing and beyond repair. Install new controllers with BAC-net interface, includes electrical and piping, insulation as required. Replace four (4) Chilled Water Coils - The (4) custom sized Chilled Water Coils are failing and beyond repair and in need of replacement, asbestos containing materials abatement included. 3 coils in mechanical room and 1 coil on 3rd floor	\$ 720,968	\$ 487,519	67.62
114	FM-0051650	Merced	New Downtown Merced Courthouse	24-A8	2	Security - Install a Proxy card reader for security purposes on the I.T. door - The court has requested the installation of the Proxy card reader due to equipment theft.	\$ 4,591	\$ 4,591	100.00
115	FM-0051798	Merced	New Downtown Merced Courthouse	24-A8	2	Grounds - Directional signage - Replace the damaged and dilapidated signage outside the courthouse. The signs have fallen apart causing directional confusion for the public.	\$ 5,190	\$ 5,190	100.00
116	FM-0051805	Modoc	Barclay Justice Center	25-A1	1	HVAC - Computer Server Closet AC - The 2.5 ton AC unit serving the computer closet has failed, is beyond repair, and needs to be replaced.	\$ 10,000	\$ 10,000	100.00
117	FM-0051565	Mono	New Mammoth Lakes Courthouse	26-B2	2	Grounds and Parking Lot - Remove temporary irrigation placed during construction for hydro seed. 3,966 ft of PVC pipe, 97 sprinkler heads, and 14 valve boxes. - System was placed for temporary use and scheduled for removal. The current irrigation is exposed above ground creating trip and safety hazards.	\$ 4,476	\$ 4,476	100.00
118	FM-0051667	Monterey	Salinas Courthouse- North Wing	27-A1	2	Holding Cell - Construct additional holding cell in existing space due to the King City Court Closure; compromising the safety of inmates and Juveniles currently held in Transport busses due to lack of holding cell capacity.	\$ 187,500	\$ 187,500	100.00
119	FM-0051694	Monterey	Salinas Courthouse- North Wing	27-A1	1	Fire Protection - Failed Flow Switch - Removed and replaced failed water flow switch for fire system wet pipe(fire sprinkler). Isolated fire sprinkler system and drained at the basement level. Removed and replaced flow switch. Filled system and placed back on line. Performed operational testing. Performed fire watch while system was in test.	\$ 5,249	\$ 5,249	100.00
120	FM-0051720	Monterey	Salinas Courthouse- North Wing	27-A1	2	Holding Cell - Holding Cell Door #4 - Replace (1) failed door carriage rollers kit and mounting hardware. Door is not Sliding shut.	\$ 3,060	\$ 3,060	100.00
121	FM-0051559	Monterey	Marina Courthouse	27-B1	2	Exterior Siding Wall - Replace approx (100) missing wood siding shingles with treated cedar, to prevent water intrusion and damage to the building structure.	\$ 7,247	\$ 7,247	100.00
122	FM-0051712	Monterey	Monterey Courthouse	27-C1	2	Stairwell Lighting- Replace (3) poorly lit wall mounted light fixtures causing unsafe conditions in the back stairwell, employees have reported cases of missing steps due to darkness.	\$ 2,508	\$ 1,258	50.14
123	FM-0051570	Napa	Criminal Court Building	28-A1	2	Plumbing - Replace Failed Domestic Water Backflow Device - Replace 1 Back Flow Device model LF880V and relief valve - replace check 1 and 2, replace relief valve, replace industrial side valve with new	\$ 10,839	\$ 10,839	100.00
124	FM-0051807	Napa	Criminal Court Building	28-A1	2	Plumbing - Replace nonfunctioning institutional grade holding cell toilet - work needs to be performed afterhours	\$ 5,183	\$ 5,183	100.00
125	FM-0051601	Orange	Central Justice Center	30-A1	2	Fire/Life/Safety - Fire Panel - To establish communications between the main EST3 fire alarm panel on the 1st floor and the subsequent panels as follows: 1) add EST CT1 modules and wiring from Cheetah fire suppression system on the 1st floor CPU room to the EST3 main fire control panel. 2) Add EST CT1 modules and wiring from the fire lite miniscan 434A system in the AT&T room to the 1st floor EST3 main fire control panel. 3) Add EST CT1 modules to Fenwall model 2210 Halon system in basement walk in vault to the 1st floor	\$ 11,776	\$ 10,736	91.17



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126	FM-0051611	Orange	Central Justice Center	30-A1	2	FM - HVAC - Hot Water Valves and Actuators - Install re-heat valves and actuators in 3rd floor West Wing and re-program to the BAS. County improperly removed valves and actuators resulting in no heat for courtrooms, chambers, and public hallways in this area.	\$ 7,913	\$ 7,214	91.17
127	FM-0051801	Orange	Central Justice Center	30-A1	2	Plumbing - Flood Mitigation - Drywall, carpeting, ceiling, and other interior finishes - Emergency remediation and cleanup, including but not limited to containment, disinfection, abatement, and dry out of areas impacted by the black water flood on 01/28/2014.	\$ 4,400	\$ 4,011	91.17
128	FM-0051818	Orange	Central Justice Center	30-A1	2	Plumbing - Flood Mitigation - Remove and replace 33,791 sq ft of drywall, 15,273 sq ft of flooring, 1,957 linear ft of ceiling perimeter, and 1,957 linear ft of floor perimeter and remove approx. 40 yards, 7-8 tons of debris. Emergency remediation and cleanup, including but not limited to containment, disinfection, abatement, and dry out of areas impacted by the black water flood on 01/28/2014.	\$ 38,500	\$ 35,100	91.17
129	FM-0051572	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	HVAC - Provide and install two T fittings, two butterfly valves, and insulate piping for temporary chiller connection. Building is currently being supported by Chiller #2 only. Work is necessary for a temporary chiller to restore cooling, minimize the impact to operations, avoid closing the facility until the repairs are complete.	\$ 6,834	\$ 5,464	79.95
130	FM-0051665	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	HVAC - The Building Automation System router - Remove and replace the failed BAS Router, the Building Automation System router is not functioning properly. We are unable to make programming changes and see status of the building equipment. A temporary router has been installed.	\$ 3,290	\$ 2,630	79.95
131	FM-0051722	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	Fire Protection - Standpipe - Remove and replace the corroded "T" Connection of fire sprinkler standpipe, and the flow switch in the Southwest stairwell on the 7th floor. It appears the pipe may have leaked at one point and now is rusted and brittle.	\$ 3,425	\$ 2,738	79.95
132	FM-0051809	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	HVAC - Chiller #3 - Remove and replace failed 300 - ton Chiller #3 with energy efficient Multi-stack Chiller. Chiller #3 is non-operational. The building is being supported by Chiller #2 only with no redundancy. Failure of Chiller #2 would result in zero cooling for the facility and possible closure.	\$ 595,242	\$ 475,896	79.95
133	FM-0051732	Orange	Computer Systems Trailer	30-B2	2	COUNTY MANAGED. Please provide fumigation and soil treatment services to address the dry wood and subterranean termites. The project includes the County ISU trailers. The total cost is \$12,726.50. The Courts occupy approximately 5,084 SF. Probation occupies approximately 5,837 SF. The pro-rated cost would be \$5,930.50 for the Courts and \$6,796.00 for Probation.	\$ 6,524	\$ 6,524	100.00
134	FM-0051587	Orange	North Justice Center	30-C1	2	Grounds and Parking Lot - Grind and refinish approx. 43,500 sq ft of existing asphalt. There are several very large potholes in the driveway that runs through the parking lot of the facility creating substantial safety concerns. The project will smooth and resurface the damaged areas and apply a finish grade of new asphalt to match existing. Additionally, one heavy topcoat will be applied to entire driveway from one upper entrance to lower entrance with speed bumps and crosswalks repainted.	\$ 15,547	\$ 14,040	90.31
135	FM-0051635	Orange	North Justice Center	30-C1	2	HVAC - Boiler - Remove and replace existing 3MBTU Ajax boiler, that has failed Nitrogen Oxide testing and is unable to be retrofitted to pass, with two (new) Lochinvar	\$ 161,172	\$ 145,554	90.31
136	FM-0051649	Orange	North Justice Center	30-C1	2	HVAC - BAS Tie In - Tie into the NOVA BAS four isolation valves and associated pumps for the HVAC system servicing Phases I and II of the facility, the tie-in work will include installing a micro-regulator and programming the system. Currently, all manipulation of the system is manual.	\$ 3,920	\$ 3,540	90.31
137	FM-0051766	Orange	North Justice Center	30-C1	2	HVAC - Phase I, 3rd Floor VFD (Variable Frequency Drive) - Remove and replace failed 40hp VFD for the Phase I, 3rd floor HVAC with new ABB VFD with Johnson N3, Siemens FLN, MODBUSRTU and BACNET embedded drive. Cost also included start up, two year warranty, couplings, connectors, fittings and anchors. Failure to replace will leave this phase of the building without sufficient HVAC.	\$ 9,279	\$ 8,380	90.31



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138	FM-0051767	Orange	North Justice Center	30-C1	2	HVAC - Duct Work - Main Hard Duct in the lobby of room 350 is falling and has bent several T-bar supports for the light fixtures and ceiling tiles causing them to also start to fall. Area is directly above queue for public payment windows. Remove all affected ceiling tiles and T-bar. Add brackets mounted to ceiling to secure main hard duct. Replace T-bar and ceiling tiles.	\$ 1,786	\$ 1,613	90.31
139	FM-0051543	Orange	West Justice Center	30-D1	2	Grounds - Sidewalk Flooding - Install drains to direct flow of rain water into and through planter area to prevent flooding of courthouse entrance during rainy season. This is a safety issue as water pools on sidewalk forcing public to walk through flooded area to get to courthouse entrance. Also, during morning rush, public entrance queuing forms into flooded area causing trips, slips and falls.	\$ 23,669	\$ 21,463	90.68
140	FM-0051681	Orange	West Justice Center	30-D1	2	Fire Protection - Fire/Life Safety Issue. When general alarm is activated, AHU1 & AHU2 supply fans does not shut off. In the event of a fire, both air handlers would feed the fire w/oxygen. Champion Fire Services to wire/program four (4) duct detectors to fire panel (Notifier).	\$ 6,088	\$ 5,521	90.68
141	FM-0051682	Orange	West Justice Center	30-D1	2	Plumbing - Install circulation pump and run approximately 150 ft. of 1/2" copper pipe from water heater on North side of courthouse. Judges have complained that it takes over 8 minutes for hot water to reach chamber faucets.	\$ 5,223	\$ 4,736	90.68
142	FM-0051731	Orange	West Justice Center	30-D1	2	Grounds/Parking Lots - Resurface/Reseal-Lots A, B & C (per JOA) have deteriorated to the point where the neglected lots represent a major liability risk as spaces are no longer marked appropriately and pavement is uneven and graveling in many areas, degrading the surface. Contractor to grind and remove approximately 500 sq. ft. of pavement and replace with new asphalt; reseal using one (1) heavy coat of standard slurry over approximately 51,590 sq. ft. of parking lot. Restripe with handicap logo, arrows and lines and renumber as designated. Saw cut and replace 21 linear ft. of 18 curb uprooted by tree, remove roots and haul away debris.	\$ 14,728	\$ 13,355	90.68
143	FM-0051628	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	1	Electrical - Replace main breaker. During ATS-IV PM main breaker failed. PM had not been performed in 14 years according to tags and no history in CAFM.	\$ 15,000	\$ 12,648	84.32
144	FM-0051728	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	2	Roof - Roof Leak - Remove and replace approximately 250 square feet of roofing material at the leaking and pooling areas of the roof. Scope will include the use of a white flood coat emulsion and to include resealing of 100 LF of coping and seams. This work is needed to maintain the roofs warranty and recommended by the product manufacturer and roof installer.	\$ 6,716	\$ 5,663	84.32
145	FM-0051729	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	2	Interior Finishes - Stair Treads - Remove and replace brittle and loose vinyl flooring on the stairs; There has been a trip and fall due to these stairs.	\$ 12,742	\$ 10,744	84.32
146	FM-0051768	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	2	HVAC - Replace failed 50HP 326T frame 1770RPM 460V AHU motor.	\$ 5,674	\$ 4,784	84.32
147	FM-0051800	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	2	Grounds and Parking Lot - Add asphalt to correct ADA Parking trip hazard caused by lifting concrete	\$ 2,445	\$ 2,062	84.32
148	FM-0051699	Riverside	Hall of Justice	33-A3	2	HVAC - Chiller #2 - The Carrier chiller has developed refrigerant leaks (motor cover o-ring, motor to compressor o-ring, compressor to volute o-ring, volute to inlet guide vane housing o-ring, and inlet guide vane actuator assembly) discovered during a leak check. The leaks are required to be repaired by EPA Rule 608 as well as to ensure the chiller is operating efficiently with design conditions. The project will replace the failed o-rings and actuator assembly. Chiller thrust will be tested	\$ 11,768	\$ 11,768	100.00
149	FM-0051792	Riverside	Larson Justice Center	33-C1	2	Grounds and Parking Lot - East Parking Lot - Replace approx 1200ft of 8 AWG and 600ft of 12 AWG of stolen wiring to recently vandalized parking lot lighting poles and feeds, currently leaving the lot with large sections unlit. 6 welded and locking covers will be added to prevent further theft. The project will restore functionality to the lighting and provide a safer and secure environment for Court patrons leaving in the evening.	\$ 9,484	\$ 7,664	80.81



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150	FM-0051569	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	2	HVAC - Compressor Lines - Install a new solenoid valve into the main branch line and install a raceway and wire to the control cabinet. Provide and install a transformer and terminate all field devices. This also includes the programming, downloading, database synchronization between LON/Vista and the graphic updates. Final testing and verifying the system and amend the control drawings - The current pneumatic system is failing due to leaks requiring the air compressor to run all night.	\$ 3,656	\$ 3,656	100.00
151	FM-0051598	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	2	Fire Protection - Remove and replace two failed check valves, work includes draining the fire system, pressurizing the system and verify the system is back in proper operating condition. The monitoring system is reporting trouble instead of fire because of the leaking valves.	\$ 10,425	\$ 10,425	100.00
152	FM-0051636	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	2	HVAC - Provide (3) new addressable carbon monoxide sensors along the west wall of the garage area adjacent to the main north-south drive aisle as shown on the attached plan. Connect them through the BAS, so they will control the (2) existing exhaust fans - Currently, the (2) existing 48 diameter exhaust fans run continuously all day long, which is not necessary when the bulk of the vehicle traffic only occurs in the morning and evening. System required by Code	\$ 28,432	\$ 28,432	100.00
153	FM-0051660	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	2	Plumbing - Domestic Water System - Failed air compressor / pressure tank combination needs replacement, replace 50 year old pumps and tank with Variable Frequency Drive controlled pumps and bladder tank, eliminate air compressor. Reroute plumbing to new system as required, remove and discard existing equipment except pressure tank due to removal cost.	\$ 109,500	\$ 109,500	100.00
154	FM-0051705	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	2	Electrical - One lighting contactor on the first floor and two lighting contactors on the sixth floor have failed in the closed positions. This means 1/4 of the first floor lighting and 1/2 of the sixth floor lighting are operating 24 hours a day every day - We are wasting electrical power, these lights should be off when the building is not occupied.	\$ 3,940	\$ 3,940	100.00
155	FM-0051610	Sacramento	Juvenile Courthouse	34-C2	2	HVAC - Control Room Heating - Cut in a 10" access through a fire rated wall, install a fire damper for the ductwork and install an insulated flex duct and two supply registers in the Control Room. Work will also require relocating an existing thermostat.	\$ 4,300	\$ 4,300	100.00
156	FM-0051634	Sacramento	Juvenile Courthouse	34-C2	2	Electrical - remove and replace 54 batteries from two UPS units - Current batteries have failed	\$ 2,249	\$ 2,249	100.00
157	FM-0050565	San Bernardino	San Bernardino Courthouse	36-A1	2	Parking Lot - Grind down approximately 23,150 Sqft., 3 inch depth, of asphalt and resurface with approximately 26,150 SqFt., 4 inch thick, asphalt in Judge's parking lot and driveway, extending to the in custody bus loading zone. Install 3 new removable bollards on Judge's parking lot driveway, slurry seal new asphalt and restripe. Currently the asphalt at the Judges driveway and parking lot has numerous cracks that have led to the substrate to fail leaving many uneven areas that pose a tripping hazard. The existing asphalt over the Central Plant must be ground down 3-4 inches as it has been built up substantially over the years and is causing excess load on the ceiling of the central plant. The Judges driveway must be ground down as well to maintain grading. Many areas will need to be completely removed with new underlayment installed prior to the resurfacing.	\$ 233,516	\$ 233,516	100.00
158	FM-0051585	San Bernardino	Fontana Courthouse	36-C1	2	Exterior Shell - Walk up Teller Windows Install 8LX4H walk-up window for 2 new teller window work stations into the exterior block wall. This work is to relieve congestion from the interior teller windows caused by the closing of area courts. Scope of work to include saw-cut and demolition of the existing block wall, remove and replace 350 SF of existing sidewalk to make the windows ADA accessible, furnish and install a 35L X 8W stand alone canopy at new walkway.	\$ 130,000	\$ 130,000	100.00





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159	FM-0051586	San Bernardino	Fontana Courthouse	36-C1	2	Interior - 2nd Floor Work Space Renovation Demo 3 individual offices to create one open work area approx. 1200 SF of walls to accommodate additional court staff needed to sustain court operation due to the closure of the San Bernardino Courthouse Annex, and recent reorganization of individual Court functions which will make this Court strictly operating traffic functions. Scope includes, rerouting electrical, relocate 43 lights, 2300 SF T-Bar/ceiling tile, 2100 SF carpet, patch & paint 2800 Sf	\$ 82,424	\$ 82,424	100.00
160	FM-0051647	San Bernardino	Rancho Cucamonga Courthouse	36-F1	1	Elevator - Replace old obsolete Imtra stepper switch with new solid state universal electronic stepper switch. Currently the existing stepper switch is at end of life and is intermittently failing causing the holding elevator #6 to shut down which resulted in a recent entrapment. Each time the stepper switch intermittently fails it prevents the elevator from being able to recognize what floor cart is on causing the elevator to automatically shut down possibly resulting in an entrapment.	\$ 3,412	\$ 3,412	100.00
161	FM-0051691	San Bernardino	Rancho Cucamonga Courthouse	36-F1	2	COUNTY MANAGED - Plumbing- Replace the flue pipe on the newly installed boiler due to increased condensation created. Scope of work includes, but is not limited to, the install of a new stainless steel flue pipe inserted into an existing vertical flue pipe. Due to offset of the piping shaft, the scope of work increased to accommodate the offset and installation.	\$ 78,167	\$ 78,167	100.00
162	FM-0051749	San Bernardino	Juvenile Dependency Courthouse	36-P1	2	Electrical - remove and replace all UPS Battery Back-Up batteries. Currently the UPS - Battery Back-Up unit contains batteries that are beyond useful service life, some of which have failed. All batteries must be replaced to ensure that this UPS Battery Back-Up devices works when needed in emergency situations.	\$ 3,237	\$ 1,765	54.53
163	FM-0051590	San Diego	County Courthouse	37-A1	2	Elevators, Escalators & Hoists - Escalators (3EA) - Replace broken step threads and comb plates with broken teeth, remove the excessive oil and grease and bring all escalators back to engineered specifications. These deficiencies were noted during the state inspection.	\$ 12,360	\$ 9,569	77.42
164	FM-0051605	San Diego	County Courthouse	37-A1	2	Electrical - Lights and Ballast - Utilizing a lift, replace burnt out T-12 light bulbs with T-8 lights and any ballast that is not working in the 15 foot high lobby ceiling. Currently, more than 85% of the lighting is not working properly causing safety issues and tripping hazards.	\$ 4,601	\$ 3,562	77.42
165	FM-0051646	San Diego	County Courthouse	37-A1	2	HVAC - Boiler #2 Feed Pump - Remove and replace the complete end of Boiler #2 feed pump. Currently the pump has failed and all the seals are leaking and the pump casing housing is completely deteriorated.	\$ 3,400	\$ 2,632	77.42
166	FM-0051745	San Diego	County Courthouse	37-A1	2	Escalator - Replace rollers on ten steps of escalator that runs from the 2nd floor down to the 1st floor. Currently the escalator has been tagged out and is not operating.	\$ 3,812	\$ 2,951	77.42
167	FM-0051759	San Diego	County Courthouse	37-A1	2	HVAC - Heating Coil - Replace heating coil on AHU SBM-4. Currently the coil header is leaking at welded seem. This work must take place to prevent further damage to the system.	\$ 5,379	\$ 4,164	77.42
168	FM-0051761	San Diego	County Courthouse	37-A1	1	HVAC - Replace failed chemical injection line. This work was completed as a P1 emergency due to the booster system tank failing causing loss of hot water to building and heating throughout the building causing a health and safety issue.	\$ 6,806	\$ 5,269	77.42
169	FM-0051762	San Diego	County Courthouse	37-A1	2	HVAC - Remove and replace both condenser units on the roof. Currently Condenser 2 has a leak in the coil and is unable to patch the coil and Condenser 1 has a bad compressor and is leaking. This repair must be completed due to no back up air for the IT room located in the basement.	\$ 5,880	\$ 5,880	100.00
170	FM-0051784	San Diego	County Courthouse	37-A1	1	HVAC - Repair chill water line and clean up the water and ceiling tiles that are wet. Chill water leak, leaking in judges chambers.	\$ 4,707	\$ 4,707	100.00
171	FM-0051546	San Diego	Hall of Justice	37-A2	2	Electrical - Replace all 39 batteries in uninterruptible power supply system - Batteries strings failed annual performance testing. Reliable power is needed to keep building power in case of a power outage.	\$ 21,916	\$ 21,916	100.00
172	FM-0051596	San Diego	Hall of Justice	37-A2	2	HVAC - Butter Fly Valve - Remove and replace one (1) leaking 3" Lug Style Butterfly valve with new bolt kit, return water to the line and check new valve for any water leaks, and confirm Liebert units switch back to the Chilled water. Work will require Isolating and draining the chilled water to the data center, confirm the Liebert units switch over and run on the DX cooling.	\$ 3,051	\$ 3,051	100.00



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173	FM-0051787	San Diego	Hall of Justice	37-A2	2	COUNTY MANAGED - Shared Cost - Replacement of damaged in-ground exterior up lights at main entrance. Currently, lights do not operate and fixtures need to be replaced. Requires saw cutting and removal of old in-ground light fixtures.	\$ 11,781	\$ 11,781	100.00
174	FM-0051564	San Diego	Kearny Mesa Traffic Court	37-C1	2	Fire Protection - Replace exposed fire alarm wiring with covered wiring. Work is needed to comply with State Fire Marshal correction notice.	\$ 2,360	\$ 2,360	100.00
175	FM-0051540	San Diego	North County Regional Center - South	37-F1	2	COUNTY MANAGED - Elevators - Hoist ropes on four (4) public elevators require immediate replacement due to safety concerns.	\$ 24,518	\$ 24,518	100.00
176	FM-0051560	San Diego	North County Regional Center - Vista Center	37-F2	2	Holding Cell - Intercom - Disconnect power and remove panic button from Women's cell and employee corridor. Install new intercom station in woman's cell, blank off employee corridor, and run new above ceiling grid cabling (50 ft) to the existing intercom at the Sheriff's guard station within Main Court Holding. Currently when the panic buttons are activated, the Main Jail receiver's the signal disrupting proper communication and could lead to a safety situation.	\$ 2,900	\$ 2,900	100.00
177	FM-0051563	San Diego	North County Regional Center - Vista Center	37-F2	2	HVAC - Failing Ball Valves - Remove and replace leaking ball valves and piping at reheats 8-3, 8-7 and 9-12. Also replace control valve for reheat 8-3. Work is needed to stop water leaks, potential slip and fall and damage to building materials.	\$ 7,450	\$ 7,450	100.00
178	FM-0051582	San Diego	North County Regional Center - Vista Center	37-F2	2	Plumbing - Install one (1) new "Acorn" air control valve assembly in place of the existing valve serving holding cell #7. Currently there is not adequate water pressure to the sink and the toilet in holding cell #7.	\$ 2,560	\$ 2,560	100.00
179	FM-0051698	San Diego	North County Regional Center - Vista Center	37-F2	2	Plumbing - Pipe Leak - Cut out leaking section of pipe and fitting, re-pipe and braze copper connections, re-insulate repaired area, and check for leaks. Currently water is leaking from the ceiling causing a slip hazard to anyone walking in the hallway.	\$ 5,531	\$ 5,531	100.00
180	FM-0051607	San Diego	North County Regional Center - Traffic Annex	37-F3	1	Fire Protection - Replace leaking fire sprinkler, test water for contamination, use detection equipment to check for leaks, extract water, replace carpet, drywall, and cove base, and repaint where it is necessary. This work was completed as a P1 due to the .5 inch of water that was found due to the leaking fire sprinkler	\$ 8,323	\$ 8,323	100.00
181	FM-0051758	San Diego	North County Regional Center - Traffic Annex	37-F3	2	Fire Protection - Fire Curtain - Remove and replace fire release device (motherboard) on fire curtain #4. Currently the #4 fire curtain is non-operational because of a faulty fire release device creating a safety hazard.	\$ 2,824	\$ 2,824	100.00
182	FM-0051797	San Diego	North County Regional Center - Traffic Annex	37-F3	2	Fire Protection - Install load signage in courtrooms 32 and 33, install fire doors in D32 judge's chambers corridor, add drywall ceiling in electrical room and install exit signs in 'A' occupancy courtrooms. Work is required per fire inspection deficiency list to pass fire test.	\$ 18,258	\$ 18,258	100.00
183	FM-0051551	San Diego	East County Regional Center	37-I1	2	HVAC - Boiler - Remove and replace non-functioning blower motor with new and test for proper operation. Currently the blower motor for Boiler #3 is not functioning. This work must be completed to keep the courthouse warm due to colder weather.	\$ 4,950	\$ 3,352	67.71
184	FM-0051581	San Diego	East County Regional Center	37-I1	2	Interior Finishes - Water Damage - Sanitize the Civil Business Office below AHU 14 and remove and replace the water damaged ceiling tiles. This work was due to the water overflowing from the clogged drainage piping from AHU 14 into the Civil Business Office.	\$ 2,915	\$ 1,974	67.71
185	FM-0051760	San Diego	East County Regional Center	37-I1	2	Interior Finish - Demo and disposal of existing quarry tile and base, ready concrete for installation, installation of expansion joint between old and new tile, grout, and seal. Currently 425 square feet of quarry tile has broken loose from the concrete slab creating a trip and safety issue.	\$ 7,142	\$ 4,836	67.71
186	FM-0051779	San Diego	East County Regional Center	37-I1	2	Security - Failing Multiplexers - Remove and replace three (3) existing Multiplexers with new like/kind/quality Multiplexers; terminate, configure and test. Current units are defective and failing and need to be replaced to maintain required security. Each unit supports a total of 24 existing analog cameras for a total of seventy-two (72) cameras throughout the building	\$ 37,897	\$ 25,660	67.71



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187	FM-0051575	San Mateo	Hall of Justice	41-A1	2	Electrical - Replace existing light switch for holding cell, located in Custodial office, with Remote switch and install receiver/remote switch in the Holding area corridor.	\$ 578	\$ 578	100.00
188	FM-0051633	San Mateo	Hall of Justice	41-A1	2	HVAC - **COUNTY MANAGED** Replace existing 20+yr old Cooling towers (2) with new BAC towers (2) - Existing units are constantly leaking causing roof damage and at end of service life. Crane lifts will be required for removal and installation	\$ 179,180	\$ 179,180	100.00
189	FM-0051703	San Mateo	Hall of Justice	41-A1	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 has failed for Courtroom 2B, is not code compliant and is critical for safe egress from the courtroom. Path of travel issue.	\$ 9,175	\$ 9,175	100.00
190	FM-0051637	San Mateo	Traffic/Small Claims Annex	41-A2	2	HVAC - Correct non-operational Economizers and replace failed duct detector - Economizers are rusted open allowing cold air into the facility/ Duct detector was disconnected due to failure.	\$ 4,775	\$ 4,775	100.00
191	FM-0051673	Santa Barbara	Santa Barbara Figueroa Division	42-B1	2	Plumbing - Sewage Line - Excavate to access the root damaged waste line, replace the damaged section of pipe, cover and re-compact soil. Currently this sewage line serves the only ADA men's stall in the Santa Barbara Figueroa Courthouse.	\$ 4,038	\$ 4,038	100.00
192	FM-0051746	Santa Barbara	Santa Maria Courts Building C + D	42-F1	1	Plumbing - Replace leaking Hot and Cold Water lines - pinhole leak in Hot water line caused minor water intrusion in Melville Meeting room of Department 1 Chambers. Abate asbestos containing materials in impacted areas.	\$ 13,491	\$ 13,491	100.00
193	FM-0051232	Santa Clara	Hall of Justice East	43-A1	2	Fire Protection - Replace failed fire pump components; (13) PRV valves and close nipples, packing, pump bonnet, and gland hardware, (3) gauges and heat collectors. Found during 5 year testing. Required by the AHJ (Authority having jurisdiction) to achieve a fully functional fire suppression system to receive FM certification	\$ 25,612	\$ 25,612	100.00
194	FM-0051695	Santa Clara	Hall of Justice (East)	43-A1	2	Plumbing - Regulatory Compliance - Received notice of violation to resolve leaks - Replace (2) check valves and assembly kit components that have failed for (2) Backflow Devices.	\$ 3,216	\$ 1,608	50.00
195	FM-0051654	Santa Clara	Old Courthouse	43-B2	1	Exterior Rain Gutter - Replace 200 sq ft of rotted gutters and seal on third level window area to resolve water intrusion into Judges Chambers. Water Remediation and environmental testing of chamber included.	\$ 7,346	\$ 7,346	100.00
196	FM-0051666	Santa Clara	Old Courthouse	43-B2	2	HVAC - Chiller - Replace failed Chiller parts to stop the current Freon and Oil Leaks. Scope of work includes, new O-rings, condenser barrel gaskets, seals, valves, spacers and washers. Replace Freon and Oil, return Chiller to Factory operating levels.	\$ 8,344	\$ 8,344	100.00
197	FM-0051677	Santa Clara	Old Courthouse	43-B2	2	Roof Drain - Replace approx. 20 ft of rotted roof drain that is leaking into the judge's chamber. Sealing included.	\$ 8,636	\$ 8,636	100.00
198	FM-0051655	Santa Clara	Terraine Courthouse	43-C1	2	Plumbing - Replace wall hung toilets discharge gasket that is leaking. To get to the area of the leak, 2.5 ft of wall tile needs to be removed and replaced so it will no longer block the area of access for future replacement.	\$ 4,267	\$ 4,267	100.00
199	FM-0051656	Santa Clara	Palo Alto Courthouse	43-D1	2	Elevator - Replace failed mechanical starter and contactor assembly to bring back to standard and safe operation.	\$ 4,574	\$ 4,574	100.00
200	FM-0051658	Santa Clara	Palo Alto Courthouse	43-D1	1	Plumbing - Basement - Extract pooling water on the floor and identify the cause of the encroaching water. Emergency clean out of lift station and verify that the pumps are operating with no problems.	\$ 5,522	\$ 3,647	66.04
201	FM-0051663	Santa Clara	Sunnyvale Courthouse	43-F1	2	Fire Life Safety - Notice of Violation Correction - Replace (1) riser gauge, (3) sprinkler heads, and (1) corroded pipe fitting. - Refill system, perform pressure and leak test. Return system to full service.	\$ 4,079	\$ 4,079	100.00
202	FM-0051657	Santa Clara	Santa Clara Courthouse	43-G1	1	Interior Finishes - Courtroom Flood - Replace 6ft of cracked black cast roof drain pipe causing flood in Dept 52 and 55 after heavy rain, Replace (48) ceiling tiles, Remediate 2964 sq ft of courtroom space and (18) chairs; includes water extraction, drying, cleaning and deodorizing, Moisture and Environmental testing performed 2x (first test was negative).	\$ 25,000	\$ 25,000	100.00



ADMINISTRATIVE OFFICE  
OF THE COURTS

JUDICIAL AND COURT ADMINISTRATIVE  
SERVICES DIVISION

OFFICE OF REAL ESTATE & FACILITIES MANAGEMENT

Attachment A

TCFMAC Funded Project List  
Quarter 3, Fiscal Year 2013-2014

	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE OF PRELIMINARY ESTIMATE	FACILITY MODIFICATION PROGRAM SHARE % OF COST
203	FM-0051661	Santa Clara	Morgan Hill Courthouse	43-N1	1	Holding cell - Flood Mitigation - Emergency unclog #1 toilet and extract grassy water, an inmate in custody stuffed toilet paper, oranges, and underwear in toilet causing overflow in the cell space.	\$ 4,511	\$ 4,511	100.00
204	FM-0051764	Santa Clara	Morgan Hill Courthouse	43-N1	2	Fire Protection - 5 Year Inspection Corrections: Replace painted sprinkler heads - 14 in the basement, Seven on the first floor, Six on the second floor. Replace five riser gauges that are out of date for calibration.	\$ 7,780	\$ 7,780	100.00
205	FM-0051659	Santa Cruz	Main Courthouse	44-A1	2	HVAC-Replace hot water isolation valves (63) w/new ball valves - Currently multiple valves (35) are leaking or non-operational due to end of service life; replacing all valves is the most cost effective correction for vendor access and subsequent valve failures.	\$ 57,175	\$ 56,666	99.11
206	FM-0051785	Santa Cruz	Watsonville Courthouse	44-B2	2	COUNTY MANAGED - HVAC - Replace failed 12" Variable Air Volume box w/new - Variable Air Volume internal coil has become disconnected from the housing (seal), is causing major noise and possibility of leaks. Work area is above 16'.	\$ 2,144	\$ 2,144	100.00
207	FM-0051608	Shasta	Main Courthouse	45-A1	1	Plumbing - Flood Mitigation - Extract water from two judges chambers, three jury deliberation rooms, two clerks areas and two courtrooms. Damage from flood required the replacement of multiple smoke detectors, two ceiling exhaust fans, light fixtures, ceiling tiles and one courtroom door that has been warped.	\$ 17,300	\$ 17,300	100.00
208	FM-0051561	Solano	Hall of Justice	48-A1	2	HVAC - Reconfigure BAS - Modification to Variable Air Volume, Modification to BAS master level programming to return to correct function. BAS is not operating correctly and judges comfort level is severely affected. Tune BAS system for faster reaction and steady operation. Adjust heating valves for proper flow. Reprogram BAS at master level for tighter, reliable control.	\$ 4,545	\$ 3,310	72.82
209	FM-0051726	Solano	Hall of Justice	48-A1	2	Plumbing - Sewer Ejector Pump - Replace failed float switches to include floats and relay controller so that sewage is ejected automatically, sump is being emptied manually several times a day until work is performed.	\$ 5,461	\$ 3,977	72.82
210	FM-0051687	Solano	Law And Justice Center	48-A2	2	HVAC - Air handler unit - Remove, replace and program one failed control board for the air handler unit.	\$ 3,262	\$ 3,262	100.00
211	FM-0051678	Sonoma	Main Adult Detention Facility	49-A2	2	Interior Finish - Replace failed electronic lock and door hardware - Install new Von Duprin Hardware - Lock is sheared off. Parts are no longer available for the existing door hardware.	\$ 4,197	\$ 4,197	100.00
212	FM-0051740	Stanislaus	Modesto Main Courthouse	50-A1	2	Grounds and Parking Lot - Remove the existing gate operator and install new wiring from pull box at gate to new sliding gate operator. Cut and re-install all new loops with new loop detectors. Install back up battery system. Ensure safe secure parking for court staff.	\$ 8,255	\$ 8,255	100.00
213	FM-0051782	Stanislaus	Modesto Main Courthouse	50-A1	1	Plumbing - Boiler - Provide all labor and materials to remove the inner-workings of the boiler, renovate them, re-install them re-fill the system, leak check the system, re-fire the boiler and re-establish all of the temperature and pressure settings - The existing boilers inner workings are failing, which would leave the Court without heat. Replacement of boilers this size (2.5 Million BTU) cost generally \$150K to \$200K each.	\$ 52,881	\$ 52,881	100.00
214	FM-0051803	Stanislaus	Modesto Main Courthouse	50-A1	2	HVAC - Building Automation Infrastructure - Provide 2 critical alarm points for control air, remote notification hardware, and programming for remote notification of critical equipment alarms. This added hardware and programming is to address long-standing issues with frequent critical system/equipment failures that impact court operations.	\$ 10,862	\$ 8,472	78.00
							\$ 11,326,879	\$ 9,521,097	



**Attachment B**

ITEM #	CFR NUMBER	COUNTY	BUILDING ID	FACILITY NAME	LEASE, LICENSE, OR FM	REQUEST TYPE	CFR DESCRIPTION	CFR TERM	FUND SOURCE	CURRENT YEAR COSTS (Includes existing costs prior to CFR term)	BUDGET YEAR COSTS	TOTAL CFR COMMITMENT (CFR Term)	REVIEW NOTES - OREFM, JBCPO, & FSO
1	09-CFR002	El Dorado	09-B1	Building C	FM	Judges Bench Extension	Judges Bench Extension. This request is deemed urged because this project has been on hold since 2009. The work is requested in the criminal arraignment/pre-trial department with a calendar of over 100 cases per year. Two clerks are needed in the courtroom to effectively and efficiently process the work.	N/A	CCF	\$ 21,350	\$ -	\$ 21,350	NO CONCERNS
2	09-CFR003	El Dorado	09-C1	Cameron Park	FM	ADA Improvements	ADA Improvements to clerks counter, public restrooms, and entrance doors. This request is deemed urgent because this project has been on hold since 2009 and there are needed ADA accommodations. Currently staff must assist individuals with access limitations, such as use of a wheelchair.	N/A	CCF	\$ 58,332	\$ -	\$ 58,332	NO CONCERNS
3	19-CFR006	Los Angeles	Multiple	Multiple	FM	Health and Safety Facility Modifications	Health and Safety Facility Modifications for multiple locations. Ergonomic Adjustments to work stations, Security gate enhancements, Transaction Counter ADA; Courtroom ADA adjustments, Electrical circuitry upgrades. This request is deemed urgent due to health and safety concerns.	N/A	Fund Balance	\$ 55,955	\$ -	\$ 55,955	NO CONCERNS
4	19-CFR009	Los Angeles	19-V1	East Los Angeles Courthouse	FM	ADA Improvements	Modify Judicial Assistant workstations in 7 departments. Workstations are not ergonomic friendly and have very little workspace. The electronics take up most of the space. Modifications would all be ergonomically correct. The Court deems this request urgent to address ADA accommodations.	N/A	Fund Balance	\$ 17,500	\$ -	\$ 17,500	NO CONCERNS
5	19-CFR012	Los Angeles	19-K1	Stanley Mosk Courthouse	FM	ADA Improvements	Convert one civil courtroom chambers/chamber's restroom to be wheelchair accessible. The Court deems this request urgent to address ADA accommodations.	N/A	Fund Balance	\$ 96,500	\$ -	\$ 96,500	NO CONCERNS
6	19-CFR013	Los Angeles	19-H1	Glendale Courthouse	FM	Security	Add security arms/gates/spikes to the east and west sides of the lot. Parking lot is not secured and the public frequently uses the lot as an alley. This project is deemed urgent to address safety and security.	N/A	Fund Balance	\$ 175,000	\$ -	\$ 175,000	NO CONCERNS



Attachment B

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7	19-CFR014	Los Angeles	19-AY1	Chatsworth Courthouse	FM	Security	Install plexiglas at front counter 16 windows long (2 ADA counters and 14 regular counters). Work is considered urgent because customers have jumped over the counter into the Clerk's Office. Customers often display anger over traffic fines and employees do not feel safe. This project will address safety and security concerns.	N/A	Fund Balance	\$ 100,000	\$ -	\$ 100,000	NO CONCERNS
8	19-CFR015	Los Angeles	19-T1	Metropolitan Courthouse	FM	Health and Safety Facility Modifications	Proper electrical is needed to accommodate 60 new work stations and 2 supervisor offices in the First Floor Clerk's Office. Work is considered urgent because current work stations are old, falling apart, and replacement parts are no longer available. Wires are exposed and sharp jagged corners are visible and is a safety concern.	N/A	Fund Balance	\$ 60,000	\$ -	\$ 60,000	NO CONCERNS
9	29-CFR001	Nevada	29-B1	Joseph Center	LEASE	Lease Renewal	Lease Renewal (7/1/14-6/30/19) This request is deemed urgent to avoid an interruption in traffic and family law case processing in the Truckee Branch Court.	5 years	Operating Budget	\$ 36,619	\$ 40,518	\$ 215,116	NO CONCERNS
10	36-CFR019	San Bernardino	36-S2	Temporary Parking Lot	LEASE	Lease Extension	Month-to-month parking lease extension per contract terms for 5 months (12/1/13 - 4/30/14). This request is deemed urgent because continued temporary parking is needed until the new courthouse is complete and parking is available at the new location.	5 months	Operating Budget	\$ 143,379	\$ 60,321	\$ 60,321	NO CONCERNS
11	36-CFR020	San Bernardino	36-F3	Rancho Training Center	LEASE	Lease Renewal	Renew lease on month-to-month basis until new training location can be established. This request is considered urgent because the AOC notice to exercise the lease renewal option is due 12/1/13, the lease will expire on 3/31/14 with no action.	1 year	Operating Budget	\$ 32,568	\$ 24,426	\$ 32,568	NO CONCERNS
12	36-CFR021	San Bernardino	36-N3	776 S. Gifford	LEASE	Lease Renewal	Renew first of three options for 5 year option (9/1/14 - 8/31/19). This request is deemed urgent because the AOC notice to exercise the renewal option is due on 2/28/14, the lease will expire on 8/31/14 without action.	5 years	Operating Budget	\$ 36,294	\$ 35,008	\$ 187,968	NO CONCERNS



Attachment B

ITEM #	CFR NUMBER	COUNTY	BUILDING ID	FACILITY NAME	LEASE, LICENSE, OR FM	REQUEST TYPE	CFR DESCRIPTION	CFR TERM	FUND SOURCE	CURRENT YEAR COSTS (Includes existing costs prior to CFR term)	BUDGET YEAR COSTS	TOTAL CFR COMMITMENT (CFR Term)	REVIEW NOTES - OREFM, JBCPO, & FSO
13	36-CFR022	San Bernardino	36-N5	780 S. Gifford	LEASE	Lease Renewal	Renew first of three options for 5 year option (9/1/14 - 8/31/19). This request is deemed urgent because the AOC notice to exercise the renewal option is due on 2/28/14, the lease will expire on 8/31/14 without action.	5 years	Operating Budget	\$ 68,368	\$ 65,938	\$ 383,233	NO CONCERNS
14	36-CFR023	San Bernardino	36-N1	790 S. Gifford	LEASE	Lease Renewal	Renew first of two options for 3 year option (10/1/14 - 9/30/17). This request is deemed urgent because the AOC notice to exercise the renewal option is due on 3/31/14, the lease will expire on 9/30/14 with no action.	3 years	Operating Budget	\$ 104,616	\$ 101,671	\$ 343,873	NO CONCERNS
15	48-CFR005	Solano	48-C1	Courage Drive Warehouse	LEASE	Lease Renewal	Lease Renewal (9/1/13-8/31/18). This request is deemed urgent because the existing lease expires 8/15/13. The new lease needs to be in place prior to lease expiration date to avoid a lease holdover.	5 years	Operating Budget	\$ 97,614	\$ 96,131	\$ 508,403	NO CONCERNS
16	50-CFR012	Stanislaus	50-B1	Modesto Juvenile Court	LEASE	Lease Renewal	Lease Renewal (7/2014 - 6/2016). This request is deemed urgent to support court operations.	2 years	Operating Budget	\$ 2,790	\$ 2,874	\$ 5,834	NO CONCERNS
17	50-CFR013	Stanislaus	50-F1	Modesto Traffic Court	LEASE	Lease Renewal (utility costs only)	Lease Renewal (1/1/2015 - 12/30/2019). Court deems the request urgent because no other space is available. CFR is only needed to cover the utility costs over the term of the lease.	5 years	Operating Budget	\$ 691	\$ 712	\$ 3,838	NO CONCERNS
18	50-CFR014	Stanislaus	50-I1	Bankruptcy Court Building	LEASE	New Lease of Existing Space	New lease and one-time moving costs (4/1/2014 to 3/31/2015). Court deems the request urgent because this building will be used to try multi-defendant high risk cases in Stanislaus County. These cases cannot be conducted at the Downtown Courthouse due to safety issues.	1 year	Operating Budget	\$ 63,959	\$ 115,376	\$ 179,335	NO CONCERNS
19	54-CFR006	Tulare	54-J1	Visalia Convention Center	LEASE	Lease Renewal	Tulare Superior Court wishes to rent a conference room at the Visalia Convention Center to hold Small Claims Court on Mondays. The Court has been renting this space since 2009, which enables them to hold Small Claims proceedings to the benefit of the public. This day-use agreement is for all court operations on Mondays through the 2015 calendar year. This request is deemed urgent to support court operations.	2-Years	Operating Budget	\$ 7,955	\$ 8,124	\$ 16,079	NO CONCERNS