



Judicial Council of California

455 Golden Gate Avenue · San Francisco, California 94102-3688

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REPORT TO THE JUDICIAL COUNCIL

For business meeting on October 28, 2014

Title Court Facilities: Trial Court Facility Modification Quarterly Activity Report, Quarter 4 of Fiscal Year 2013–2014	Agenda Item Type Information Only
Submitted by Trial Court Facility Modification Advisory Committee Hon. David Edwin Power, Chair	Date of Report September 19, 2014
	Contact Patrick McGrath, 916-643-8051 patrick.mcgrath@jud.ca.gov

Executive Summary

The Trial Court Facility Modification Advisory Committee has completed its facility modification funding for the fourth 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 advisory body is submitting its *Trial Court Facility Modification Quarterly Activity Report: Quarter 4, Fiscal Year 2013–2014* as information for the council. This report summarizes the activities of the Trial Court Facility Modification Advisory Committee from April 1, 2014, to June 30, 2014.

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*,¹ 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.

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

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 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 updated 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 Trial Court Facility Modification Advisory Committee (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 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 fourth quarter of fiscal year 2013–2014, the TCFMAC reviewed and approved a total of 216 facility modifications for a total projected cost of \$13,011,719. The Facility Modification Program's share of these projects totals \$11,805,074. These approved projects are limited to Priority 1 emergency projects and Priority 2 critical needs projects. Please see Attachment A for a detailed list of all approved projects.

During this quarter, 11 projects required additional funds in excess of \$50,000 from their original estimates. 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.

The committee reviewed and approved nine projects during the fourth quarter of fiscal year 2013–2014, designed to improve the overall energy efficiency of the electrical systems in our facilities, with a total potential cost of \$830,677.

During this quarter, 24 Court-Funded Facilities Requests (CFRs) were reviewed and approved by the TCFMAC, including requests from Fresno, Kern, Los Angeles, Mariposa, Merced, Orange, Sacramento, San Bernardino, San Francisco, Santa Clara, and Santa Cruz courts. 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 fourth quarter of fiscal year 2013–2014.

Implementation Efforts

The TCFMAC participated in an out-of-cycle teleconference on April 3, 2014, and also met for in person meetings on April 11, 2014 at the Sacramento Field Office, and May 15-16, 2014 at the Orange County Central Justice Center, to review facility modification funding requests and to discuss the following topics:

- The committee conducted its regular review of facility modification projects lists: A (Emergency and Priority 1), B (FMs Less than \$15K), C (Cost Increases Over \$50K), D (Eligible for Funding), E (Shared-Cost Approval Pending) and F (Court-Funded Facilities Requests).
- Real Estate staff presented an overview of leases, licenses, and dispositions of the judicial branch portfolio.
- The committee received a report from staff regarding the newly establish vendor policy work team, tasked with standardizing policies for licensed vendor operations within Judicial Council managed facilities. These vendor operations include food vending services, ATM machines, roof top cell equipment, office tenants, and County operational departments.
- Court-Funded Facilities Requests were reviewed and approved at an out-of-cycle teleconference on April 3, 2014, to ensure year-end fiscal deadlines were met.
- The committee toured the public and non-public areas of the Orange County Central Justice Center in Santa Ana.
- The committee received a status report on the Trial Court Facility Maintenance Pilot Program from the four delegated courts (Imperial, Orange, Riverside, and San Luis Obispo).
- Staff provided an information report regarding the performance of the regional operations and maintenance service providers which serve the 54 counties that are not part of the Trial Court Facility Maintenance Pilot Program.
- The committee approved the option to extend the contracts with all three regional operations and maintenance service providers (Pride, ABM, and Enovity). The first option provides a two year term renewal to start October 2015.

- The committee discussed funding options specifically for Americans with Disabilities Act (ADA) projects.
- Staff provided an informational presentation to compare the costs of an elevator cab replacement versus the costs of a completely elevator repair.
- The committee reviewed and discussed the requirements of CRC 10.75, *Meetings of Advisory Bodies*.
- The committee received a report from staff reviewing anticipated budget allocations for facility modification funding for FY 2014-15. The Governor's budget includes a Budget Change Proposal for a 10-year appropriation authority increase of \$15 million per year from the State Court Facilities Construction Fund (SCFCF).
- The committee received a report from staff reviewing the anticipated budget allocations for operations and maintenance funding for FY 2014-15. The Budget Change Proposals to increase operations and maintenance funding were not included in the Governor's budget for FY 2014-15. This budget has not received inflationary adjustments since FY 2008-09.
- Staff provided an informational presentation on solar options, which have the potential to reduce costs for court facilities.
- The committee unanimously adopted a new guideline to be incorporated into the *Trial Court Methodology for Prioritizing and Ranking Facility Modifications*. This document is used as a directional guide for Judicial Council staff to appropriately identify and prioritize facility modification projects. This new *Guideline 16- Charging Stations for Electric Vehicles* (Attachment C) will provide direction to staff regarding their operational responsibility for the charging stations at court facilities.

Next Steps

The *Trial Court Facility Modification Quarterly Activity Report, Quarter 1 of Fiscal Year 2014–2015* will be submitted to the Judicial Council in December 2014.

Attachments

1. Attachment A: *TCFMAC Funded Project List: Quarter 4, Fiscal Year 2013–2014*
2. Attachment B: *Court-Funded Facilities Requests (CFR): Quarter 4, Fiscal Year 2013–2014*
3. Attachment C: *Guideline 16- Charging Stations for Electric Vehicles*



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	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Plumbing - Plumbing Leak Remediation - Locate the leak and open wall to replace failed dielectric union. Perform water extraction and dry affected building materials with dehumidifiers and fans on the first and second floors where wet from leak. Close in open fire wall in return air plenum where failed dielectric union was located with new fire rated access panel. Patch sheetrock around new (18" x18") access panel and reinstall baseboard damaged by P1 emergency water leak	\$ 3,304	\$ 2,769	83.80
2	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Plumbing and Interior Finishes - Replace failed and leaking wall mounted toilet gasket and replace water damaged sheetrock wall covering. Paint work affected area.	\$ 2,930	\$ 2,930	100.00
3	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Plumbing - Replace failed holding coil toilet which is leaking at cracked weld. Work to be performed after hours when cells are not in use.	\$ 8,067	\$ 8,067	100.00
4	Alameda	Hayward Hall of Justice	01-D1	2	HVAC - Replace failed and leaking single row hot water coil and pneumatic control valve for department 501 Judges Chambers. Work to be performed after hours.	\$ 8,442	\$ 8,442	100.00
5	Alameda	Hayward Hall of Justice	01-D1	2	Interior - Fire Rated Door - Remove and replace one badly damaged fire rated door, the bottom of the door has come apart allowing much of the fire-resistant core material to fall out onto the floor. Perform bulk sample test to eliminate hazardous material concern.	\$ 5,016	\$ 4,429	88.30
6	Alameda	Hayward Hall of Justice	01-D1	2	Exterior lighting - Replace failed starters and lamps in (11) building mounted high pressure sodium night-lighting fixtures. Lights sporadically come on for irregular periods of time. Work requires the use of specialized fall restraint equipment due to high location near roof-level.	\$ 10,198	\$ 9,005	88.30
7	Alameda	Hayward Hall of Justice	01-D1	2	Fire protection - Replace thirty four (34) expired fire hoses and eight (8) damaged or missing sprinkler heads. These deficiencies were discovered and noted by the State Fire Marshall during the 5-year fire inspection.	\$ 12,260	\$ 10,826	88.30
8	Alameda	Hayward Hall of Justice	01-D1	2	Electrical - Replace the failed emergency generator that fuels and monitors the Veder-Root printer CPU board and code programming. Work is required by code.	\$ 3,420	\$ 3,020	88.30
9	Alameda	Hayward Hall of Justice	01-D1	2	Plumbing - Replace ten feet of failed eight inch diameter cast iron roof drain pipe. Replace sheetrock ceiling where damaged by storm water leak. Plumbing work was performed as an emergency call-out.	\$ 7,457	\$ 6,585	88.30
10	Alameda	Gale - Schenone Hall of Justice	01-E1	2	Electrical - Emergency electrical power system - Replace failed automatic transfer switch (ATS) and test new switch for proper operation. Work to be performed after hours.	\$ 10,840	\$ 10,840	100.00
11	Alameda	Fremont Hall of Justice	01-H1	2	Electrical - Replace one (1) circuit breaker pneumatic tube, two (2) circuit breakers, and two (2) disconnect switches that failed thermo-graphic (IR) scan. Located on the 2nd floor fan room 2B, 4th floor DHC and 1st floor DLA Switchboard Panels.	\$ 6,336	\$ 5,031	79.40
12	Alameda	Fremont Hall of Justice	01-H1	2	HVAC - Air Handler Unit - Replace noisy worn out bearings and balance unit . Work will be performed on a weekend.	\$ 6,690	\$ 5,312	79.40
13	Alameda	Fremont Hall of Justice	01-H1	2	Plumbing - Vandalism to bathroom fixtures - Replace two lavatory faucets in men's public restroom destroyed by a disgruntled patron.	\$ 1,042	\$ 827	79.40
14	Alameda	Fremont Hall of Justice	01-H1	2	Exterior door - Replace failed public exit door power operator. Work to be performed after hours.	\$ 6,172	\$ 4,901	79.40
15	Alameda	Fremont Hall of Justice	01-H1	2	Elevator - Replace failed hydraulic valve for secure in-custody elevator - The elevator carriage is not leveling with the floor at the landing creating a tripping/safety hazard - Work to be performed after hours	\$ 34,493	\$ 34,493	100.00
16	Amador	Begovich Building	03-C1	2	Holding Area - Construct a secure in-custody dock area with 1/2-walls, a door and a glass enclosure on top, in Department #2. And add a glass enclosure on top of the existing similar dock walls in Dept. 1. Currently, there is no physical separation/barrier between the detainees, the staff, and general public, when they are brought into the Courtroom in Dept 2. Dept. 1 is not secure enough as it currently exists.	\$ 23,487	\$ 23,487	100.00



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17	FM-0051918	Amador	Begovich Building	03-C1	2	Safety and Security - Renovate the OMRON and security intercom systems to restore them to a fully functioning status. The OMRON and security intercom systems work only sporadically and do not provide the level of security required by the Court.	\$ 14,978	\$ 14,978	100.00
18	FM-0052037	Amador	Begovich Building	03-C1	2	Interior Finishes - Jury Box Dept 3 - Remove one (1) row of audience seating and redistribute seats. Install bar-height wall to designate jury area to facilitate civil jury trials. Court has not been able to support access to justice for civil cases without a jury area as criminal proceedings have superseded.	\$ 9,000	\$ 9,000	100.00
19	FM-0050138	Butte	Butte County Courthouse	04-A1	2	Interior - Unsafe carpet - Remove and dispose of 678 SY of carpet, there is currently tape and a caution sign on the carpet in the aisle, the seam is extremely frayed, carpet condition has degraded to the point where it is delaminating from backing, repeated on-demand repairs over time have not resolved fundamental age and degradation issues.	\$ 67,472	\$ 67,472	100.00
20	FM-0051907	Butte	Butte County Courthouse	04-A1	2	Plumbing - Sewage Pumps - Remove two existing sewage lift pumps that are damaged beyond repair and replace with two new submersible pumps. Existing sewage pumps need to be replaced in order to prevent a future sewage back up within the building	\$ 32,642	\$ 32,642	100.00
21	FM-0049198	Contra Costa	Wakefield Taylor Courthouse	07-A2	2	HVAC - Replace failed damper Variable Air Volume motors/ actuator cards (10 Each). Multiple service calls from building occupants regarding temperature problems.	\$ 11,225	\$ 11,225	100.00
22	FM-0051854	Contra Costa	Wakefield Taylor Courthouse	07-A2	2	Exterior Shell - Remove 150 feet of failed rain gutter lining; Install 150 feet of new 45mil membrane; Provide street barricade and lift; Provide pedestrian control; Replace 60 Sqft of ceiling tile. The existing coating is damaged beyond repair and water is leaking into the Jury Deliberation Room on 3rd floor, causing damage to ceiling, walls and windows.	\$ 11,352	\$ 11,352	100.00
23	FM-0052013	Contra Costa	Wakefield Taylor Courthouse	07-A2	2	Fire/ Life/ Safety - Remove the existing failed key cylinder and thumb turns from the doors; Furnish and install new cylinder and one new pair of panic bar assemblies. The existing hardware has failed and is no longer supported. The existing entry door hardware is not code compliant and is critical for safe egress from the courtroom. Work to be done off-hours.	\$ 5,904	\$ 5,904	100.00
24	FM-0052162	Contra Costa	Wakefield Taylor Courthouse	07-A2	2	HVAC - Heat Exchanger - Remove existing heat exchanger. Furnish and install a new equivalent shell and tube type heat exchanger, mounted to a new pre-fabricated skid. Furnish and install new steam piping and heating hot water piping, gauges, pressure relief valves (PRV), expansion tank, and associated fittings/ trim.	\$ 96,452	\$ 96,452	100.00
25	FM-0052069	Contra Costa	Bray Courts	07-A3	2	Grounds and Parking Lot - Cone off 20 ft of sidewalk; Grind down 5 feet of sidewalk; Fill-in 100 feet of expansion joints with expansion filler; Work to be done after hours - Tripping hazard, juror fell on March 14, accident report filed.	\$ 4,966	\$ 4,247	85.52
26	FM-0052163	Contra Costa	Bray Courts	07-A3	2	Fire Protection - Main Fire Line Outside the Building - Temporarily remove existing marquee sign board - Excavate an area of 10' long, 4' wide, 4' deep - Temporarily remove rose plant and flower bush from excavation area - Validate leaking section of existing pipe - Replace 8" fire main pipe, approx. 5' long section in place, per AWWA Standards including 2 mechanical joint sleeve couplings - Reinstall marquee, rose plant, and flower bush.	\$ 45,168	\$ 38,628	85.52
27	FM-0051861	Contra Costa	Danville District Courthouse	07-C1	2	Exterior lighting - Install 200 feet of conduit and wire on the rear retaining wall; install 20 feet of conduit, wire and protective covering across the parking lot driveway to connect to the existing light pole; Assure operation of parking lot lights. There is a broken wire underground and the parking lot lights are non functional. This creates a safety issue in the early morning and in the evening.	\$ 6,109	\$ 6,109	100.00
28	FM-0052010	Contra Costa	Anasos Justice Center	07-E3	1	Plumbing - Unplug sewer lines - Black water is coming up from the floor drain in the second floor public restroom and leaking onto the first ceiling. Restoration work and decontamination required on the second floor and first floor ceiling	\$ 6,055	\$ 6,055	100.00



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29	FM-0047414	Del Norte	Del Norte County Superior Court	08-A1	2	HVAC - Gas heaters - Replace ten (10) obsolete gas heaters - Replacement parts no longer available - The inefficiency of the burners is causing significant gas consumption, burners do not ignite as designed causing gas buildup in the attic. Court Exclusive Space.	\$ 119,893	\$ 119,893	100.00
30	FM-0051853	Del Norte	Del Norte County Superior Court	08-A1	2	Fire System - Fire Panel - Isolated the cause of failure in the fire panel and replaced the damaged signal devices to eliminate the false alarms at the smoke detectors in the in holding janitor closet and attorney visitor room 14 as well as the duct detectors in FAH #5. Reprogram the panel to correct signal reporting smoke detectors, duct detectors, pull stations to ensure Central station monitoring is seeing all supervisory and trouble alarms.	\$ 6,435	\$ 3,943	61.27
31	FM-0051905	El Dorado	Main St. Courthouse	09-A1	2	HVAC - HVAC unit in Dept 5 is not working. Compressor time relay is not working and needs to be replaced. Compressor is not coming on and cooling Dept 5.	\$ 2,180	\$ 2,180	100.00
32	FM-0051842	El Dorado	Cameron Park	09-C1	2	Pest Control - Abate rodent stained ceiling tile from Court entry hallway. Disinfect T bar ceiling frames. Reinstall new ceiling tiles. Remove stained and smelly ceiling tiles. Pest debris from many years of incidental pest access smells when the building heating system is operated.	\$ 2,878	\$ 2,878	100.00
33	FM-0051870	El Dorado	Johnson Bldg.	09-E1	2	Interior Finishes - Witness Stand - retrofit the existing witness stand to be more accessible and provide an ADA compliant witness box on the floor. The existing witness stand does not provide adequate space to safely exit onto floor level, there have been several instances when the stand occupant has tripped or almost fallen because of the step. Work will include removing the existing witness box and adding two short wood paneled walls and desk top.	\$ 6,349	\$ 6,349	100.00
34	FM-0051882	Fresno	Fresno County Courthouse.	10-A1	2	Fire Protection - Sprinkler System - Replace nine (9) painted fire sprinkler heads, relocate seven (7) sprinkler heads to proper length, install (16) missing escutcheons, replace (16) loaded fire sprinkler heads, install one (1) module to monitor control valve in B-2 server room, install one (1) head guard, replace five (5) smoke detector heads and one (1) strobe - To correct deficiencies itemized on annual fire sprinkler and fire alarm panel inspections.	\$ 6,384	\$ 6,123	95.91
35	FM-0051869	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	2	County Managed - Exterior Shell - Earthquake damage renovations, over 300 identified issues throughout the courthouse; including the basement through the 5th floor. Renovations identified include substantial structural cracks; cracked doors and frames; water damage to walls and ceilings; multiple cracked windows; ceiling tiles are bowed, damaged and have shifted; and additional modifications to include minor steel angle additions.	\$ 143,270	\$ 143,270	100.00
36	FM-0052031	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	2	HVAC - Modification of pneumatic controls - calibrate pneumatic controls for room 222 and 224.	\$ 5,142	\$ 5,142	100.00
37	FM-0051896	Imperial	Imperial County Courthouse	13-A1	2	HVAC - Failed - Condenser Units Replace two (2) roof top condenser units existing condenser units have failed and require immediate attention. These units support Dept. 7 and Dept. 9	\$ 6,000	\$ 6,000	100.00
38	FM-0051814	Kern	Bakersfield Superior Court	15-A1	2	HVAC - Replace relay switches, adjust safety mechanisms and provide refrigerant if needed for Chiller. Malfunctioning relay switches were preventing chiller from engaging and cooling Courthouse.	\$ 2,951	\$ 1,849	62.64
39	FM-0051832	Kern	Bakersfield Superior Court	15-A1	2	Security - Damaged Doors - Remove and replace metal entrance doors that have separated from the inner frame causing the locking mechanism to fail at times which become a security issue.	\$ 3,916	\$ 2,453	62.64
40	FM-0051851	Kern	Bakersfield Juvenile Center	15-C1	2	Elevators - Failed Breakers - Replace two (2) 3-pole 60-amp breakers to restore Elevator # 1 to full functionality. Elevator stuck on ground floor with doors opened. Faulty breakers rendered Elevator # 1 offline.	\$ 2,620	\$ 1,749	66.76
41	FM-0051889	Kern	Shafter/Wasco Courts Bldg.	15-E1	2	Electrical - Remove and replace seven (7) parking lot pole lights and two (2) wall lights on outside of courthouse; replace with LED lights. Parking lot too dark due to multiple non illuminated light fixtures, lighting not functioning optimally; Safety hazard for court patrons and employees leaving the Courthouse after hours.	\$ 9,883	\$ 8,890	89.95



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42	FM-0051305	Kern	Arvin/ Lamont Branch	15-H1	2	Interior finishes - Replace approx. 1,100 Sqft of loose/cracking/chipping/lifting 12 x 12 floor tiles in main courthouse lobby. Work needed to resolve potential tripping hazard.	\$ 21,130	\$ 12,870	60.91
43	FM-0049123	Lake	South Civic Center	17-B1	2	Roof - Drains and downspouts (10 ea) - Replace roof (9700 SF), drains, down spouts, roof edge cap and roof hatch. Asbestos Containing Material abatement required, water penetration is impacting court operations.	\$ 188,207	\$ 139,273	74.00
44	FM-0051830	Lake	South Civic Center	17-B1	2	Interior Improvement - Abatement - Remove and dispose of approximately 1,000 SF each of carpet, floor tile and mastic via razor method. HEPA vacuum, wet wipe and encapsulate all exposed surfaces. Transport and disposal of waste. Asbestos Containing Material was exposed as part of the on going court-funded, Rule 10.810 carpet replacement project.	\$ 12,332	\$ 12,332	100.00
45	FM-0051939	Lake	South Civic Center	17-B1	2	Electrical - Renovate electrical and correct code compliance deficiencies in new court spaces - Add emergency exit lighting and signage. Install additional power and lighting to support court operations. Replace failed and leaking bathroom hardware. Correct improper county executed wiring.	\$ 12,320	\$ 12,320	100.00
46	FM-0051962	Los Angeles	San Fernando Courthouse	19-AC1	1	Plumbing - Flood mitigation - Replace failed (2) urinal seals and clear waste branch line; remove and replace 440sf of contaminated ceiling from the men's and women's public restrooms, texture and paint the ceilings. Remove and replace five(5) damaged light fixtures, one (1) access panel and one (1) speaker. work required the removal of 4.44 CY of hazardous materials. Black water leak from 3rd floor men's public restroom contaminated the ceiling and the 2nd floor men's and women's public restroom causing an environmental health issue.	\$ 43,425	\$ 36,221	83.41
47	FM-0052093	Los Angeles	San Fernando Courthouse	19-AC1	2	Fire Protection - Replace failed system devices: Two (2) tamper switches in basement sprinkler closet, Tamper switch in East and center roof elevator machine room; Flow switch in East and center roof elevator machine room; Tamper switch & Flow Switch on 4th floor; Water flow on 2'd floor; Tamper switch on I51 floor; Srobe horn on 1st floor by room # 1135. Fire alarm devices not reporting to the fire panel, should a fire occur the system will not operate as designed increasing the possible loss of property or injury to employees and the public.	\$ 4,533	\$ 3,781	83.41
48	FM-0051898	Los Angeles	Parking Lot-San Fernando Courthouse Employees	19-AC3	2	Parking Lot, Electrical - Replace card reader with updated access control system supported by the current facility access control system. Current opener is outdated and the access cards are no longer available, cards on hand are breaking with no replacements available.	\$ 3,897	\$ 3,250	83.41
49	FM-0051825	Los Angeles	Compton Courthouse	19-AG1	2	HVAC - Replace one (1) Variable Frequency Drive (VFD) for the supply fan, and one (1) VFD for the return fan on the 2nd floor. Both Return Air VFD and Supply Air VFD failed. Air Handling Unit motor running full speed caused too much air pressure to ducts and 2nd floor space.	\$ 9,367	\$ 6,194	66.13
50	FM-0051867	Los Angeles	Compton Courthouse	19-AG1	1	Fire Protection - Design and Activate Fire Alarm Control Panel - Prepare design specifications and plan documents for the restoration of the existing failed fire alarm system, install the new panel to a point that the need for continuous fire watch can be removed. This scope of work consists of designing a Notifier Fire Alarm Control Panel that would be tied into the existing field devices using the existing circuits and on going fire watch required by the State Fire Marshall. This facility modification will include project support and monitoring, and preparation of final phasing plan for the State Fire Marshalls review. Full building replacement as required by current code and the State Fire Marshall will follow as a separate project.	\$ 390,728	\$ 258,388	66.13
51	FM-0051919	Los Angeles	Compton Courthouse	19-AG1	2	Interior Finishes - Remove, abate and dispose of approx 30 Sqft of floor tiles. Install new floor tiles to match as close as possible. Floor tiles are damaged, some are loose, broken, causing a safety hazard.	\$ 5,363	\$ 3,547	66.13
52	FM-0052028	Los Angeles	Compton Courthouse	19-AG1	1	Exterior - 30' x 14' Curtain Roll-Up Door - Remove and replace one rolling aluminum grill curtain with new guides, safety edge and photo eyes. The existing barrel, head plates and operator were re-used. Main security roll up door to the employee parking was previously hit and damaged, it has now failed.	\$ 39,722	\$ 26,268	66.13



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53	Los Angeles	Norwalk Courthouse	19-AK1	2	Roof - Replace Roof - Remove and replace approximately 38,000 SF of five ply roofing and associated flashings, square footage of roof is over two separate building levels. Asbestos Containing Material will be abated and properly disposed of as part of the scope of work. At this time, roof material is missing in several areas causing numerous leaks into building.	\$ 566,280	\$ 481,508	85.03
54	Los Angeles	Norwalk Courthouse	19-AK1	1	Plumbing - Set up containment and equipment in affected areas, disinfect the floors in the 2nd floor men's public restroom, 1st for elevator lobby, and the 2nd floor elevator lobby. A toilet in the 2nd floor men's public restroom was clogged and water flooded the restroom, water leaked into the 1st and 2nd floor elevator lobbies, and the security control center. Replace water damaged fire alarm speaker, strobe and smoke detector.	\$ 43,879	\$ 37,310	85.03
55	Los Angeles	Norwalk Courthouse	19-AK1	1	Plumbing - Flood remediation - Set-up containment and drying equipment in effected area, replace flushometer vacuum breaker on toilet, replace approximately (10) ceiling tiles, and remove containment. This work was completed as a P1 emergency due to a malfunctioning flushometer vacuum breaker valve that leaked causing water to penetrate through the 6th floor into the 5th floor, room 507.	\$ 5,000	\$ 5,000	100.00
56	Los Angeles	Bellflower Courthouse	19-AL1	2	Interior Finishes - Remove and re-install expansion joints on the 2nd, 3rd & 4th floors public corridor due to sinking that has created a serious tripping hazard. Incident occurred where a person tripped and fell in the corridor, possibly due to the sinking in place. Work must be done to prevent further damage and to ensure public safety.	\$ 6,930	\$ 6,930	100.00
57	Los Angeles	Bellflower Courthouse	19-AL1	1	Plumbing - 3" Cracked Vent Pipe - Remove and replace 20 ft of 3" cast iron vent pipe and install new access panel. The vent pipe is cracked allowing sewage odor to seep into the building.	\$ 13,970	\$ 10,888	77.94
58	Los Angeles	Bellflower Courthouse	19-AL1	1	Plumbing - Sump Pumps 2 & 3 - Remove and replace two failing sump pumps, and the float assembly and a fasten flange in the sump tank. The Rain storm sump pumps 2 & 3 are not working, without these pumps working, a major flood could occur on the first floor and interrupt court operations.	\$ 29,058	\$ 22,648	77.94
59	Los Angeles	Downey Courthouse	19-AM1	2	Furniture and Equipment - One Judicial workstation in Department 5 next to Judges Bench is broken and in need of replacement due to Ergonomic reasons. Consistent complaints about personal injuries have been documented and will be uploaded into SWO. Replacement of workstation will need to match existing finishes in the rest of the courtroom and made ergonomically correct.	\$ 9,500	\$ 9,500	100.00
60	Los Angeles	Downey Courthouse	19-AM1	1	Elevators, Escalators, & Hoist - Renovate Judge's Elevator #5 Generator - Dip and bake Generator A/C and D/C windings, dip and bake armature, solder commutator, replace brushes, turn and undercut commutator, balance armature, refurbish one bearing housing A/C side, replace bearings and brushes, assemble and load test. The generator was malfunctioning due to internal electrical damage	\$ 59,965	\$ 59,965	100.00
61	Los Angeles	Downey Courthouse	19-AM1	2	Exterior Shell - Remove two (2) trees from courtyard area, remove stumps and roots. Remove 144' Sqft of concrete slab and install 288' of concrete to fill in existing planters and areas where concrete was removed. 2 trees are too big for the courtyard are and have roots growing raising up the concrete, making it a trip hazard	\$ 4,011	\$ 3,357	83.70
62	Los Angeles	Santa Monica Courthouse	19-AP1	1	Plumbing - Set up 1240 sq. ft. containment, water remediation, removed 234 sq. ft. of wet carpet padding and cleaned carpet. Remove and replace approximately 50 SF of plaster from the wall and replaced 35 sq. ft. of ceiling tiles and restored ceiling. Water leak inside judge's chamber, ceiling tiles, walls and carpet were affected. Water remediation equipment placed during P1 condition.	\$ 28,482	\$ 22,356	78.49
63	Los Angeles	Beverly Hills Courthouse	19-AQ1	2	Electrical - Remove and rebuild failed fuel pump on the back-up generator. This failed fuel pump will not allow the generator to operate properly during a power outage.	\$ 11,690	\$ 9,296	79.52
64	Los Angeles	Beverly Hills Courthouse	19-AQ1	2	HVAC - Replace failed Variable Frequency Drive at Supply Fan #2. It is currently non-functional and in bypass mode. Replacement is required to reduce impact to Court operations.	\$ 2,357	\$ 1,874	79.52



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65	Los Angeles	West Los Angeles Courthouse	19-AR1	2	Exterior Shell - Demo three (3) trailers (19-AR2, 19-AR3, 19-AR4) gut building interiors/ dispose of contents into dumpsters. Demo 1,200 SF of concrete ramps, planters, stairs, block walls, and existing bollards. Install eight (8) new bollards around existing transformer. Relocate water, sewer, electricity, phone line utilities. Pressure wash area to prep area. Slurry coat parking area previously occupied by trailers and apply stripping. Currently the trailers are abandoned and were requested to be disposed of.	\$ 130,491	\$ 130,491	100.00
66	Los Angeles	Airport Courthouse	19-AU1	2	ELEVATOR - Elevator #8 ceiling facing is falling and must be replaced. The elevator has been taken out of service until all replacements have been completed.	\$ 9,550	\$ 7,370	77.17
67	Los Angeles	Airport Courthouse	19-AU1	1	ELEVATORS- Multiple wheelchair lifts throughout the courthouse were found failed or inoperable. This work was completed as a P1 when failed parts on these wheelchair lifts were replaced as needed. Completion of this work was to remain in compliance with ADA and health safety laws.	\$ 3,668	\$ 3,668	100.00
68	Los Angeles	Airport Courthouse	19-AU1	2	Interior Finishes - Remove current door closers and install six (6) heavy duty surface mount door closers, one (1) ADA low energy dual swing door operator, push plates, a ultra-small long range receiver and two (2) long range transmitters. Front doors do not close completely and lock after employees/ staff exit the building after the court closes in the evening. There have been incidents of the front doors staying open and/ or unlocked overnight and over the entire weekend. Sheriffs have been locking the doors with chains.	\$ 9,691	\$ 7,479	77.17
69	Los Angeles	Airport Courthouse	19-AU1	2	Fire Protection - Replace Dry Chemical Vent Hood tanks (3 gallon and one 1 1/2 gallon) including cartridges and fusible links, with new code compliant units. Tanks are out of date and may not control a fire if one should occur.	\$ 5,075	\$ 3,916	77.17
70	Los Angeles	Airport Courthouse	19-AU1	1	Elevators, escalators, and hoists - Public Elevator #3 and Judge's Elevator #6 - Work is to replace worn isolation pads, new ropes, brakes, new bearings on reflector sheave, new ring and worm gear (#6 only), new car rollers and new rollers for counter weights. Public Elevator #3 and Judge's Elevator #6 are leaning against the isolation pads, unsafe working condition. Elevators will be out of service.	\$ 274,497	\$ 211,829	77.17
71	Los Angeles	Airport Courthouse	19-AU1	1	Electrical - Electrical Short in Conduit - Remove and replace three (3) conductors, one (1) neutral and one (1) ground wire, and replace one (1) breaker to restore power to 100%. Reprogram elevators due to power outage, the brown phase of power has shorted out inside the conduit and caused a power outage throughout whole building.	\$ 134,205	\$ 103,566	77.17
72	Los Angeles	Airport Courthouse	19-AU1	2	Elevators, Escalators, & Hoists - Platform lifts - Restore the platform lifts in Courtroom 141, 145 and 8th Floor Department E, wiring and hydraulics are bad under platforms and the lifts cannot be certified.	\$ 6,150	\$ 4,746	77.17
73	Los Angeles	Hall of Records- County Records Center	19-AV3	2	COUNTY MANAGED - HVAC - Replace inoperative Heat Exchanger. The shell and tube bundle are rusted beyond repair.	\$ 12,000	\$ 12,000	100.00
74	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Plumbing - Replace bad Magnetic Starter for Sump Pump Motor #1 and replace float in the pit that was corroded and broken; Hazardous waste cleanup of the entire mechanical room, microbial clearance. Sewage sump pump not working properly. There is sewage water throughout the entire basement floor.	\$ 8,806	\$ 8,806	100.00
75	Los Angeles	Van Nuys Courthouse East	19-AX1	2	Elevator - Remove and replace one (1) bad coil, verify controls and put the car back into operation. The elevator was traveling from the 7th floor to the basement floor only and without being called.	\$ 4,693	\$ 4,211	89.74
76	Los Angeles	Van Nuys Courthouse West	19-AX2	2	HVAC - Install new damper and pneumatic actuator. Variable Air Volume (VAV) box is not operating, existing damper and actuator are defective. Installing new damper and pneumatic actuator will allow VAV to operate and allow air into the occupied space.	\$ 3,204	\$ 3,204	100.00
77	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Elevator - Door Operator - Remove and replace the door operator on the Judges elevator #9, the door is not working properly and opening very slow.	\$ 6,697	\$ 6,697	100.00



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78	Los Angeles	Chatsworth Courthouse	19-AY1	1	Electrical - Restore power to the entire building due to the faulty breaker to the transfer switches of the building. This work was completed as a P1 Emergency due to the electrical systems (Building Automation System, card reader system, etc) in the building being effected to the loss of power.	\$ 3,958	\$ 3,958	100.00
79	Los Angeles	Chatsworth Courthouse	19-AY1	2	Plumbing - Shut Off Valves - Remove and replace seven (7) broken and defective shut off valves. The valves are inside the access panels and cannot be shut off to isolate each restroom.	\$ 5,039	\$ 4,223	83.80
80	Los Angeles	Chatsworth Courthouse	19-AY1	2	HVAC - Condenser - Replace mechanical seal, shaft sleeve, bearings and hardware kit including cap screws, roll pins and nuts. Condenser seal is leaking and bearing are going bad, could effect cooling system for the building.	\$ 5,612	\$ 4,703	83.80
81	Los Angeles	Chatsworth Courthouse	19-AY1	1	Grounds and Parking Lot - Automatic Gate - Install new take up reel and new electrical Miller edge, adjust for proper operation. Judge's roll up gate stuck in open position, and is non-operational. The safety edge has failed and is not allowing the gate to properly function.	\$ 3,215	\$ 2,694	83.80
82	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	Fire Protection - Replace leaking dry valve to pre-action system, the leaking valve was setting off the fire alarm.	\$ 7,804	\$ 5,737	73.51
83	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	Parking Garage - Tack weld split on door, and restore the broken energized mortise to an operating condition. Currently the set of double doors are not locking and one of the doors is split. The doors are not closing and it is causing a security issue.	\$ 4,008	\$ 2,946	73.51
84	Los Angeles	Torrance Courthouse	19-C1	2	Grounds-Replace broken curb (35 lf) and concrete (350 Sqft) causing trip hazard in parking lot, caused by tree roots which need to be addressed during construction.	\$ 9,100	\$ 9,100	100.00
85	Los Angeles	Torrance Courthouse	19-C1	1	HVAC - Chiller 1 & 2 leaking refrigerant - Remove and replace the shaft seals on two chillers (4 ea.), remove the vent line on chiller 1, seal the threads and re-install. remove refrigerant and store, then recharge the system when work is complete. Add an additional 400 lbs of refrigerant. Refrigerant leak found during the PM procedures.	\$ 38,219	\$ 38,219	100.00
86	Los Angeles	Torrance Courthouse	19-C1	1	Interior Finish - Replace ceiling tiles in Dept C, Judge's chambers. This work was completed as a P1 emergency due to the original ceiling tiles falling from the ceiling creating a safety hazard for the Judge and his staff.	\$ 2,320	\$ 1,975	85.14
87	Los Angeles	Torrance Courthouse	19-C1	1	Elevators - Replace defective elevator fans. No air flow in elevator cabs. Work is needed to provide proper ventilation for elevator occupants.	\$ 7,420	\$ 7,420	100.00
88	Los Angeles	Inglewood Courthouse	19-F1	2	Plumbing - Three (3) failing water pumps need to be replaced, two (2) of them do not work at all and the other needs to be replaced, not secure enough. Water control can be lost if not replaced.	\$ 10,500	\$ 7,829	74.56
89	Los Angeles	Inglewood Courthouse	19-F1	1	Fire Protection - Fire control Panel - Remove and replace the failed Fire Pump #2 control panel, manufacturer had to fabricate a new panel.	\$ 20,934	\$ 15,608	74.56
90	Los Angeles	Inglewood Courthouse	19-F1	2	Elevator - Elevator # 5 - Replace failed key hall raiser wiring. Elevator was stuck on the 4th floor and not responding.	\$ 9,297	\$ 9,297	100.00
91	Los Angeles	Alhambra Courthouse	19-I1	2	Electrical - Ground fault protection on the main building circuit breaker checked and calibrated. Infrared survey was performed on all circuit breaker and motor control panels. 7-day power analysis performed on the line side of the main building circuit breaker. Main building circuit breaker tripped on ground fault protection causing power outage affecting the whole building. Ground fault caused by a grounded generator in public elevator #3, generator rebuild covered under service agreement.	\$ 8,561	\$ 7,362	86.00
92	Los Angeles	Alhambra Courthouse	19-I1	1	Elevator - Elevator Phone - Install new dedicated telephone lines to each individual elevator. This work was completed as a P1 emergency due to all elevators sharing one phone line causing a safety issue. If the line is in use, the other elevators would get a busy signal until the line is available. This is a Fire/Life/Safety issue	\$ 3,800	\$ 3,800	100.00



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93	Los Angeles	Pasadena Courthouse	19-J1	1	HVAC - Refrigerant leaks on Chiller 2 - Remove and replace main shaft seal, oil solenoid valve, compressor discharge flange gaskets, oil heaters, oil filters and oil seals, two (2) refrigerant filter driers, one (1) brass union. Leak check chiller with nitrogen. Install ten gallons of new refrigerant oil.	\$ 60,304	\$ 60,304	100.00
94	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Hammer Arrestors - Remove and replace two failed hammer arrestors, extract residual water from the 1st floor and basement. This work to include installing a new 12"x12" access panel and replacement of one small pipe section. Hammer Arrestors leaking in Women's Restroom on 1st floor caused flood in 1st floor hallway and basement.	\$ 16,220	\$ 11,249	69.35
95	Los Angeles	Pasadena Courthouse	19-J1	2	Plumbing - Replace 6" OS&Y control valve that is frozen and leaking in the open position. Defected control valve failed during PM test under FM 2425238	\$ 5,009	\$ 3,474	69.35
96	Los Angeles	Pasadena Courthouse	19-J1	2	Plumbing - Replace 8" OS&Y control valve that is frozen and leaking in the open position. Defected control valve failed during PM test under PM S/WO#2425206.	\$ 5,581	\$ 3,870	69.35
97	Los Angeles	Pasadena Courthouse	19-J1	2	Roof - Replace Roof - Remove and replace approximately 56,000 SF of five ply roofing and associated flashings, square footage of roof is over three separate building levels. Asbestos Containing Material will be abated and properly disposed of as part of the scope of work. This project has been a P3 for several years and has deteriorated to the point of a P2 at this time.	\$ 935,880	\$ 649,033	69.35
98	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Drain two 7500 gallon storage tanks, replace (3) 8 Flanged Gate Valves and (2) 6 Flanged Gate Isolation valves, refill storage tanks, replace 8 Pneumatic Water Pressure Regulator valve and actuator (over 200 parts must be assembled on site), and calibrate the float and control system. This work was completed as a P1 emergency due to the storage tank overflowing, creating a 3 inch pool of water. Three 8" and two 6" valves failed while isolating the water tank and had to be replaced	\$ 93,020	\$ 90,471	97.26
99	Los Angeles	Stanley Mosk Courthouse	19-K1	2	HVAC - Supply Fan Motor - Removal and installation of new 20 HP supply fan motor and base. Air handler unit #2 supply motor seized/failure	\$ 4,215	\$ 4,100	97.26
100	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Interior Finishes - Flood Remediation - Rebuild the existing failed automatic flush valve, Asbestos Containing Material abatement required between the 5th and 6th floors due to wet and falling fireproofing, extract water from several areas of the 5th floor, and remove and replace damaged ceiling tiles as needed. The 6th floor men's restroom flush valve stuck open causing the water closet to overflow, water leaking from the ceiling on the 5th floor from multiple locations.	\$ 27,253	\$ 27,253	100.00
101	Los Angeles	Stanley Mosk Courthouse	19-K1	1	HVAC - Remove and replace leaking heating hot water coils on AHU07 Hot water coils are leaking on Air Handler Unit (AHU)-07. Leaking is affecting AHU 21 & 22 as they are receiving 100% make up water due to leak.	\$ 70,736	\$ 70,736	100.00
102	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevators, Escalators, & Hoists - Elevators 5, 6, & 7, Replace 9 bad circuit board, Replace defective power supplies. Remove and replace 9 defective circuit boards burnt by shorted power supplies. Remove and replace 3 power supplies for elevators 5, 6, & 7.	\$ 27,000	\$ 27,000	100.00
103	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevators, Escalators, & Hoists - Escalators - Renovate escalators: #2 and #4, Demarcation lights with transformers top and bottom; #5 and #8, Replace escalator handrail; #6, #8 and #9, Replace broken step treads; #7, Install guard for light fixture; #2, #4, #7, #8 and #20, Clean pits; #9, Install rubber boot where handrail enters the return and #13, Replace the key operator start switch.	\$ 65,000	\$ 65,000	100.00
104	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Set up containment and drying equipment in effected area, remove 3x3 piece of wall to access the leak, replace broken 1.25in valve in ceiling, build back 3x3 piece of wall, and remove containment area.	\$ 8,293	\$ 8,293	100.00



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105	Los Angeles	Stanley Mosk Courthouse	19-K1	2	HVAC - Building Automation System (BAS) and Air Handling Unit (AHU) Renovation - Install new energy efficient AHU motors and Variable Frequency Drives to replace aged and failing motors. Convert AHU controls system to Direct Digital Control and replace obsolete BAS system with modern system to monitor and control building functionality. Replace failed air filter baffles and leaking ductwork. Clean oil and water contamination from floor level pneumatic control system.	\$ 2,132,707	\$ 2,074,271	97.26
106	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevator, Escalators, and Hoists - Rebuild Generators and replace Circuit Breakers on elevators #6, #7, #8 Strip and rewind Stators, Dip and bake windings. Restore laminations, and brush holders. Turn commutator, Replace Babbitt bearings, 8 new brush holders and editor brushes.	\$ 101,080	\$ 98,310	97.26
107	Los Angeles	Cara Shortridge Foltz Criminal Justice Center	19-L1	2	Plumbing - Failed Shutoff Valve - Remove and replace one failed shutoff valve, work will require new bolts and gaskets. Restroom needs plumbing repairs that can not be made due to a frozen shutoff valve feeding this area. Restroom is out of service until repairs are made.	\$ 5,846	\$ 4,021	68.79
108	Los Angeles	Cara Shortridge Foltz Criminal Justice Center	19-L1	1	Electrical - Automatic Transfer Switch (ATS) - Remove the failed ATS and wire in a rented transfer switch, hardware and fittings until the new ATS could be ordered and installed. The automatic transfer switch failed to transfer to building power during annual maintenance.	\$ 38,154	\$ 38,154	100.00
109	Los Angeles	Cara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Flood Restoration - Remove 4 SF of drywall and ceramic tile to access and replace a leaking "water hammer arrester." Extract water from approximately 550 SF of the first floor cafeteria, remove and replace 60 SF of damaged ceiling tiles and paint 540 SF of drywall ceiling. This work was completed within an Asbestos Containing Material containment area and included abatement, clean up, air movers, and dehumidifiers. Deteriorated hammer arrester leaked domestic water between Men's & Women's public restroom on the 2nd floor, water leaked into the 1st floor cafeteria and basement parking.	\$ 45,395	\$ 31,227	68.79
110	Los Angeles	Cara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Toilet dog in holding cell caused leak on the 4th floor and 3rd floor lobby areas. A clogged floor drain prevented water from draining. Water seeped thru the concrete floor and leaked into the 3rd floor. Clear blocked floor drain pipe, set up containment, replace water damaged ceiling tiles, sanitize the inside containment area, clearance testing.	\$ 20,888	\$ 20,888	100.00
111	Los Angeles	Cara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - A hammer arrester in the 1st floor kitchen developed a crack and leaked. Installed Add a Valve valve, ball valve and copper pipe and fittings to 1" domestic water line to the kitchen to replace failed isolation valves. Replace failed and leaking hammer arrester. Placed containment areas in the kitchen and in the trash dumpster room. Restoration of the demolished portion of the wall which includes the rebuilding of the wall (tile board), retiling and installation of maintenance access hatch. The leak was traced having originated from the first floor cafeteria's kitchen area within the wall between the ice maker and the dish washer.	\$ 21,419	\$ 14,734	68.79
112	Los Angeles	El Monte Courthouse	19-O1	2	Electrical - Remove, rebuild fuel injector pump, and reseal oil return line. Install a rental generator while the house generator is out of service under repair. While performing a load test during the annual maintenance on the back-up generator, leaks were found at the oil return line and the fuel injector pump while under load. This work must be performed to prevent further mechanical issues which can damage the generator and prevent backup power during a power outage.	\$ 11,801	\$ 6,859	58.12



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113 FM-0051859	Los Angeles	B Monte Courthouse	19-O1	1	Interior Finishes - Flood Mitigation - Emergency response to water intrusion caused by large rain and fast moving winds. This damaged the courthouse's 3rd floor and caused damaged to multiple areas requiring extraction of water in several areas, isolating three areas with zipper containment to increase the drying process, removal and replacement of approximately 200 SF of drywall, remove and replace approximately 100 SF of ceiling tiles, set up and remove approximately 40 pieces of restoration equipment (air movers, air scrubbers and dehumidifiers) sanitize approximately 1100 SF of carpet and remove and replace 300 LF of damaged duct insulation.	\$ 57,595	\$ 57,595	100.00
114 FM-0051548	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	Electrical - Remove and replace 4000 amp hub electrical assembly due to the existing one having a broken handle and is a hazard if the power to the building has to be shut off.	\$ 38,082	\$ 26,654	69.99
115 FM-0051961	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Plumbing - Set up containment, water extraction of approximately 300 SF of carpet, dehumidifiers and fans were placed to remove moisture in the leak affected area. Replace 25 2'x2' ceiling tiles and restore the carpets. Replacement of broken valves. Asbestos Containing Material testing. Sprinkler valve failed open, water running into planters causing a leakage in the planters and ground floor County council area.	\$ 21,569	\$ 15,096	69.99
116 FM-0051974	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Elevators - Replace door control board. Elevator door will not open, door control board is damaged.	\$ 5,394	\$ 3,775	69.99
117 FM-0051977	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	HVAC - Server Room Air Conditioner - Remove and store refrigerant from the system, replace the fan motor and thermostat, restore the coils and re-charge the system with the stored refrigerant. The HVAC split system is not working causing the room temp to be around 90 degrees, which can cause the servers to fail due to excessive heat.	\$ 8,988	\$ 8,988	100.00
118 FM-0052100	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	Exterior - Remove and replace all Polyurethane expansion joints and backer rod filler on concrete slab. Expansion joint at the front entry of the court is cracked and worn, during the rain, water leaks through to the floor beneath, causing leaks from the ceiling in the basement.	\$ 5,050	\$ 3,534	69.99
119 FM-0051954	Los Angeles	Parking Booth-Edelman Court	19-Q2	2	Parking - Stair ways-Fire/Life/Safety - Remove all old tape and install new non-slip tape on each stair tread nosing. Currently the tape on the stairs is worn and falling apart causing a trip hazard for the public.	\$ 4,719	\$ 3,303	69.99
120 FM-0034865	Los Angeles	Metropolitan Courthouse	19-T1	2	Elevators - Renovate thirteen (13) Elevators - Complete renovation of the courts thirteen elevators; nine Passenger elevators, two in-custody elevators, one dedicated Judges elevator and one shuttle elevator. While retaining the cars themselves, the renovations will include new controls, new cables, updated electrical, new doors and operators, new roller guides, new emergency lighting system and add proper ventilation and lighting in the machine room.	\$ 3,276,500	\$ 3,097,603	94.54
121 FM-0051824	Los Angeles	Metropolitan Courthouse	19-T1	2	Plumbing - Replace 15 ft of 3/4 inch piping from 9th fl mechanical room leading into store room 801a and replace the damaged ceiling/drywall. Leak in ceiling 801a store room coming from hot water return piping.	\$ 6,528	\$ 6,172	94.54
122 FM-0051858	Los Angeles	Metropolitan Courthouse	19-T1	1	Fire Protection - Replace burnt-out relay in the fire panel. The burnt-out relay was causing the fire alarm to sound and disrupting the employees and visitors of the courthouse.	\$ 6,540	\$ 6,183	94.54
123 FM-0051912	Los Angeles	Metropolitan Courthouse	19-T1	1	HVAC - Chiller #2 Leak - 23 tubes in the condenser have severe mechanical wear (up to 50% erosion) and require replacement. Additionally, mist eliminator material found in the evaporator section. Work will include all necessary access into the vessel including welding of the access once complete. All other work has progressed as far as possible until compressor gasket is obtained. The compressor gasket is being manufactured. This gasket is required to finish the compressor install.	\$ 155,631	\$ 147,134	94.54
124 FM-0051913	Los Angeles	Metropolitan Courthouse	19-T1	1	HVAC - Chiller - Remove and replace the burnt motor actuator for #2 chiller vane assembly. The burnt motor is causing the chiller to loose oil level in the compressor.	\$ 5,000	\$ 4,727	94.54



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125	FM-0051914	Los Angeles	Metropolitan Courthouse	19-T1	2	HVAC - Hot Water Pump - Remove and replace the burnt bearings within the hot water pump motor in the 9th floor mechanical room.	\$ 4,013	\$ 3,794	94.54
126	FM-0051930	Los Angeles	Metropolitan Courthouse	19-T1	1	Interior Finishes - Ceiling leak remediation in Courtroom 74 including: critical containment, ceiling restoration, environmentalist testing, room dehumidification.	\$ 22,534	\$ 22,534	100.00
127	FM-0051953	Los Angeles	East Los Angeles Courthouse	19-V1	2	Fire Protection - Replace 30 concealed sprinkler heads and provide three (3) spare concealed sprinklers and one (1) head wrench for spare head box. During the Level IV PM (2425440), it was found that many of the sprinkler heads were inoperable and would not operate in case of a fire.	\$ 4,256	\$ 3,308	77.72
128	FM-0052012	Los Angeles	East Los Angeles Courthouse	19-V1	1	Plumbing - Remove leaking cooling pump #1, rebuild pump including the replacement of the shaft seal, 10" gasket and cap. Reinstall, test operations. Cooling tower pump #1 is leaking from the shaft seal. Water has leaked from ceiling in rooms 301V, 301W and secured employee hallway. Water has damaged 30 ceiling tiles in both offices/hallway, and 175 Sqft of carpet and furniture.	\$ 7,180	\$ 7,180	100.00
129	FM-0051476	Los Angeles	Pomona Courthouse South	19-W1	2	Elevator (Wheelchair lift) - Units 1 - 4, Replace defective parts, make adjustments, service and return units to safe operation. Currently units operate with the door open which is unsafe for public use. This work is required to maintain ADA code compliance.	\$ 33,950	\$ 30,942	91.14
130	FM-0051966	Los Angeles	West Covina Courthouse	19-X1	2	Adjust and add drawer closures of the main teller/counter top area of seven (7) workstations which involves: Mill counter tops edge for new drawer box dimension, remake and reduce box sizes of seven (7) drawers, and add (14) roller-closures that automatically close within 3 of counter top. Workman's comp claim has been filed by court employee.	\$ 2,700	\$ 2,241	83.01
131	FM-0051936	Los Angeles	Long Beach Courthouse	19-Y1	2	Elevators, Escalators & Hoist - Replace malfunctioning ADA phone that continuously dials the Elevator company to dispatch a technician for emergencies/entrapments. This work was completed due to the high importance to have this interruption corrected immediately so the false alarms would stop.	\$ 2,570	\$ 1,943	75.59
132	FM-0051948	Los Angeles	San Pedro Courthouse	19-Z1	2	Electrical - Fire/ Life/ Safety - Remove and replace seven (7) emergency exit signs and (10) exit path bug eye lighting fixtures. Exit signs and bug eye lights are faulty and failed testing. Replacement is required to maintain property safety codes.	\$ 4,775	\$ 4,543	95.15
133	FM-0051866	Madera	Serra Courthouse	20-D1	2	Exterior Shell - Insufficient lighting - Remove (11) exterior wall pack units fixtures that have either failed or do not illuminate sufficient lighting, replace with (11) new high output high efficiency fixtures. Currently there is insufficient lighting around Court perimeter and in the judges and staff parking.	\$ 11,828	\$ 8,043	68.00
134	FM-0051872	Merced	Old Court	24-A1	2	Interior Finishes - Replace damaged Courtroom 9 entrance doors and hardware - Rixson floor dosers can not be repaired and they must be replaced	\$ 14,773	\$ 14,773	100.00
135	FM-0051903	Merced	Old Court	24-A1	2	Furniture & Equipment - Replace the Judges door with a acoustical door with a high sound transmission class rating. You can hear everything coming from chambers and you can hear the public from the other side.	\$ 6,000	\$ 6,000	100.00
136	FM-0051704	Mono	New Mammoth Lakes Courthouse	26-E2	2	Exterior Shell - Remove the two (2) existing pairs of exterior entry/exit doors and modify the remaining storefront glazing system to accommodate a new extra-wide Uni-turn revolving door - Currently, the high winds keep blowing the existing entry doors open, which causes safety issues related to uncontrolled door swings as well as repeated false alarms for the security system.	\$ 103,800	\$ 103,800	100.00
137	FM-0052032	Monterey	Salinas Courthouse- North Wing	27-A1	2	Fire Life Safety - Replace one (1) failed power supply board for the Fire Panel and test for efficient functionality	\$ 2,448	\$ 2,448	100.00
138	FM-0052052	Monterey	Salinas Courthouse- North Wing	27-A1	2	Plumbing - Snake and clear 160 feet of sewer line drain to sewage ejector pump dogged with plastic bags, socks and food products. Flush line and to confirm flow from holding cell area; clean and sanitize sewage overflow.	\$ 4,821	\$ 4,821	100.00



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139	FM-0051894	Monterey	Monterey Courthouse	27-C1	2	COUNTY MANAGED - Elevator - Refurbish failed and out-of-service Court employee elevator will comply with all Codes and ADA accessibility, this is the only employee elevator for the building staff is currently using the public elevator which has been voiced to be a safety risk for judges.	\$ 100,280	\$ 100,280	100.00
140	FM-0051850	Napa	Criminal Court Building	28-A1	2	HVAC - Condenser - Replace failed vibration isolating flex-line, sight-glass, service valve, and replace failed fuses and condenser fan leads. Recovery and recharging of the refrigerant will need to be completed as part of this work.	\$ 14,029	\$ 14,029	100.00
141	FM-0052066	Napa	Criminal Court Building	28-A1	2	Electrical - Replace nonfunctioning batteries in thirty five (35) emergency lighting fixtures - The failed batteries were discovered while performing a level IV emergency lighting fixtures preventative maintenance task	\$ 14,834	\$ 14,834	100.00
142	FM-0052078	Napa	Criminal Court Building	28-A1	2	Interior doors - Replace two (2) worn-out and failed walking beam pivots and two (2) pivot receptors. Work to be performed after hours	\$ 2,689	\$ 2,689	100.00
143	FM-0052092	Napa	Criminal Court Building	28-A1	2	Electrical - Replace failed keypad reader for access/intrusion alarm system	\$ 4,431	\$ 4,431	100.00
144	FM-0051810	Napa	Juvenile Court	28-C1	1	Interior Finishes - Plumbing - Remove water damaged sheetrock and expose roof drain piping in walls - Extract water from 600 square feet of carpet and dry with fans and dehumidifiers - Locate roof drain line blockage with water test and camera - Auger drain line with power snake - Break out seventy square feet of plaza concrete slab at location of blocked drain and replace 15 linear feet of four inch cast iron drain line piping - Backfill and compact plumbing excavation site and place seventy square feet of six inch thick wire mesh reinforced concrete walkway - Work performed after hours	\$ 21,000	\$ 21,000	100.00
145	FM-0051860	Napa	Juvenile Court	28-C1	2	Interior Finishes - Replace water damaged interior finishes - Patch holes in drywall at entry to courtroom - Patch drywall holes in courtroom - Replace drywall damaged from leaking duct - Prime and paint walls where drywall replaced - Replace ceiling ties damaged by water - Reinstall rubber base in front entry - Reinstall oak base in back of courtroom	\$ 5,000	\$ 5,000	100.00
146	FM-0051902	Orange	Central Justice Center	30-A1	2	HVAC - Variable Frequency Drive (VFD) - Remove and replace failed 60hp ABB 400 VFD with new 60hp Johnson N3 VFD for chilled water pump #3. Pump #3 is currently running, inefficiently, in bypass mode at 100% and will not respond to command, causing cold calls in the 2nd floor administration space. Failure to replace will result in continued over cooling of the affected office space and excessive energy usage/costs.	\$ 13,388	\$ 12,206	91.17
147	FM-0051941	Orange	Central Justice Center	30-A1	2	Interior Finishes - Remediation related to P1 S/WO# 1326663 - Remove and replace approximately 600 SF of damaged drywall from a P1 black water intrusion on Jan. 28 2014 on walls and ceiling located on 1st floor and basement, prime and paint to match existing walls.	\$ 23,414	\$ 21,347	91.17
148	FM-0052063	Orange	Central Justice Center	30-A1	2	Fire Protection - Fire Alarm System - Provide and install three (3) EST monitoring modules, 150ft conduit and wire, one (1) Dual output switch for water flow and replace existing switch, replace one (1) bad low pressure switch on existing system so pre-accion system to bring it up to working order to report to main EST panel. The system is currently not in service and cannot be tested and certified. Notice to repair has been received from the State Fire Marshal.	\$ 4,573	\$ 4,169	91.17
149	FM-0052085	Orange	Central Justice Center	30-A1	2	Plumbing - Replace 4 copper T connections and install seismic bracing, cut into 4 inch water pipe to install new valves to isolate the leaking pipe. The pipe located in ceiling above 1st floor is leaking and repairs are needed to eliminate any damage that could be caused by line break.	\$ 8,769	\$ 7,995	91.17



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150	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	HVAC - Variable Frequency Drive (VFD) - Replace the existing 30 HP VFD with a new ABB 30 HP VFD. The existing VFD is a building original that controls main pump #5 for the chilled water loop. It is extremely old and any preventative maintenance performed could cause failure and disrupt Court operations. Replacement would ensure proper function of the equipment, prolong the life of the equipment, and avoid disruption to Court operations	\$ 8,176	\$ 6,537	79.95
151	Orange	North Justice Center	30-C1	2	HVAC-The chillers for Phase III are currently not tied-in to the Building Automation System (BAS). The tie-in work will include installation of 2 Schneider-Electric programmable MR Controllers, current sensors with control relays, and new BAPI temperature sensors. Currently, all adjustments to the system must be done manually at the equipment rather than being able to access via the BAS for even simple calls such as Too Hot/Too Cold.	\$ 4,895	\$ 4,421	90.31
152	Orange	North Justice Center	30-C1	2	HVAC-Condenser Pump - Replace failed condenser water pump and motor #2 serving the cooling tower condenser water loop. The project will include dismantle and disposal of failed water pump and motor, installation of new Paco pump and 5hp motor, alignment of motor and pump, start up and test for proper operation.	\$ 10,899	\$ 9,843	90.31
153	Orange	West Justice Center	30-D1	2	HVAC - Air Handler Units (AHU) and Building Automation System (BAS) - Retro commission the BAS Remove and replace the original failing air handlers and a failed heat pump. Convert the phase 2 AHU-5 damper controls, the phase 1 AHU-3 and the phase 3 Zone controls to direct digital control. Work includes the installation of code required refrigerant monitoring system to phases 1 and 2. Reprogram the BAS to run all BAS controlled equipment at the most efficient levels.	\$ 544,420	\$ 493,680	90.68
154	Orange	West Justice Center	30-D1	2	HVAC - Boiler Replacement - Remove and replace one 600,000 BTU failing and soon to be non compliant boiler.	\$ 63,600	\$ 57,672	90.68
155	Orange	West Justice Center	30-D1	2	Exterior Shell - Safety - Remove broken loose concrete spalls at stairs, walls, columns and beams in north, west, east, and south sides of West Justice Center in approx. 165 locations and fill in spalls w/ Polymer concrete grout. Epoxy pressures inject cracks until filled in 525 cracked locations on exterior shell of facility.	\$ 46,226	\$ 41,918	90.68
156	Riverside	Larson Justice Center	33-C1	2	Fire Protection - WCN fire door - Remove and replace faulty motor and control box. Also remove and replace damaged lead post and missing curved door drive trolley and diagonal bar. Door is inoperable and will not operate in a fire alarm situation. Work will restore door to original function.	\$ 15,885	\$ 12,837	80.81
157	Riverside	Southwest Justice Center	33-M1	2	Exterior Shell - Reseal 47 of 76 windows on South and West sides of building, exterior only, in bad condition. Remove the failed vinyl seal and replace with a wet seal. Windows have previously leaked causing damage to the interior structure. Windows are on multiple floors and will require scaffolding or lifts to properly address. Due to potential noise issues, work will need to be done after hours or on weekends. Further neglect of repair will lead to more substantial damage and harm to the building leading to an increased cost of repairs.	\$ 128,227	\$ 95,939	74.82
158	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	2	HVAC - Failing AHU Motors - Replace 50 year old aluminum cable and Air Handling Unit (AHU) motors throughout the mechanical rooms. There are (23) existing AHU motors in mechanical spaces fed by aged and deteriorated aluminum wiring, motors and cable have, and continue to fail. Replace electrical distribution panels with new, replace aluminum feeder wiring with copper. Replace motors with energy efficient VFD/BAS controlled models. Energy savings will result from motor / VFD replacement.	\$ 969,364	\$ 969,364	100.00
159	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	1	Plumbing - Water damage - Stop water leak at drinking fountain outside of Dept 2 on the first floor. Extract water from one court room, set up air movers to dry carpet, re-glue the vinyl at the courts entry, test for environmental impact, and restore carpets.	\$ 3,097	\$ 3,097	100.00



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160	FM-0051402	Sacramento	Carol Miller	34-D1	2	Grounds and Parking Lot - Reseal and Stripe "Paid" Parking Lot - Renew all asphalt parking lots and driveways (approx 220,000 sq ft) Restore 100 sq ft of failed asphalt, fill cracks, seal cost and restripe 454 parking spaces, ADA spaces and required painted signage. Install 15 sign posts, 30 signs, 6 stickers to aid parking lot operations & public notice of lot requirements and directions.	\$ 25,000	\$ 25,000	100.00
161	FM-0051831	San Bernardino	San Bernardino Courthouse	36-A1	1	HVAC - Air Conditioner Condenser - Vandalism / Replace a critical air conditioner condenser that serves telecom equipment which was stolen during a recent vandalism and replace with new. Install security cages on the exposed replacement condenser unit as well as an additional remaining exposed condenser unit to prevent additional vandalism.	\$ 6,157	\$ 6,157	100.00
162	FM-0051960	San Bernardino	San Bernardino Courthouse - Annex	36-A2	1	Elevator - Counter Weight Bracket - Re-anchor the counter weight bracket and install new bolts and nuts to secure the bracket on Elevator #2. The counter weight bracket on the 4th floor was loose and the bolts were coming off the concrete wall which creates a safety issue with the elevator. The elevator was shut down until this work could be completed.	\$ 2,969	\$ 2,969	100.00
163	FM-0052094	San Bernardino	San Bernardino Courthouse - Annex	36-A2	2	Elevators - Key switches need to be installed in public elevators 1 and 2 to prevent the public from accessing the 4th and 5th floors. The public elevators are needed at 36-A2 in order to alleviate high traffic in the historic elevators at 36-A1.	\$ 3,948	\$ 3,948	100.00
164	FM-0051360	San Bernardino	Joshua Tree Courthouse	36-E1	2	COUNTY MANAGED - Interior Finishes- Replace approximately 7,200 SqFt. of ceiling tiles and T-Bar grid in the public lobby, corridor and hallway. Patch and seal corridor and hallway penetrations as needed. Existing ceiling tile is of age, bowing, and at times falling on to the floor creating a safety hazard to the public and staff.	\$ 30,676	\$ 30,676	100.00
165	FM-0051937	San Bernardino	Barstow Courthouse	36-J1	1	Plumbing - Pipe Leak - Isolate the leak in two areas of the 1" copper pipe above the ceiling, remove and replace one bad section of the copper hot water pipe. Remove and replace several ceiling tiles damaged by the water. Extract the residual water and dry the carpet. The water leak is above the ceiling at the vacant hallway behind the 1st floor DA's office. Leak source is from the domestic hot water return line. Several ceiling tiles have fallen. Slip trip hazard, falling material hazard.	\$ 8,629	\$ 6,725	77.93
166	FM-0051813	San Diego	County Courthouse	37-A1	1	Electrical - Replace all burned out T-8, T-12 light bulbs, if ballast is burnt replace with T-8 lights. Escalated to a P1 due to two (2) lamps flickering causing disruption to courts. Estimated a total of 35 lights are burned out.	\$ 4,898	\$ 4,898	100.00
167	FM-0051816	San Diego	County Courthouse	37-A1	2	Plumbing - Leaking Drain Line - Remove and replace 20ft of 8" cast iron pipe, one 8" 90 degree and two (2) 8" 45 degree cast iron fittings. The drain line is leaking and these fittings must be replaced along with the 20' pipe section	\$ 4,311	\$ 3,338	77.42
168	FM-0051827	San Diego	County Courthouse	37-A1	2	Electrical - Replace (35) burned out T-8 or T-12 light bulbs, replace burnt ballasts with T-8 lights, clean all lens covers. (35) lights are burned out in Dept. 33 making it too dark/dim to see.	\$ 4,819	\$ 4,819	100.00
169	FM-0051829	San Diego	County Courthouse	37-A1	2	Electrical - Replace (35) burned out T-8 or T-12 light bulbs, replace burnt ballasts with T-8 lights, clean all lens covers. (35) lights are burned out in Dept. 30 making it too dark/dim to see.	\$ 4,819	\$ 4,819	100.00
170	FM-0051852	San Diego	County Courthouse	37-A1	2	HVAC - Replace back-up feed pump for boilers 1 & 2. Pump has leaking seals and is wasting chemicals.	\$ 3,379	\$ 2,616	77.42
171	FM-0051880	San Diego	County Courthouse	37-A1	2	Plumbing - Disconnect, remove and dispose of one existing Cash, 2" pressure reducing valve. Install one (1) new Wilkens, 2" pressure reducing valve. Connect to existing piping and provide necessary fittings. Diaphragm leaking thru, pipe fittings are leaking. All isolation valves are shut. Safety issue due to water on basement floor.	\$ 2,219	\$ 1,718	77.42
172	FM-0051899	San Diego	County Courthouse	37-A1	2	Fire Protection - Replace, install 75 Fire Hoses that failed inspection. Fire and safety issue.	\$ 11,771	\$ 9,113	77.42
173	FM-0052080	San Diego	County Courthouse	37-A1	2	Electrical - Remove and replace (15) 4-foot long fluorescent light bulbs and (5) ballasts in Dept 25. Currently there are lights out in Department 25 and must be replaced due to the safety issue created by the dim lighting.	\$ 4,362	\$ 4,362	100.00



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174	FM-0052086	San Diego	County Courthouse	37-A1	2	Fire Protection - Replace 25 feet of deteriorated section of sprinkler piping. Deteriorated section of sprinkler piping in north annex basement, caused by street leaking in to tunnel. If line starts leaking there will be basement flooding.	\$ 3,359	\$ 2,601	77.42
175	FM-0051932	San Diego	Juvenile Court	37-E1	2	Fire Protection - Install dual egress magnetic panic exit system to allow controlled egress but allow passage with card reader. State Fire Marshall Correction; Emergency exit stair-west end of bldg not accessible w/ out security badge. Once public enters stairwell, they cannot exit without a security badge.	\$ 10,617	\$ 10,617	100.00
176	FM-0052016	San Diego	North County Regional Center - South	37-F1	2	COUNTY MANAGED - HVAC - Replace shaft seal on Chiller #1 at North County Regional Center	\$ 2,069	\$ 2,069	100.00
177	FM-0052017	San Diego	North County Regional Center - South	37-F1	2	COUNTY MANAGED - Public Elevator - Replace elevator sheave. County of San Diego has determined the elevator sheave requires replacement.	\$ 6,772	\$ 6,772	100.00
178	FM-0051892	San Diego	North County Regional Center - Vista Center	37-F2	2	Fire Protection - Replace all fire hoses with ten (10) 75 ft and five (5) 100 ft hoses and complete annual testing on all hoses. Currently the certification for all hoses is expired.	\$ 3,105	\$ 3,105	100.00
179	FM-0052011	San Diego	East County Regional Center	37-I1	2	Elevators, Escalators, & Hoists - Motor Bearings - Remove and replace old worn bearings with new. Elevator #3 motor needs to have the bearings replaced. Elevator is making grinding noise when operating, motor is very loud and is getting warm.	\$ 7,666	\$ 5,191	67.71
180	FM-0034250	San Francisco	Civic Center Courthouse	38-A1	2	Exterior Shell - Expansion Joint, Entire Building Base, Repair or Replacement to Prevent Human Waste from Entering the Building, Slipping Hazard. Janitorial on a constant basis are cleaning the floor in these areas to eliminate the waste that penetrates into the building onto the floor.	\$ 18,240	\$ 18,240	100.00
181	FM-0051823	San Francisco	Civic Center Courthouse	38-A1	2	HVAC - Failed Chiller #2 - Remove and replace the failing contactors and liquid injection solenoid on Chiller #2, work requires the recovery of the existing refrigerant, vacuumed test and reinstall the refrigerant when the work is complete.	\$ 6,085	\$ 6,085	100.00
182	FM-0051826	San Francisco	Civic Center Courthouse	38-A1	2	HVAC - Failing Chiller #1 - Remove and replace the failing contactors and liquid injection solenoid on Chiller #1, work requires the recovery of the existing refrigerant, vacuumed test and reinstall the refrigerant when the work is complete.	\$ 5,498	\$ 5,498	100.00
183	FM-0051944	San Francisco	Civic Center Courthouse	38-A1	2	HVAC - Chiller - Remove and replace one (1) failed vane close switch on Chiller 02, work requires the transfer and re-transfer of the existing refrigerant. Start and put the system back into operation.	\$ 4,314	\$ 4,314	100.00
184	FM-0051979	San Francisco	Civic Center Courthouse	38-A1	2	Security - Door Operators - The door operators for dept. 318 and 414 are failing, install four new record operators and two new power supplies. The existing wires, power and controllers will be utilized.	\$ 10,392	\$ 10,392	100.00
185	FM-0051938	San Francisco	Hall of Justice	38-B1	2	Security - Holding Cell - Rebuild a holding cell lock in Dept 20, door on secure hallway side will not lock.	\$ 2,770	\$ 2,770	100.00
186	FM-0052091	San Francisco	Youth Guidance Center	38-C1	2	HVAC - Condenser - Remove and replace two failed condenser fan motors.	\$ 2,896	\$ 2,896	100.00
187	FM-0051811	San Luis Obispo	Courthouse Annex	40-A1	2	Safety - Sally Port Door - Remove and replace the damaged safety edge and take up reel. Work also required the balancing and realignment of the door.	\$ 2,500	\$ 2,500	100.00
188	FM-0051822	San Mateo	Traffic/Small Claims Annex	41-A2	2	HVAC - Compressor and Fan - Remove and replace the failed pressure relief valve and worn compressor high/low pressure switch and the fan cycle switch. Work will require the recovery and storage of the remaining refrigerant in EPA approved cylinders, pressurizing the unit with nitrogen and leak check, then evacuate and charge unit with stored refrigerant and add refrigerant to meet factory specification. Start up and test the unit for proper operation.	\$ 7,320	\$ 7,320	100.00



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189	FM-0051871	Santa Barbara	Santa Barbara Figueroa Division	42-B1	2	Fire Protection - (50) Sprinkler heads have been recalled and must be replaced, they will be removed/ replaced after hours as to not affect the in custodies during working hours. The corrections are required for code compliancy.	\$ 6,854	\$ 6,854	100.00
190	FM-0051911	Santa Barbara	Santa Barbara Figueroa Division	42-B1	2	HVAC- Leaking Chiller - Isolate the tower from the chiller, recover and store the refrigerant, replace the leaking valve and recharge the system with the stored refrigerant. Additional refrigerant required, Chiller #2 circuit#1 has a Freon leak on the Schrader valve on the discharge line going into the cooling tower.	\$ 4,335	\$ 4,335	100.00
191	FM-0052047	Santa Barbara	Santa Barbara Figueroa Division	42-B1	2	HVAC- Chiller #1 - Remove and replace the leaking refrigerant circuit on Chiller #1, provide and install 150 lbs of R22 Refrigerant once the circuit work has been completed. The refrigerant Circuit (#1) on the Air Cooled Chiller #1 is leaking refrigerant. Potential to strain both Chiller #1 and Chiller #2 if this work is not completed in a timely fashion.	\$ 7,056	\$ 7,056	100.00
192	FM-0051916	Santa Barbara	Solvang Superior Court	42-E1	2	HVAC- Demo, disposal and replacement of failed 3.5 ton condenser with replacement energy efficient model (Trane 3.5 Ton 13 SEER R22 dry). HVAC Compressor malfunction due to age and condition of unit. Replacement unit needs to be installed.	\$ 4,093	\$ 4,093	100.00
193	FM-0051841	Santa Barbara	Santa Maria Courts Building G	42-F5	2	Security - Sally Port Gate - Replace wind locks, damaged rails and slats for the Sally Port door. Sally Port door/gate not functioning as designed, wind locks broken and rail damaged along with several slats damaged. Transport bus may have damaged the gate.	\$ 2,554	\$ 2,464	96.49
194	FM-0051862	Santa Clara	Hall of Justice (East)	43-A1	2	Parking Lot Safety- Replace (11) failed low pressure sodium lamps and ballasts on Light Poles, Bucket truck needed for access, disposal/recycling of material included, issue was reported by staff as a safety issue.	\$ 5,612	\$ 5,612	100.00
195	FM-0051940	Santa Clara	Hall of Justice (East)	43-A1	2	Plumbing - Replace 1 each failed 100 gallon domestic water heater and 4 each 3" outside screw and yoke valves - replace 6' of 3" copper piping - water heater failed - tank is rotted and leaking valves are clogged and do not close properly to isolate the water heater	\$ 21,849	\$ 21,849	100.00
196	FM-0052064	Santa Clara	Hall of Justice (East)	43-A1	2	Generator - Replace one (1) failed diesel fuel pump to resolve leak when generator is running - Connect load banks - run generator and adjust fuel pump - leak test	\$ 8,028	\$ 8,028	100.00
197	FM-0051877	Santa Clara	Hall of Justice (West)	43-A2	2	Plumbing - Lift Pumps - Remove and replace four (4) failing liquid level float ball type switches for the lift pumps. Remove solid debris from sump and remove from site. Pressure wash sump walls and pumps. Remove any remaining debris from the pressure wash. Test pump operation under normal conditions.	\$ 3,596	\$ 3,596	100.00
198	FM-0052062	Santa Clara	Hall of Justice (West)	43-A2	2	HVAC- Replace one (1) failed 10 ton compressor, two (2) liquid line dryers, recharge with new refrigerant, test for leaks - Unit has no cooling capability	\$ 8,325	\$ 8,325	100.00
199	FM-0051849	Santa Clara	Downtown Superior Court	43-B1	2	Plumbing - Emergency Restoration service to remediate clogged drain that flooded the basement file room. Shaked 60 ft out and found tree roots clogging the pipes.	\$ 2,609	\$ 2,609	100.00
200	FM-0051883	Santa Clara	Old Courthouse	43-B2	2	Interior Finishes - Remediate 5 square feet of leak damaged peeling sheet rock and paint to match existing in Department 21. Scaffolding needed for access	\$ 5,513	\$ 5,513	100.00
201	FM-0051838	Santa Clara	Terraine Courthouse	43-C1	2	Elevator - Replace failed safety latching for four (4) elevator doors. Doors are opening before the cabs hit the floor causing a tripping safety hazard.	\$ 4,475	\$ 4,475	100.00
202	FM-0051885	Santa Clara	Palo Alto Courthouse	43-D1	2	Fire Life Safety - 5 Year Inspection Corrections - Replace failed - (14) sprinkler heads throughout building, (4) pressure gauges, (27) expired wet stand pipe fire hoses - This will update the building's 5-year certification.	\$ 12,823	\$ 8,468	66.04
203	FM-0052034	Santa Clara	Palo Alto Courthouse	43-D1	2	HVAC- Boiler - Replace one (1) failed transducer and one (1) boiler controller. Reload program, run and test operations.	\$ 4,334	\$ 4,334	100.00
204	FM-0051848	Santa Clara	Morgan Hill Courthouse	43-N1	2	Plumbing - Cleared 10 square feet of drain line due to shirt stuffed in drain by in-custody, replace failed sewage ejector pump assembly; one (1) impeller, two (2) cutter bar plates, and seals.	\$ 14,904	\$ 14,904	100.00



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205	FM-0049259	Santa Cruz	Main Courthouse	44-A1	2	HVAC - Rooftop fan unit - Replace unit - Unit no longer providing cooling, creating indoor temperature control issues.	\$ 21,250	\$ 21,061	99.11
206	FM-0052009	Santa Cruz	Main Courthouse	44-A1	2	HVAC - Replace single point station condensing unit reversing valve; Refrigerant recovery/ recharge; brazing new valve to existing tubing; new refrigerant filter. Existing reversing valve has failed causing system overload.	\$ 2,870	\$ 2,870	100.00
207	FM-0051855	Solano	Hall of Justice	48-A1	2	Fire sprinkler system - Replace failed alarm bell water motor assembly - Replace eight painted mismatched sprinkler heads, escutcheons, recharge and retest system to correct deficiencies found while performing sprinkler system preventative maintenance	\$ 7,403	\$ 5,391	72.82
208	FM-0051868	Solano	Hall of Justice	48-A1	2	Lighting - Replace failed obsolete dimmer control and proprietary matching ballasts at four ceiling fixtures in Judges Chambers room 222 - Work to be performed afterhours	\$ 6,928	\$ 6,928	100.00
209	FM-0051972	Solano	Hall of Justice	48-A1	2	Exterior - Pest control - Install netting to prevent bats from roosting within the seismic joint between the north and south wings eliminating the health issue associated with their droppings Work to be performed after dark when the bats are foraging away from their roost	\$ 5,529	\$ 4,026	72.82
210	FM-0052079	Solano	Hall of Justice	48-A1	2	Grounds and parking lots - Information Sign - Replace the broken safety glass and damaged sign components. The sign has been vandalized.	\$ 1,180	\$ 1,180	100.00
211	FM-0051812	Solano	Law And Justice Center	48-A2	2	Lockset - Replace failed attorney interview room door lockset in holding - The remote controlled electro-mechanical lock will be installed after hours	\$ 3,388	\$ 3,388	100.00
212	FM-0051828	Solano	Solano Justice Building	48-B1	2	Electrical - Replace failed access card system power supply for Court exclusive space - Temporary rewiring of a secondary system to share its power supply until ordered replacement power supply arrives.	\$ 4,055	\$ 4,055	100.00
213	FM-0052089	Sonoma	3055 Cleveland Avenue	49-B2	2	HVAC - Replace one leaking and failed Thermal Expansion Valve, install a new refrigerant drier, add refrigerant, add refrigerant oil, rebuild with humidifier kit, start, test and unit operation and advise.	\$ 13,155	\$ 13,155	100.00
214	FM-0051942	Stanislaus	Modesto Main Courthouse	50-A1	2	HVAC - Replace failed motor starter coils and heaters by using 2 new motor starter contactors. Lost air control leaving facility heating and air.	\$ 2,762	\$ 2,762	100.00
215	FM-0052045	Stanislaus	Modesto Main Courthouse	50-A1	2	HVAC - Heating Hot Water Boiler - Provide all labor and materials to remove and renovate damaged inner-workings of the boiler. Replace failed tube bundle, refractory, and burner to restore boiler to reliable operation. Boiler is currently leaking and will need internals restored before heating season.	\$ 45,400	\$ 35,330	77.82
							\$ 13,002,719	\$ 11,797,532	



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1	10-CFR006	Fresno	10-A1	Fresno Main Courthouse	FM	Security Facility Modification	All labor, material, and relative taxes necessary to increase and modernize the amount of video surveillance and video storage within our Main Criminal Courthouse. Because of the change in operations due to the closing of the outlying courts in Fresno, our Main Courthouse is now almost entirely utilized for criminal cases. This facility currently has only 38 video cameras for 215,000 square feet of space, covering 10 floors. This installation will provide 225 cameras providing additional security by providing real time response to our Court Security Unit as well as a archived video for investigational and evidence purposes.	NA	Fund Balance	\$ 300,000	\$ -	\$ 300,000	Complete
2	10-CFR007	Fresno	10-R1	M Street Courthouse	FM	Health and Safety Facility Modifications	All labor, material, and taxes to provide and install a pedestrian canopy above the entrance sidewalk at this facility. Canopy will provide shelter from weather elements as court users wait in line. Lines of 100-200 people wait for hours to get access to the courthouse. With nine other court facilities closed in Fresno, the need to facilitate the increased foot traffic has become urgent.	NA	Fund Balance	\$ 65,000	\$ -	\$ 65,000	Complete
3	10-CFR008	Fresno	10-A1 10-O1	Fresno Main Courthouse and B.F. Ssk	FM	Security and Health and Safety Facility Modifications	Fresno Main (10-A1): Provide all labor, materials, taxes, etc. for the fabrication and installation of security gates at the North and South stairwells. Estimate from Pride at \$10,921.00. Fresno Main (10-A1): Repair lighting and relamp the Court Storage Room on the B-2 level of the parking garage. Please see attached estimate from Pride at \$2,332.56. Fresno Main (10-A1): Provide all labor, materials, taxes, etc. for the fabrication and installation of a Sunscreen on the 10-B1 level at the outside walk up windows. This project is estimated at NTE \$5,000.00. B. F. Ssk (10-01): Provide all labor, materials, taxes, etc. for the installation of one (1) fiber optic cable, thirty-six (36) Cat 6 data cables, four to six (4 to 6) 120 volt electrical circuits for the conversion of jury deliberation room 2A to a computer training room. This project is estimated at \$25,000.00. The court deems these facility modifications urgent because these projects will increase needed security, address safety hazards, and improve court operations.	NA	Fund Balance	\$ 60,000	\$ -	\$ 60,000	Complete



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4	15-CFR004	Kern	15-TBD	Delano Police Department	Lease & TI	New Lease and Tenant Improvements	New Lease with Tenant Improvements (7/1/2014-6/30/2019). The court deems this request urgent because the Delano Police Station lease will address the need for additional holding cells and additional security due to the federal mandate to reduce prison overcrowding.	5 years	Operating Budget and Fund Balance	\$ 2,047,200	\$ 159,342	\$ 2,843,910	Complete
5	19-CFR008	Los Angeles	19-11	Alhambra	FM	Security and Health and Safety Facility Modifications	Remodel filing window and adjacent office cubicles with a raised desk and work stations so that employees do not have to stand while attending to the public. The office is now a small claims hub and requires a minimum of three filing windows. It is ergonomically inefficient and the space is small for litigants in the lobby. This is due to the court's restructuring plan. The court deems this facility modifications urgent because it will address safety hazards and improve court operations.	NA	Fund Balance	\$ 82,550	\$ -	\$ 82,550	Complete
6	19-CFR010	Los Angeles	19-L1	Gara Shortridge Foltz Criminal Justice Center	FM	Health and Safety Facility Modifications	The Court deems this request urgent as it relates to Health and Safety. Seal and cap off building water fountains inside the courtrooms. The majority of these drinking fountains do not work and occasionally leak and cause water damage. Water is not potable and this is a health issue.	NA	Fund Balance	\$ 30,000	\$ -	\$ 30,000	Complete
7	19-CFR016	Los Angeles	19-T1	Metropolitan Courthouse	FM	Health and Safety Facility Modification	Proper electrical is needed to accommodate 30 new work stations on the 2nd Floor Clerk's Office. Current work stations are old, falling apart, and replacement parts are no longer available. Wires are exposed and sharp jagged corners. This is a safety concern. The court deems this facility modifications urgent because it will address safety hazards and improve court operations.	NA	Fund Balance	\$ 37,500	\$ -	\$ 37,500	Complete
8	19-CFR017	Los Angeles	19-Y5	George Deukmejian	FM	Security Facility Modification	Install new security work stations and 4 security monitors. This is needed for security improvement within the main lock up and 1st floor control room. Re-pin core cylinders for all courtroom doors leading into lock up to receive an A-2 key. This is needed for security purposes. Install 4 microphones in 2 arraignment courtrooms, departments SD1 and SD2. This will assist in court proceedings.	NA	Fund Balance	\$ 82,866	\$ -	\$ 82,866	Complete



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9	19-CFR018	Los Angeles	19-V1	East Los Angeles Courthouse	FM	Court Operations Facility Modification	Department 1 will now hold jury trials due to the court's reconsolidation. Current jury box is a holding cell which needs to be converted into a jury box for jurors.	NA	Fund Balance	\$ 11,750	\$ -	\$ 11,750	Complete
10	19-CFR019	Los Angeles	19-F1	Inglewood Courthouse	FM	Court Operations Facility Modification	Investigate & trace existing electrical feeds serving 39 work stations in West LA Court that will be moved to Inglewood Court. Remove and cap existing electrical as per work station layout provided by court vendor at West LA Court. Remove and modify existing electrical to re-use for work stations. If needed, provide and install new circuits in existing panel with new conduit and wire for additional power required as per workstation layout.	NA	Fund Balance	\$ 40,000	\$ -	\$ 40,000	Complete
11	19-CFR020	Los Angeles	19-W1	Pomona South Courthouse	FM	Court Operations Facility Modification	Add electrical for 17 new work stations located in the 1st floor previous law library. New breaker upgrade and approximate 200 feet of conduit run. Purchase order has already been issued for furniture. Electrical needs to be completed as part of this project.	NA	Fund Balance	\$ 29,750	\$ -	\$ 29,750	Complete
12	19-CFR021	Los Angeles	19-N1	Monrovia Training Center	FM	Court Operations Facility Modification	Two existing courtrooms, room 104 and 100 need to have demolition to allow areas to be utilized as complete functional training rooms.	NA	Fund Balance	\$ 28,890	\$ -	\$ 28,890	Complete
13	19-CFR022	Los Angeles	19-AG1	Compton Courthouse	FM	Security Facility Modification	Install metal enclosure with an exit door on each of the 5 exterior stairwells surrounding the courthouse. Stairwells being used by homeless/teenagers as hiding places and or to commit illegal acts. This project is deemed urgent to address safety and security.	NA	Fund Balance	\$ 11,264	\$ -	\$ 11,264	Complete
14	19-CFR023	Los Angeles	19-AZ1	Antonovich Courthouse	FM	Security Facility Modification	12 departments are in need of installing a clear tempered glass panel between the bailiff's area and audience seating to prevent access to bailiff or their weapon. Installation of panel must be structurally secured.	NA	Fund Balance	\$ 72,000	\$ -	\$ 72,000	Complete
15	22-CFR008	Mariposa	22-C1	Court Administration - Main Building	Lease	Lease Extension	Lease Extension (5/1/14 - 4/30/17). Due to space constraints at the 1854 Historic Courthouse, the Mariposa Court Administration Office has been leasing space through the AOC at 5092 Jones Street, since 2009. This request is considered urgent because the Court Administration Offices, training, team meeting, negotiations and private offices would be displaced without this lease.	3 years	Operating Budget and Fund Balance	\$ 18,000	\$ 18,000	\$ 54,000	Complete



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16	22-CFR009	Mariposa	22-C2	Self Help Center	Lease	Lease Extension	Lease Extension (5/1/14 - 4/30/17). Due to space constraints at the 1854 Historic Courthouse, the Self Help Center has been leasing space through the AOC at 5092 Jones Street, since 2009. This request is considered urgent because without it the Self Help Center would be displaced.	3 years	Grant Funds (AB1058)	\$ 4,500	\$ 4,500	\$ 13,500	Complete
17	24-CFR011	Merced	24-A2	Adobe Building (West Wing)	Lease	Lease Renewal	Lease Renewal - (7/1/2013-6/30/2015) with one year option to extend. The Court wishes to enter into a 2 year renewal effective July 1, 2014, for continued use of office space for Judicial and Court support. The 2,003 square feet of leased space is in county exclusive space of the transferred facility. This request is considered urgent because the offices would be displaced without this lease.	2 years	Trial Court Trust Funds	\$ 35,961	\$ 37,400	\$ 76,295	Complete
18	30-CFR019	Orange	30-C1	North Justice Center (Self-Help Svs)	Lease	Lease Renewal	Lease Renewal (7/1/14-6/30/16). Orange Superior Court wishes to exercise the one-year renewal for the self-help center at the North Justice Center. Housing the self-help center in the courthouse allows the court to provide services to self-litigants. The renewal term initiates July 1, 2014.	2 years	Operating Budget	\$ 42,898	\$ 43,756	\$ 86,654	Complete
19	30-CFR020	Orange	30-E3	Harbor Justice Center (Parking)	Lease	Lease Renewal	Lease Renewal (7/1/14-5/31/15). Orange Superior Court wishes to fund a one-year extension the existing parking license for the Newport Beach facility. This 50 space parking lease addresses the parking shortage at the court facility. The license auto-renews annually, unless terminated. The effective renewal date is June 1, 2014.	1 year	Operating Budget	\$ 35,097	\$ 33,055	\$ 36,060	Complete
20	34-CFR004	Sacramento	34-B1	Records Retention Center	Lease & TI	Lease Renewal and Tenant Improvements	Lease Extension and one-time tenant improvement costs (7/1/2014 - 6/30/2019). Sacramento Superior Court has submitted a CFR to fund a renewal, effective July 1, 2014 and tenant improvements for the Sacramento Records Center. The Court has held this lease to meet its needs for offsite storage. The tenant improvements will address ADA, and, safety and work conditions for employees.	5 years	Operating Budget and Fund Balance	\$ 433,690	\$ 220,249	\$ 1,543,353	Complete



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21	36-CFR024	San Bernardino	36-C1	Fontana Courthouse	FM	Facility Modification	Interior- 1st and 2nd Floor Work Space Renovation - Demo individual offices to create 1 open work area on each floor, approx. 1954 SF of walls, rerouting electrical, relocating lights as needed, Demo 4563 SF carpet, Demo 1663 SF T-Bar/ceiling tile, install 672 SF VCT, install 529 SF carpet, patch & paint 6020 SF. This request is urgent because additional court staff is needed in Fontana to support court operations due to the closure of the San Bernardino Courthouse Annex and, in particular, to support the increased public traffic due to a reorganization of individual Court functions. This coming May 2014, the Fontana courthouse will become the Traffic and Small Claims district for the entire San Bernardino Valley. Additional traffic and small claim windows will be needed to accommodate the increased number of transactions and public that will approximately triple in volume.	NA	Fund Balance	\$ 232,459	\$ -	\$ 232,459	Complete
22	38-CFR003	San Francisco	38-A1, A2, B1	Multiple	FM	Facility Modification	Multiple Projects - Includes (38-A1) cooling system for server room, (38-B1) installing electrical into lobby, (38-B1) installation of monitors in jury assembly room, (38-A2) trenching electrical and data, and (38-A1) expanding/reconfiguring self help center.	NA	Fund Balance	\$ 193,500	\$ -	\$ 193,500	Complete
23	43-CFR006	Santa Clara	43-TBD	New Santa Clara Family Justice Center	Agreement	Parking Agreement	Annual Parking fees associated with short term parking agreement (7/1/2013-12/31/2015) Until electronic gates are installed, contractor will provide validation stamps or tickets. Santa Clara Superior Court currently holds a parking agreement, used by court employees and jurors who need to park in or around the court facilities in the Market Street complexes. The AOC is expected to take assignment following approval of the court's CFR.	18 months	Operating Budget	\$ 75,000	\$ 37,500	\$ 112,500	Complete



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24	44-CFR004	Santa Cruz	44-A2	Court Admin Building	FM	Tenant Improvements	Disassemble and remove 12 cubicle partitions. Remove and locate office furniture to storage on same floor. Demolish approximately 47 LF of existing wall, including two doors and frames. Demolish existing carpet and rubber base. Patch all drywall demolition scars. Repaint entire office. Install new carpet and rubber base. Install one power pole near copier machine location. Reconfiguration of existing floor monument power for connection to new partiion furniture at five locations. Court deems the request urgent because current work space is insufficient and does not meet the needs of the fiscal department located there.	NA	Fund Balance	\$ 80,760	\$ -	\$ 80,760	Complete

Guideline 16

Charging Stations For Electric Vehicles

As use of electric-powered passenger vehicles increases in California, requests have been made by various Judges and Commissioners for installation of charging stations or the use of existing outlets for the charging of personally owned vehicles. This raises at least two questions: (1) should judicial officers, court employees or other court users be allowed to use existing outlets to charge their personal vehicles, and (2) should the judicial branch install formal electric car charging stations, which might be operated on a pay-per-use basis.

Use Of Existing Outlets. In general, the use of public resources by public employees in the workplace for personal benefit is not acceptable pursuant to California Government Code section 8134. Therefore, while de minimis use of electricity by employees may be legitimate in emergency or other special circumstances, court employees should not take advantage of the court's electric power to charge personal vehicles on a regular basis. The Trial Court Facilities Modifications Advisory Committee and the AOC personnel responsible on a regional basis for courthouse maintenance are not in a position to monitor the use of existing outlets by judicial officers, court employees and other courthouse users for abuse of public resources. Therefore, responsibility for the proper use of public resources (e.g. electric power) must remain primarily with local court managers and responsible judicial leaders on site.

Addition Of New Charging Stations As Facility Modification. While it would be wonderful if the judicial branch could afford to add electric charging stations to existing courthouses or to new courthouses, this is not a service which is in any way central to the mission of the courts. Since there is a continuing shortfall in resources needed to keep existing courthouses in habitable, usable condition for public service, the installation of new electric charging stations is a capital improvement which falls below Priority 6 (the lowest Priority on the existing scale). For this reason, a new category of Priority 7¹ has been created for the category "Desirable For Reasons Not Related To Court Operations." This will distinguish this kind of improvement from Priority 3, which includes improvements to existing courthouses which "improve the functionality, usability, and accessibility of a court facility" and which "will improve court operations."

Local Option To Arrange For Charging Stations. Since there are many different ways in which new electric charging stations can be installed (e.g. Blinknetwork.com, Plugshare.com, Chargepoint.com), the judicial branch will allow local courts to experiment with the installation of charging stations if suitable locations are available. As a policy matter, the Trial Court Facilities Modifications Advisory Committee strongly recommends against installations which

¹ The Facility Modification Policy as currently approved by the Judicial Council does not provide this priority. Until such time as this priority is formally adopted by the Council, the work meeting this definition shall be categorized as Priority 5 work.

will serve only secured parking areas for judicial officers. Any such new facilities should be available to at least court employees generally, not just for judicial officers.

The local court or an outside provider needs to invest the capital needed to make a code-compliant installation which does not overload existing circuits, switches and transformers. All such work must be approved in advance by the responsible AOC regional facilities manager, even for courthouses which are locally managed through the delegation pilot program. All such requests must be submitted for pre-approval to the TCFMAC as a Court-Funded Request; see also Guideline 8 "Installation and Support for Court Owned Equipment/Furniture Guidelines" for additional provisions applicable to such improvements.

Users should pay some fee consistent with comparable public charging stations and the cost of electricity consumed, and the provider must make arrangements in writing with AOC facilities management to reimburse the judicial branch for the power used unless it is supplied via a separate meter charged directly to the provider.

These rules do not apply to county managed courthouses and parking lots because responsibility for these issues is with the relevant county.

