

The background features a large, faint seal of the Judicial Branch of the State of California. The seal is circular and contains a central figure, likely Justice, holding a scale and a sword. The text "JUDICIAL BRANCH OF THE STATE OF CALIFORNIA" is visible around the perimeter, and the year "1926" is at the bottom.

Trial Court Facility Modification Advisory Committee Meeting

April 4, 2016

Call to Order and Roll Call

- Chair Call to Order and Opening Comments
- Roll Call
 - Trial Court Facility Modification Advisory Committee Chair
 - Trial Court Facility Modification Advisory Committee Members
 - Real Estate and Facility Management
 - Capitol Program Staff
 - Guests



Consent Calendar

- Minutes from Open meeting on February 19, 2016



Action Item 1

List A – Emergency Facility Modification Funding (Priority 1)

- There were 31 new Priority 1 FMs this period
- Total estimated FM Program budget share is \$625,638
- Project burn anticipates \$3M+ excess. Recommend approval of \$2M transfer to Priority 2-6 Facility Modifications Allocation (List D)



Action Item 2

List B – Facility Modifications Less than \$50K (Priority 2)

- There were 99 new FMs Less than \$50K this period
- Total estimated FM Program budget share is \$815,740
- Burn rate aligns with planned budget. No adjustment recommended.



Action Item 3

List C – Cost Increases Over \$50K

Impacts four (4) FM projects

Total FM Value - \$1,321,619

FM Program Budget Impact - \$1,281,794



Action Item 3

List C – Cost Increases Over \$50K Edelman Failed Water Supply Piping

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Edelman	19-Q1	FM-0054644	\$30,000	\$104,505	\$74,505

Reason for Increase: Project required additional trenching than was originally anticipated in addition to increased costs associated with converting the damaged sprinkler system to a drip system and the replacement of plant material with drought tolerant materials. These changes align with the Water Conservation Policy.

Notes: FM Program budget share is 69.99%, therefore cost increase to FM Program budget is \$52,146.



Action Item 3

List C – Cost Increases Over \$50K Foltz City Main Sewage Failure

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Foltz	19-L1	FM-0057294	\$100,036	\$156,000	\$55,964

Reason for Increase: Original emergency budget projection did not anticipate the large volume of city water flooding the area. A total of 14,300 gallons of water was extracted from the loading dock area due to the failure of the city main sewage line.

Notes: FM Program budget share is 68.79%, therefore cost increase to FM Program budget is \$38,498.



Action Item 3

List C – Cost Increases Over \$50K Monterey Generator

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Monterey	Monterey Courthouse	27-C1	FM-0056965	\$36,750	\$127,900	\$91,150

Reason for Increase: County-managed project; County re-scoped the project, adding significant electrical, engineering, and design efforts.

Notes: FM Program budget share is 100%, therefore cost increase to FM Program budget is \$91,150.



Action Item 3

List C – Cost Increases Over \$50K San Francisco Elevators

County	Building	Building ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Francisco	Hall of Justice	38-B1	FM-0044237	\$2,050,000	\$3,150,000	\$1,100,000

Reason for Increase: The original bid did not anticipate complexity of building design. 4 distinct and physically separated elevator rooms significantly impacts scope of work increasing renovation costs. All closets require separate HVAC, electrical, fire life safety, and ACM abatement. All elevators are exclusively functional for holding and most project work will occur outside of normal operational time frames.
FINAL phase of cost increase to cover construction phase of scope.

Notes: FM Program budget share is 100%, therefore cost increase to FM Program budget is \$1,100,000.



Action Item 3

Summary of List C – Cost Increases Over \$50K

FM Number	County	Building	Total Cost Increase to FM Program Budget
FM-0054644	Los Angeles	Edmund D. Edelman Children's Court	\$52,146
FM-0057294	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	\$38,498
FM-0056965	Monterey	Monterey Courthouse	\$91,150
FM-0044237	San Francisco	Hall of Justice	\$1,100,000
	Total		\$1,281,794



Action Item 4

List D – Facility Modifications Over \$50K

Items 1-16 are recommended for funding

Total estimated amount of FM Program budget share is \$3,574,712

Recommend approval with no projects on hold pending shared cost approval.



Action Item 5

List E – Court-Funded Facilities Requests (CFRs) Facility Modifications

- 14 FM Year-End CFR submittals
- CFR FM submittals total \$8.1M
- CFR YTD FM submittals total \$13.9M



Action Item 6

\$60M Deferred Maintenance List

- January 16/17 Budget proposed \$60M
- JCC share of backlog is approx. \$1.6 billion
- Backlog generally based on RSMMeans estimates
- Report data generated in April 2015
- Actual program parameters pending final budget language



Action Item 6

\$60M Deferred Maintenance List

- The FY 2015-16 Budget Act contains the following:

“(b) A department shall only expend the funding identified in subdivision (a) on deferred maintenance projects included in the Supplemental Report of the 2015–16 Budget Package.

(c) A department may change the approved list included in the Supplemental Report of the 2015–16 Budget Package. Prior to making a change to the list, a department shall obtain the approval of the Director of Finance, and the Director of Finance shall notify the Chairperson of the Joint Legislative Budget Committee 30 days before the change is approved. The notification to the Joint Legislative Budget Committee shall identify the projects proposed to be removed and added, the cost of those projects, and the reasons for the proposed changes.”



Action Item 6

\$60M Deferred Maintenance List

- Intended to address projects on the report
- Anticipate 2 year encumbrance window
- Critical deferred maintenance funded
 - e.g. – Solano HOJ Roof \$1.6M
- Shared cost may impact timing & final project selection
- Change/Approval is inevitable



Action Item 6

\$60M Deferred Maintenance List

Proposed Path Forward:

1. Define \$80-\$100M project list
2. Get approval on project list
3. Initiate high level discussions with counties
4. Confirm project ROM estimates

April – May

May - July

Post approval

May
Forward



Action Item 6

\$60M Deferred Maintenance List

Proposed Path Forward:

5. Per project approval via standard approval flow.
6. Identify project management resources – funding & staff
7. Project start

August 26
onward

Post
budget act

ASAP



Action Item 6

\$60M Deferred Maintenance List

- Request approval of this strategy.
- Request approval to bring master project list assuming projects costs are TBD.
- Upon approval of master list, staff to engage DOF in discussions on adjusted project list.



Discussion Item 1

Audio/Visual

New Construction provides a turn-key building delivering

- FMU Responsible Infrastructure
- Court Responsible Systems
- Unfunded Security Systems



Discussion Item 1

FMU Infrastructure

- Structural Systems
- HVAC Systems
- Electrical Systems
- Plumbing Systems
- Fire/Life Safety Systems
- Physical Security – Locks, Card Access
- Finishes – Interior and Exterior
- Grounds/Landscaping/Parking infrastructure



Discussion Item 1

Court Systems

- Furniture – Modular, Mobile, Unfixed
- Audio-Visual Hardware
- Network Backbone & LAN
- Filing Systems
- Equipment – Televisions, Refrigerators, etc.
- Intrusion Alarms



Discussion Item 1

Unfunded Systems

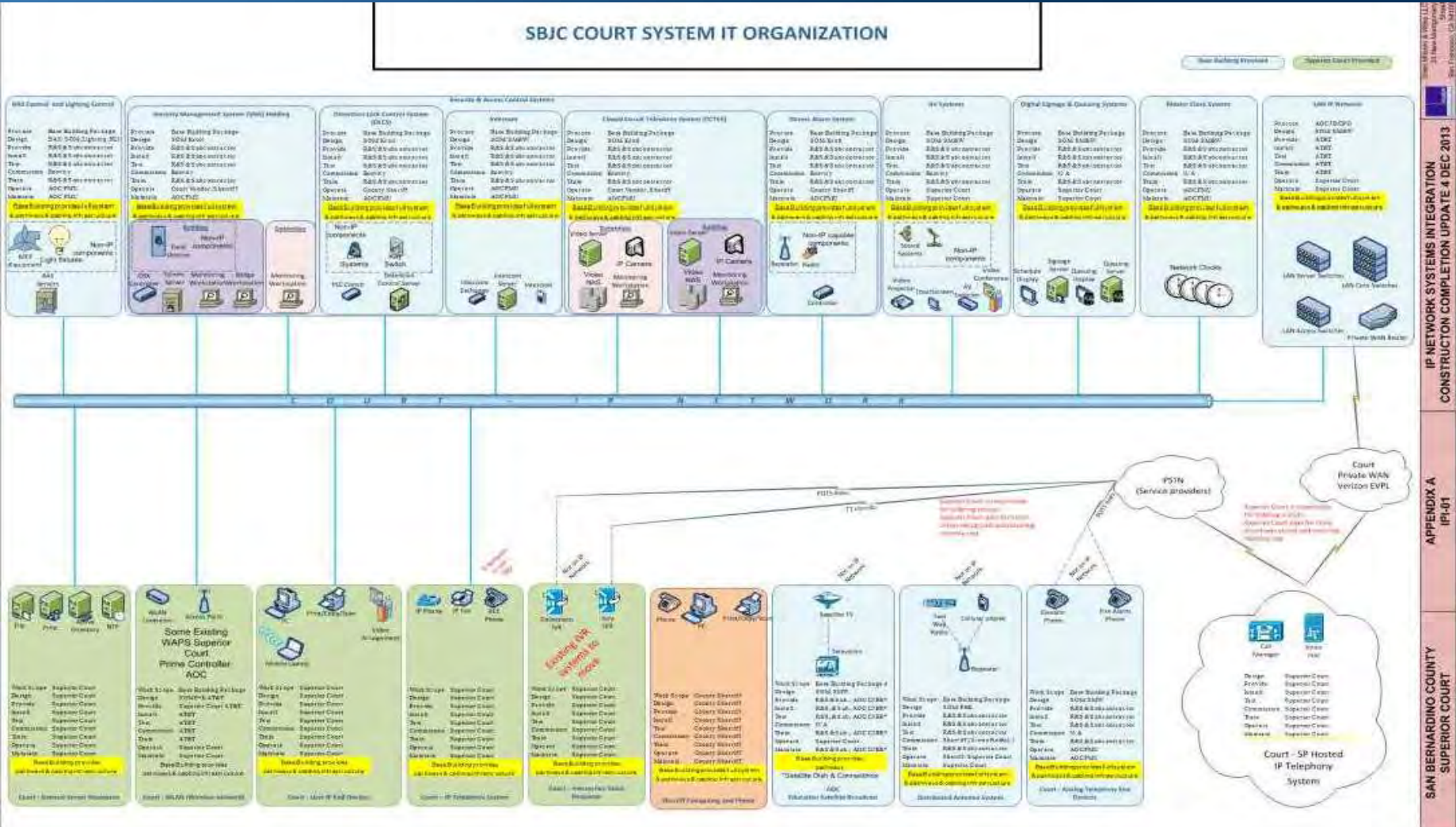
- Security Cameras
- Duress Alarms



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Discussion Item 1 Problem Definition

- LAN Backbone Responsibility Presentation



Discussion Item 1

Problem Definition

- New Courthouse Responsibility Clarification

New Courthouse Responsibility Clarification

updated: 4/16/13

Category	Specific	AOC Project Cost -		Court Cost	County/Sheriff	AOC Recurring	Comments
		Construction Contract	Outside of Construction Contract				
Art	wall art			X			
Court Operations	building integrated clock system	X					
	building integrated clock system maintenance					OCCM-FMU	
	file tracking system			X			
	number call/queuing system (conduit and digital display)	X					
	number call/queuing system (kiosk and software)	X					4/2013 - typically included in construction contract
Equipment	break room equipment fixed (dishwasher, etc.)	X					
	break room equipment moveable (refrigerator, microwave, etc)			X			3/2016 - varies by project
	computer systems (monitors, hardware, pathways, etc.) associated with building operations (i.e. BAS system, Security, etc.) --- not associated with County/Sheriff operations	X					
	phones, computers, printers, fax machines, copier, postage meter			X			
	stanchion systems (removable crowd control posts)	X					
	television in break room			X			
	television mounting in break room	X					
	trash cans, recycle bins (located in offices, workstations, break room, etc.)*			X			
	* note: exception is fixed outside trash receptacles which are considered FF&E		X				
	vending machines, bottled water, coffee			X			
Furniture	benches for courtroom waiting	X					

Problem Definition

- TCFMAC
Guideline 17

Table A – Building Systems

Building System Category	Subcategory	Building Components and Equipment	Real Estate and Facilities Management ¹	Trial Court Operations Funds ²	Office of Security (Special Funds)
Building Envelope	Exterior Doors	Doors and Doorknobs	X		
Building Envelope	Exterior Doors	Exterior entrance power washing	X		
Building Envelope	Exterior Walls	Exterior wall finish	X		
Building Envelope	Exterior Windows	Clearing or Cleaning cobwebs from windows, corners (janitorial)		X	
Building Envelope	Exterior Windows	Window cleaning exterior	X		
Building Envelope	Exterior Windows	Windows (repair, occasional replacement)	X		
Building Envelope	Foundation	Foundation	X		
Building Envelope	Interior Windows	Window cleaning Interior (Janitorial)		X	
Building Envelope	Other Site System	Flag Poles and Flag replacement	X		
Electrical	Branch Wiring	Raceway	X		
Electrical	Service & Distribution	ATS switches	X		
Electrical	Branch Wiring	Cabling work stations		X	
Electrical	Communications & Security	Plug-in power monitoring for data systems		X	
Electrical	Communications & Security	Server room electrical requirements	X		
Electrical	Low Voltage Electrical	Antennas/communication dishes		X	
Electrical	Low Voltage Electrical	Business Data Cabling		X	
Electrical	Low Voltage Electrical	Lower voltage cable	X		
Electrical	Low Voltage Electrical	Security cabling	X		
Electrical	Low Voltage Electrical	Telephone/telephone cabling (Move, Change, or add)		X	
Electrical	Low Voltage Electrical	TV Cable/CCTV		X	
Electrical	Service & Distribution	Lighting (cubicle, desk or task)		X	

Revised 1/7/2015

pg. 2

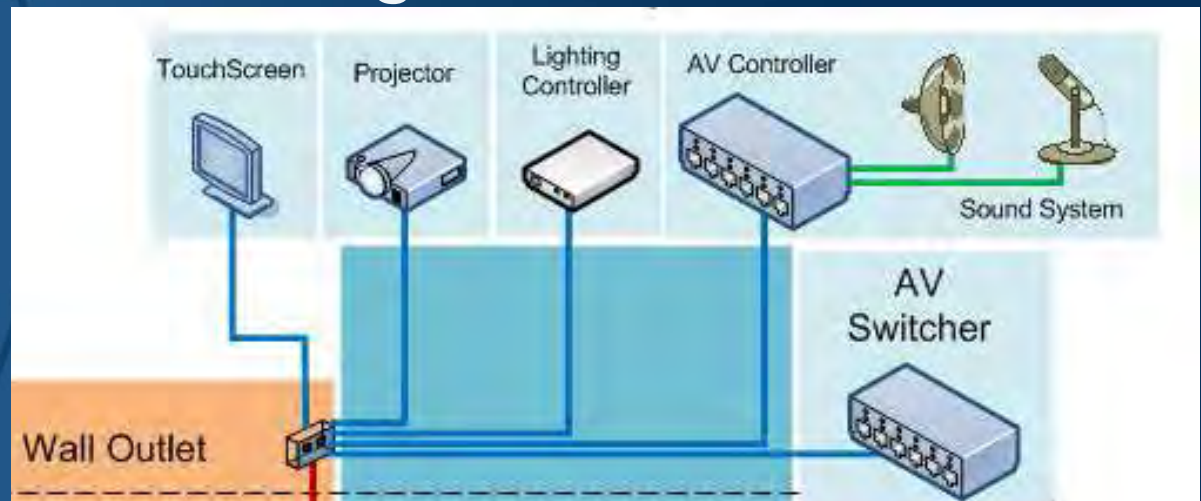
**Please note that the ability for the responsible party to replace, repair and/or maintain any of the systems or equipment described below will be subject to available budgets.*



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Audio/Visual System

- A/V System Design
 - Controls courtroom components
 - Projector, Screen & Sound
 - Input Controller for:
 - Lighting Control System
 - Window Covering Hardware



Operational Cost Impacts

- Higher technical skills required
- Increase system complexity
- Needs ongoing system/server maintenance
- 5-10 yr. lifecycle schedule



Can this be resolved?

- Early acknowledgement of future cost
- Advocacy for improved communication
- Development of Lifecycle Cost estimates during project design
- Pre-Occupancy IBA for System Responsibility
- Communication, Communication, Communication



Discussion Item 2

Chico & Corning Dispositions

- Dispositions of Chico and Corning Courthouses approved by Council Feb. 26, 2016
- Pending legislation on San Pedro Courthouse on how to proceed



Discussion Item 3

List F – Funded FMs on Hold

- Pending Project Manager resources
 - 23 FMs
 - \$12.2M Total Projected Cost
- On Hold for Shared Cost Approval
 - 7 FMs
 - \$3.6M JCC Share of Projected Cost
- Two of these also on hold for PM



2016 TCFMAC Meeting Calendar

Date	Day of Week	Type of Meeting
January 15, 2016	Friday	In Person
February 19, 2016	Friday	Phone
April 4, 2016	Monday	In Person
May 20, 2016	Friday	In Person
July 22, 2016	Friday	In Person
August 26, 2016	Friday	Phone
October 13-14, 2016	Thursday-Friday	In Person (Location TBD)
December 5, 2016	Monday	Phone



Adjourn to Closed Session

- Closing Discussions
- Chair Closing Comments



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