

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

Trial Court Facility Modification Advisory Committee Meeting

October 14, 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 August 29, 2016



Information Only – FM Priorities

- Priority 1—Immediately 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.
- Priority 6—Hazardous Materials, Managed but Not Abated.



Action Item 1

List A – Emergency Facility Modification Funding (Priority 1)

- There were 45 new Priority 1 FMs this period
- Total estimated FM Program budget share is \$1,175,255



Action Item 2

List B – Facility Modifications Less than \$100K (Priority 2)

- There were 132 new FMs Less than \$100K this period
- Total estimated FM Program budget share is \$1,478,979



Action Item 3

List C – Cost Increases Over \$50K

Impacts seven (7) FM projects

Total FM Value - \$1,861,835

FM Program Budget Impact - \$1,384,323



Action Item 3

List C – Cost Increases Over \$50K Foltz BAS

| County | Building | Building ID | FM ID | Original Funded Cost | Current Cost Estimate | Amount of Increase |
|-------------|----------|-------------|------------|----------------------|-----------------------|--------------------|
| Los Angeles | Foltz | 19-L1 | FM-0052129 | \$1,905,593 | \$3,105,727 | \$1,200,134 |

Reason for Increase: Original scope did not address Supply Fan Motor VFD's; Isolation Valves; and Wireless T-stats in asbestos areas.

Notes: FM Program budget share is 68.79%, therefore cost increase to FM Program budget is \$825,572.



Action Item 3

List C – Cost Increases Over \$50K Edelman BAS

| County | Building | Building ID | FM ID | Original Funded Cost | Current Cost Estimate | Amount of Increase |
|-------------|--------------------------|-------------|------------|----------------------|-----------------------|--------------------|
| Los Angeles | Edelman Children's Court | 19-Q1 | FM-0044214 | \$2,350,000 | \$2,532,346 | \$182,346 |

Reason for Increase: Original scope did not include replacing VAV boxes and repairing AHU dampeners.

Notes: FM Program budget share is 69.99%, therefore cost increase to FM Program budget is \$127,624.



Action Item 3

List C – Cost Increases Over \$50K

Pasadena Interior

| County | Building | Building ID | FM ID | Original Funded Cost | Current Cost Estimate | Amount of Increase |
|-------------|---------------------|-------------|------------|----------------------|-----------------------|--------------------|
| Los Angeles | Pasadena Courthouse | 19-J1 | FM-0058864 | \$25,913 | \$86,650 | \$60,737 |

Reason for Increase: The original scope of work only addressed a section of the building. The issue was found in the entire building.

Notes: FM Program budget share is 69.35%, therefore cost increase to FM Program budget is \$42,121.



Action Item 3

List C – Cost Increases Over \$50K

Torrance Plumbing

| County | Building | Building ID | FM ID | Original Funded Cost | Current Cost Estimate | Amount of Increase |
|-------------|---------------------|-------------|------------|----------------------|-----------------------|--------------------|
| Los Angeles | Torrance Courthouse | 19-C1 | FM-0059127 | \$55,000 | \$155,000 | \$100,000 |

Reason for Increase: Category 3 water spread to multiple areas of the first floor. The cost of remediation increased the scope of work and cost to address this P1.

Notes: FM Program budget share is 90.43%, therefore cost increase to FM Program budget is \$90,430.



Action Item 3

List C – Cost Increases Over \$50K

Whittier Plumbing

| County | Building | Building ID | FM ID | Original Funded Cost | Current Cost Estimate | Amount of Increase |
|-------------|---------------------|-------------|------------|----------------------|-----------------------|--------------------|
| Los Angeles | Whittier Courthouse | 19-AO1 | FM-0059176 | \$24,196 | \$75,000 | \$50,804 |

Reason for Increase: Unforeseen conditions were found. The affected floor tiles tested positive for ACM. AQCMD regulations required abatement and replacement of the floor tiles.

Notes: FM Program budget share is 100%, therefore cost increase to FM Program budget is \$50,804.



Action Item 3

List C – Cost Increases Over \$50K Orange WJC Abatement

| County | Building | Building ID | FM ID | Original Funded Cost | Current Cost Estimate | Amount of Increase |
|--------|---------------------|-------------|------------|----------------------|-----------------------|--------------------|
| Orange | West Justice Center | 30-D1 | FM-0052405 | \$1,449,684 | \$1,655,428 | \$205,744 |

Reason for Increase: Additional work determined by report findings in May 2016.

Notes: FM Program budget share is 100%, therefore cost increase to FM Program budget is \$205,744.



Action Item 3

List C – Cost Increases Over \$50K San Diego ECRC Fire Protection

| County | Building | Building ID | FM ID | Original Funded Cost | Current Cost Estimate | Amount of Increase |
|-----------|-----------------------------|-------------|------------|----------------------|-----------------------|--------------------|
| San Diego | East County Regional Center | 37-11 | FM-0058721 | \$45,000 | \$107,070 | \$62,070 |

Reason for Increase: Requirement to add as-built CAD drawings of building based on egress needs.

Notes: FM Program budget share is 67.71%, therefore cost increase to FM Program budget is \$42,028.



Action Item 3

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

| FM Number | County | Building | Total Cost Increase to FM Program Budget |
|------------|--------------|-------------------------------|--|
| FM-0052129 | Los Angeles | Foltz Criminal Justice Center | \$825,572 |
| FM-0044214 | Los Angeles | Edelman Children's Court | \$127,624 |
| FM-0058864 | Los Angeles | Pasadena Courthouse | \$42,121 |
| FM-0059127 | Los Angeles | Torrance Courthouse | \$90,430 |
| FM-0059176 | Los Angeles | Whittier Courthouse | \$50,804 |
| FM-0052405 | Orange | West Justice Center | \$205,744 |
| FM-0058721 | San Diego | East County Regional Center | \$42,028 |
| | Total | | \$1,384,323 |



Action Item 4

List D – Facility Modifications Over \$100K

Items 1-6 are recommended for funding

Total estimated amount of FM Program
budget share is \$2,812,674



Action Item 5

Subsidized Lighting Program – “Direct Install”

- Recommended for funding:
 1. Fremont Hall of Justice (01-H1) (\$148,761)
 2. Walnut Creek Courthouse (07-C1) (\$46,212)
 3. South Civic Center (17-B1) (\$19,586)
 4. Shafter/Wasco Courts Building (15-E1) (\$20,706)
 5. Taft Courts Building (15-F1) (\$14,358)



FY 2016-2017 Energy Efficiency Projects

| | |
|--------------|--|
| \$10,000,000 | FY 16/17 Allocation |
| - 56,065 | Direct Install Lighting Project (July) |
| - 49,459 | Direct Install Lighting Project (Aug) |
| - 249,623 | Direct Install Lighting Projects (Oct) |
| <hr/> | |
| \$9,644,853 | Balance |



Action Item 6

FY 15-16 Annual Report

- Comments & Input
- Points to Note
 - Provides comparison of FCI
 - Considers impact of \$45M on future FCI
- Recommendation:
 - Delegate authority to Chair & Vice-Chair to make changes based on court input and submit to E&P



Action Item 6

FY 15-16 Annual Report

- Timeline:
 - TCFMAC Review & Approval: Oct. 14
 - Court Comment Period: Oct. 21 – Nov. 4
 - JRN Posting & Chair's memo email
 - E&P Review: Nov. 22
 - Final Draft due: Dec. 6
 - Judicial Council Review & Approval: Dec. 15-16



Action Item 7

TCFMAC Q1 Report (FY 16-17)

- Comment and Input
- Recommendation:

Approve for release to E&P
based on adjustments from
committee input



Action Item 8

2017 Proposed Meeting Dates

| Date | Day of Week | Type of Meeting |
|----------------------------|--------------------|--------------------------|
| January 27, 2017 | Friday | In Person |
| March 3, 2017 | Friday | Phone |
| April 10, 2017 | Monday | In Person |
| May 19, 2017 | Friday | In Person |
| July 21, 2017 | Friday | In Person |
| August 28, 2017 | Monday | Phone |
| October 12-13, 2017 | Thursday-Friday | In Person (Location TBD) |
| December 4, 2017 | Monday | Phone |



Action Item 9

Revised CFR Form

Summary of Revisions:

- Aligns with CFR Policy
- Includes appeal language
- By signing, court verifies ability to meet financial commitment (supplemental form still required)

Next Step: Court Comment period



Discussion Item 1

List E – Approved CFRs

- Three CFRs approved since new policy took effect Aug. 26.
 1. Los Angeles Annual Budget (\$650,000)
 2. Merced Storage Lease Extension (\$65,904)
 3. Sacramento (Ridgeway) Courtroom Conversion FM (\$166,600)



Discussion Item 2

Deferred Maintenance – \$45M List

- RFQs being developed
 - Assessment
 - Work



Discussion Item 3

Priority 3 FM Funding

- Explore potential for funding Priority 3 FMs
 - Primarily look at systems, e.g. plumbing
 - See List D for vetted FMs



Discussion Item 4

List F – Funded FMs on Hold

- Pending Project Manager resources
 - 13 FMs
 - \$7.6M JCC Share
- On Hold for Shared Cost Approval
 - 4 FMs
 - \$2.8M JCC Share



Discussion Item 5

REFM Staffing Update

- Scheduling interviews for PM, Manager
- Backfilling for Brad Boulais
- Backfilling for one PM
 - Interviews underway
- Reached out to Capital Programs
 - 2 PMs have recently become available to us



Discussion Item 6

Parking Contracts

- Revenue Reports
 - August 2016 Revenue & Expenses
- Automation Proposal
- Other Sources of Revenue



August 2016 Revenue, Expenses & NOI

| August 2016 Revenue, Expenses & NOI | | | | |
|-------------------------------------|------------------------|-----------------------|-------------------------|--------------------------|
| JCC COURT LOCATIONS | Gross Revenue | Expenses | ABM Revenue Share 8.85% | JCC Net Operating Income |
| Edelman | \$ 78,100.00 | \$ 23,046.70 | \$ 4,872.22 | \$ 50,181.08 |
| Van Nuys | \$ 32,775.00 | \$ 24,016.00 | \$ 775.17 | \$ 7,983.83 |
| Pasadena | \$ 24,181.00 | \$ 15,339.83 | \$ 782.44 | \$ 8,058.73 |
| Beverly Hills | \$ 6,080.00 | \$ 6,757.36 | \$ - | \$ (677.36) |
| Whittier | \$ - | \$ - | \$ - | \$ - |
| Metro A | \$ 13,887.00 | \$ 9,040.33 | \$ 428.93 | \$ 4,417.74 |
| Inglewood East | \$ 31,108.00 | \$ 13,838.38 | \$ 1,528.36 | \$ 15,741.26 |
| Alhambra | \$ 9,928.00 | \$ 8,029.06 | \$ 168.06 | \$ 1,730.88 |
| Pomona | \$ 18,414.00 | \$ 11,155.42 | \$ 642.38 | \$ 6,616.20 |
| Compton | \$ 43,806.00 | \$ 26,357.55 | \$ 1,544.19 | \$ 15,904.26 |
| El Monte | \$ 17,620.00 | \$ 16,391.40 | \$ 108.73 | \$ 1,119.87 |
| Chatsworth | \$ 41,453.00 | \$17,895.66 | \$ 2,084.82 | \$ 21,472.52 |
| Metro B | \$ 23,985.00 | \$ 23,686.80 | \$ 26.39 | \$ 271.81 |
| West LA | \$ 6,715.00 | \$ 1,911.11 | \$ 425.14 | \$ 4,378.75 |
| San Fernando A | \$ 10,465.00 | \$ 6,304.67 | \$ 368.19 | \$ 3,792.14 |
| San Pedro | \$ 3,335.85 | \$ 886.37 | \$ 216.78 | \$ 2,232.70 |
| Santa Barbara | \$ 9,040.00 | \$ 1,636.46 | \$ 655.21 | \$ 6,748.33 |
| Carol Miller | \$ 24,173.50 | \$ 7,612.12 | \$ 1,465.68 | \$ 15,095.70 |
| Inglewood West | \$0.00 | \$5,194.00 | \$ - | \$ (5,194.00) |
| San Fernando B | \$0.00 | \$4,423.00 | \$ - | \$ (4,423.00) |
| San Fernando C | \$0.00 | \$4,939.00 | \$ - | \$ (4,939.00) |
| Airport | \$ 42,707.75 | \$12,191.32 | \$ 2,700.70 | \$ 27,815.73 |
| Sub - Total | \$ 437,774.10 | \$ 240,652.54 | \$ 18,793.41 | \$ 178,328.15 |
| Summary Totals: | Revenue | Expenses | | NOI |
| | \$ 437,774.10 | \$259,445.95 | | \$ 178,328.15 |
| August County Share of Expenses | | | | \$ 52,807.07 |
| Approximate Annual Totals: | \$ 5,256,000.00 | \$3,108,000.00 | | \$ 2,772,000.00 |



Discussion

Parking Lot Automation

- Two proposals for Council consideration
 - Option to pay by credit card – cash at present
 - Automation – only one facility currently (Airport Courthouse Los Angeles)
 - Expand automation
 - Significant reduction in labor cost



Credit Card & Automation List

(13 locations currently managed by ABM)

| JCC Automation List | | | | | | | | | | |
|---------------------|---------------------|-------------------------|-------------------------|-----------|-------------------|--------------|--------------------|-----------------------------|--------|-------|
| | | | First Phase | | | Second Phase | | | | |
| | | | Credit Cards | | Start Up Cost (*) | Automation | | | | |
| | | | Yes / No | Unit Type | | Type | Equipment Cost | Return on Investment Months | Spaces | |
| 1 | Metro Court A (Lot) | 1945 South Hill St. | Los Angeles, CA 90007 | Yes | Stand Alone / DSL | \$199.00 | CALE Pay Per Space | \$ 26,635.00 | 6 | 61 |
| 2 | Metro Court B | 1945 South Hill St. | Los Angeles, CA 90007 | Yes | Stand Alone / DSL | \$199.00 | ZEAG Full PARCS | \$ 187,921.00 | 19 | 937 |
| 3 | Compton | 400 Acacia St. | Compton, CA 90020 | Yes | Stand Alone / DSL | \$199.00 | ZEAG Full PARCS | \$ 225,716.45 | 23 | 1,044 |
| 4 | Inglewood East | One Regent St. | Inglewood, CA 90301 | Yes | Stand Alone / DSL | \$199.00 | ZEAG Full PARCS | \$ 119,733.00 | 14 | 366 |
| 5 | Van Nuys Court | 6170 Sylmar Ave. | Los Angeles, CA 91401 | Yes | Stand Alone / DSL | \$199.00 | ZEAG Full PARCS | \$ 139,810.00 | 16 | 1,356 |
| 6 | Beverly Hills | 9355 Burton Way | Beverly Hills, CA 90210 | Yes | Cellular Unit | \$900.00 | ZEAG Full PARCS | Working on Proposal | | 242 |
| 7 | San Fernando A | 801 3rd St. | San Fernando, CA 91340 | Yes | Cellular Unit | \$900.00 | ZEAG Full PARCS | Working on Proposal | | 241 |
| 8 | Chastworth | 9375 Penfiend Ave. | Chatsworth, CA 91311 | Yes | Stand Alone / DSL | \$199.00 | ZEAG Full PARCS | \$ 158,506.40 | 16 | 750 |
| 9 | Pasadena Court | 240 Ramona St. | Pasadena, CA 91001 | Yes | Stand Alone / DSL | \$199.00 | ZEAG Full PARCS | Working on Proposal | | 979 |
| 10 | Alhambra | 150 Commonwealth Ave. | Alhambra, CA 91801 | Yes | Cellular Unit | \$900.00 | CALE Pay Per Space | \$ 25,452.50 | 9 | 299 |
| 11 | Edelman | 201 Centre Plaza Dr. | Monterey Park, CA 91340 | Yes | Stand Alone / DSL | \$199.00 | ZEAG Full PARCS | \$ 202,224.40 | 15 | 1,009 |
| 12 | Pomona | 350 West 7th Street | Pomona, CA 91766 | Yes | Cellular Unit | \$900.00 | ZEAG Full PARCS | Working on Proposal | | 508 |
| 13 | El Monte | 11264 East Valley Blvd. | El Monte, CA 91731 | Yes | Stand Alone / DSL | \$199.00 | ZEAG Full PARCS | Working on Proposal | | 395 |
| | | | | | | | | | | 8,187 |

* PARCS = Parking Access revenue Control System

(*) Additional Monthly DSL or Cellular data charges



Proposal/Other Sources of Revenue

- Continued lease of parking lots at closed buildings
 - West LA & Whittier Courthouses
- Lease out courthouse parking lots on weekends and after-hours (none of 13 currently leased out)
- Convert currently free public parking lots to paid ones
 - Torrance & Downey Courthouses (only 2 locations left in JCC parking portfolio to convert into paid lots, others owned by county or not JCC-titled)



Discussion Item 7

Service Provider/JOC Contract Renewals

- Service Providers
 - Contracts for 3 Service Providers expire September 2017
 - Intent to bid contracts
- JOC Contracts
 - Meetings underway with eGordian
 - Goal to lower adjustment factors



Discussion Item 8

VFA Status

- Exploring the value of the program as it exists today for an alternative, lower-cost model



Information Only

- Item 2 – FM Budget Recon Report



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 (San Bernardino) |
| December 5, 2016 | Monday | Phone |



Adjournment

- Closing Discussions
- Chair Closing Comments



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