

The background features a large, faint, blue-tinted seal of the Judicial Council of California. The seal is circular and contains the text "JUDICIAL COUNCIL OF CALIFORNIA" around the perimeter. Inside the seal, there is a central figure holding a scale and a sword, with the word "EUREKA" above it and the year "1926" at the bottom. The seal is partially obscured by the main title text.

# Facility Modifications Program Discussion

Judicial Council Meeting  
March 24, 2020

# Agenda

- Overview
- Trends
  - Quarterly Reports
  - Spotlight projects
  - Deferred Maintenance



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# Overview

## Trial Court Portfolio

Description	Number of buildings	Total building gross square footage
Judicial Council Owned	143	11,406,407
County/City Owned	223	16,542,244
Leased	72	386,431
<b>Total</b>	<b>438</b>	<b>28,335,082</b>



# Overview

- A facility modification is a physical modifications to a facility or its components that restores or improves the function of a facility or its components.

Funding	Funds Used For	Year	Available Budget (in millions)
Immediate and Critical Needs Account (ICNA)	P1 and P2 <\$50K	Annual	\$25
State Court Facilities Construction Funds (SCFCF)	P2>\$50K, P3	Annual	\$40

- Because demand exceeds available budget. The Trial Court Facility Modification Advisory Committee prioritizes FM requests.



# Overview

## Facility Modification Priorities

- **P1** - Immediately or potentially critical
- **P2** - Necessary, but not yet critical
- **P3** - Needed
- **P4** - Does not meet current codes or standards
- **P5** - Beyond rated life, but serviceable
- **P6** - Hazardous materials, managed but not abated



# Overview

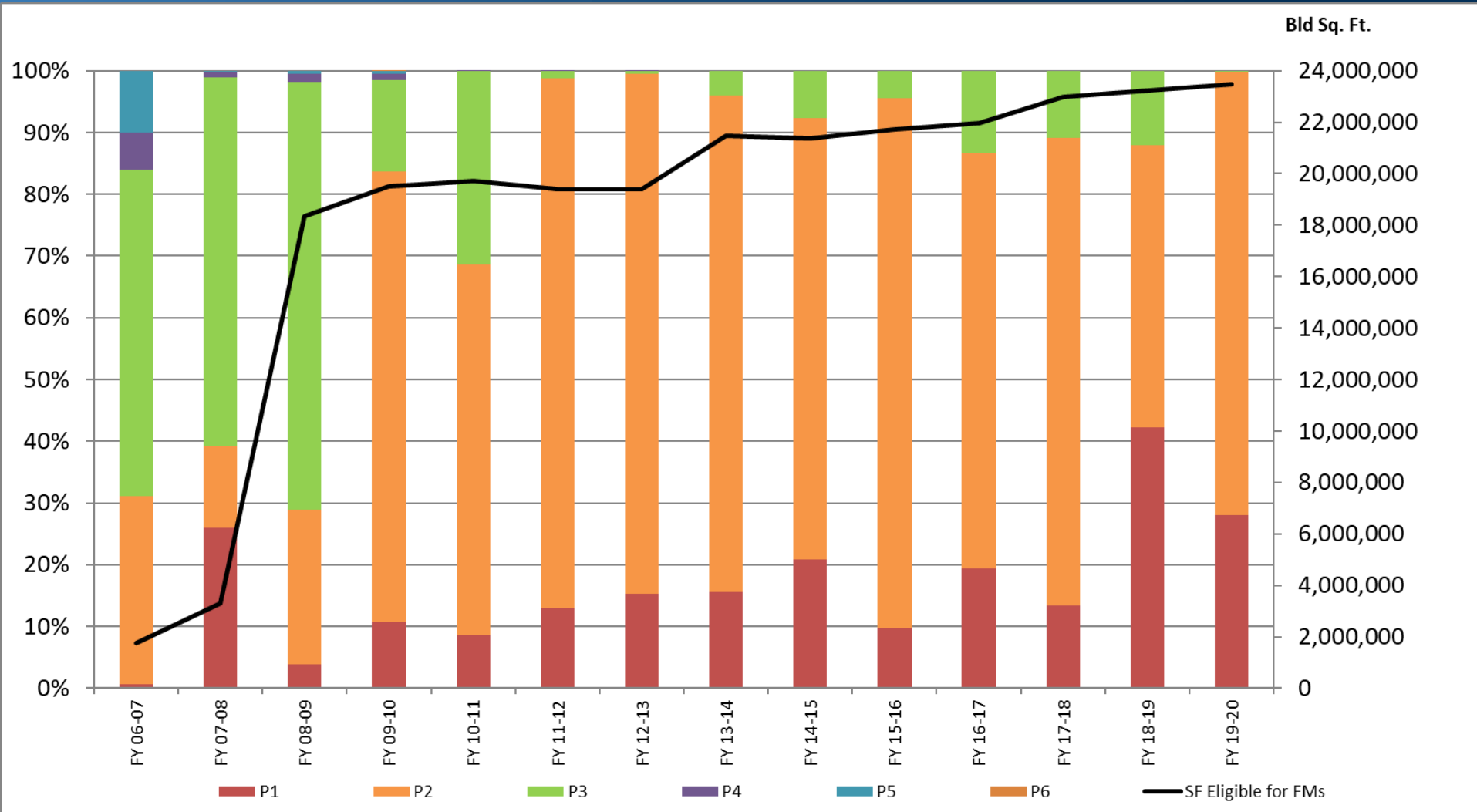
## Facility Modification Policies and Guidelines

- Trial Court Facility Modification Policy, revised March 15, 2019  
<https://www.courts.ca.gov/documents/jc-facility-modification-policy.pdf>
- *Court Facilities: Court-Funded Facilities Request Policy* (Aug. 26, 2016),  
<https://jcc.legistar.com/View.ashx?M=F&ID=4625695&GUID=15BB7747-C300-48DA-AA81-5546168A1991>
- Guidelines for the responsibility of Facilities Costs between the Judicial Council and Trial Courts  
*(currently under development)*

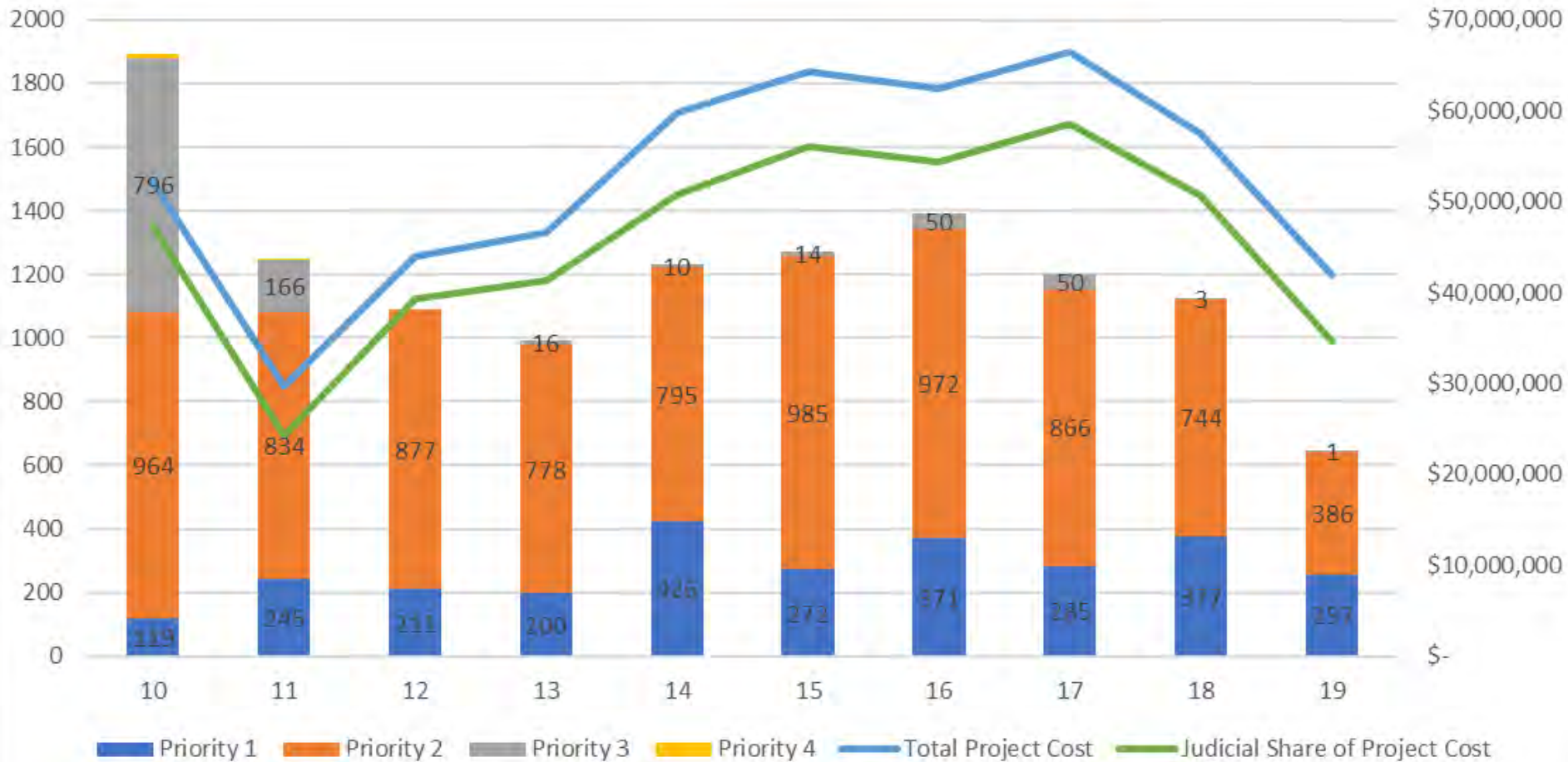


# Trends

## Funded Facility Modifications by Priority Category & Square Footage



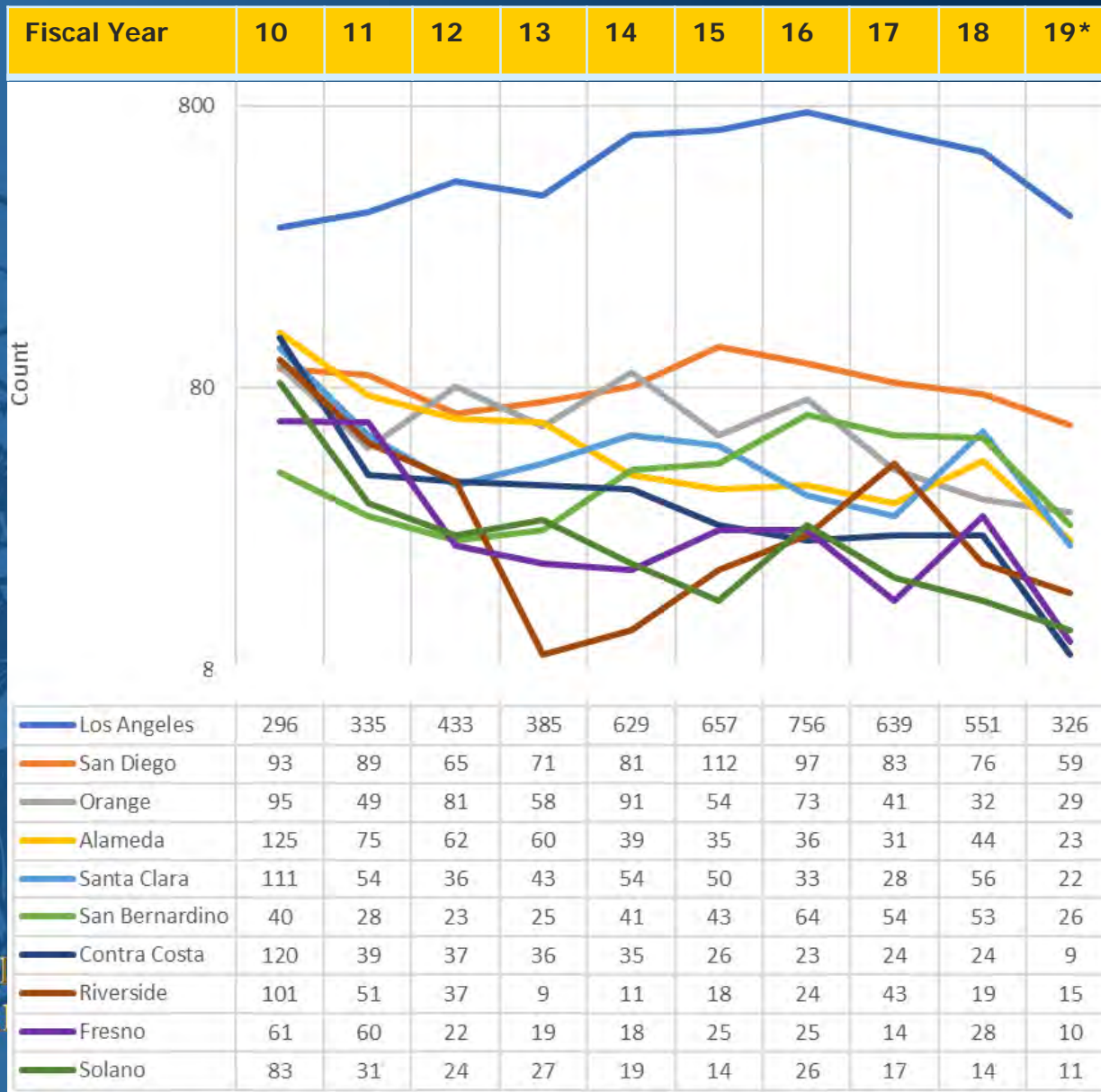
# Funded Facility Modifications Count by Priority



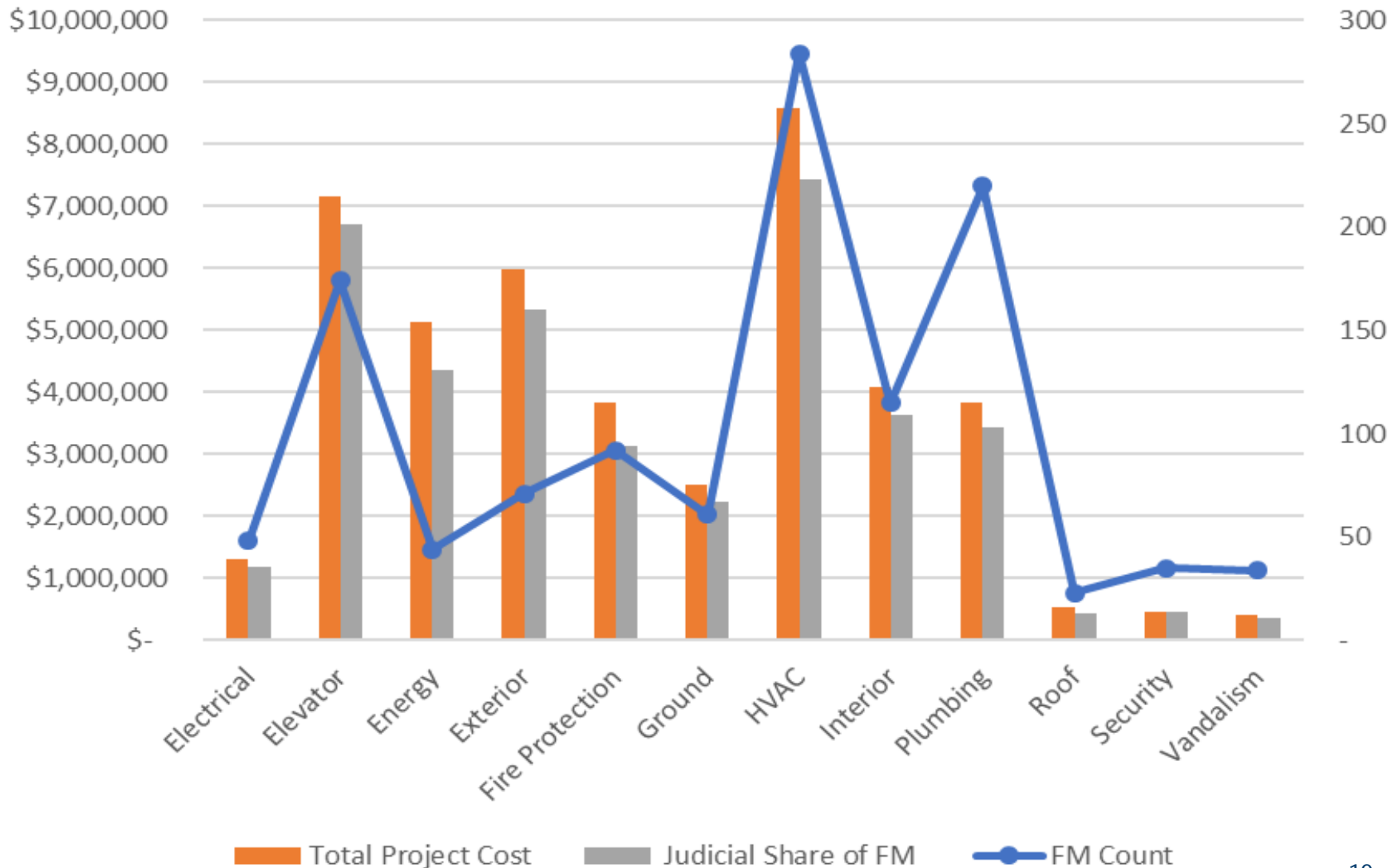
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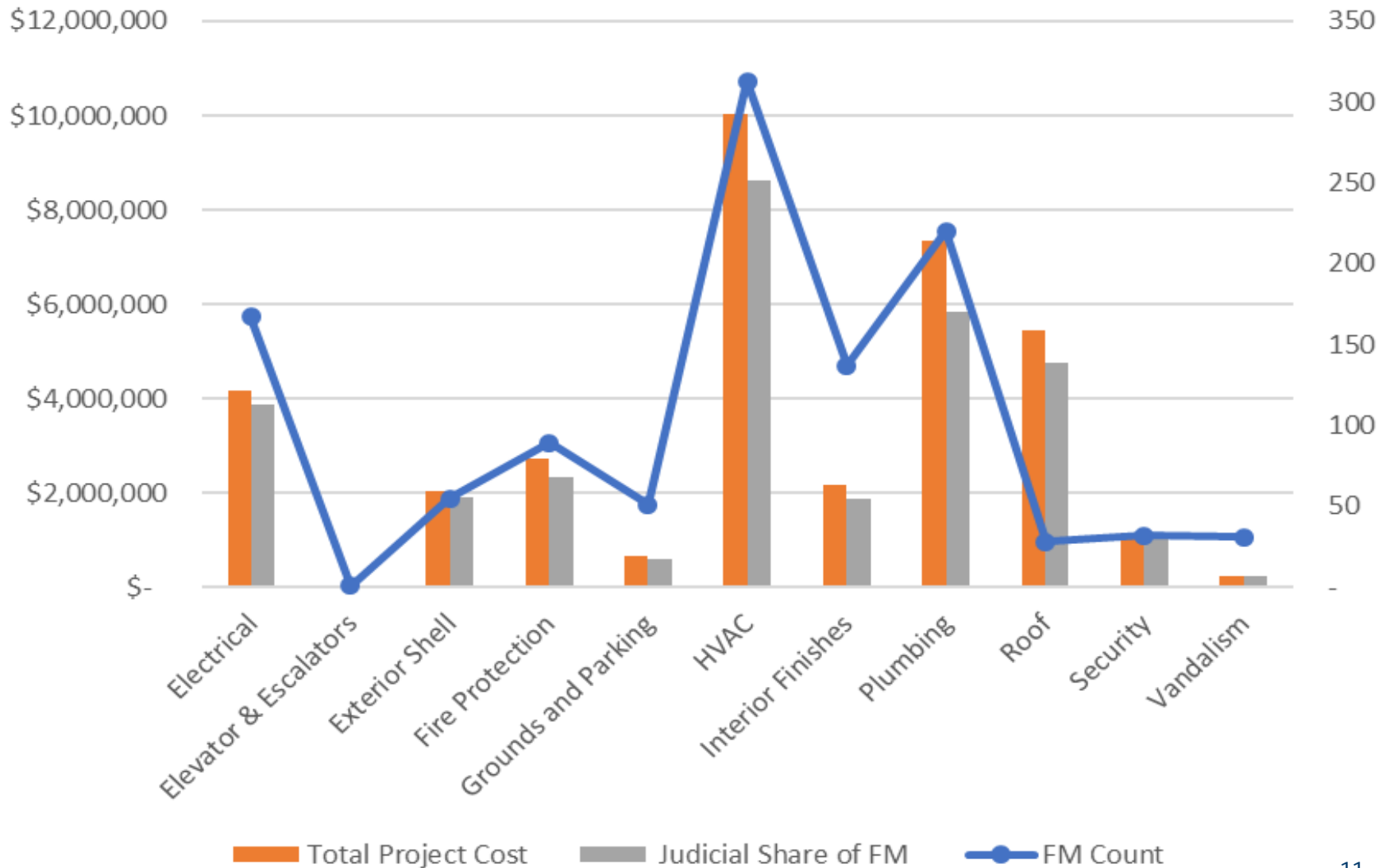
# Funded Facility Modifications by Court (Top 10)



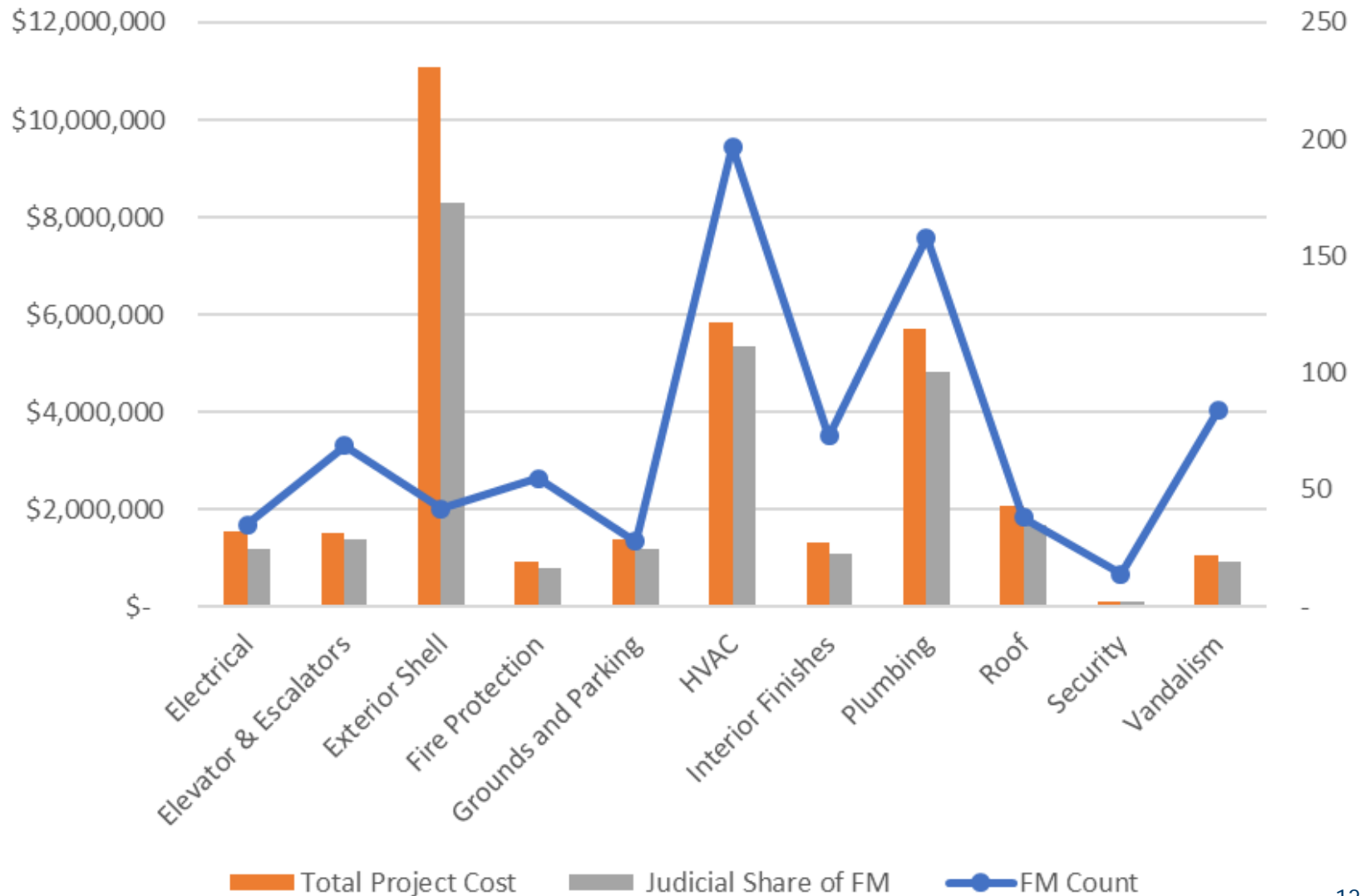
# Funded Facility Modifications by Tags for Fiscal Year 2017-18



# Funded Facility Modifications by Tags for Fiscal Year 2018-19



# Funded Facility Modifications by Tags for Fiscal Year 2019-20



# Court Facilities: Trial Court Facility Modification Report for Q1 of Fiscal Year 2019-20

## • Quarter 1

- 309 Facility modifications for a total estimated cost of \$6.1 million
- 141 Priority 1 facility modifications
- 168 Priority 2 facility modifications
- Judicial Council share of the project cost is \$5.2 million
- 14 Court Funded Requests approved



# Court Facilities: Trial Court Facility Modification Report for Q2 of Fiscal Year 2019-20

## • Quarter 2

- 302 Facility modifications for a total estimated cost of \$9.7 million
- 109 Priority 1 facility modifications
- 193 Priority 2 facility modifications
- Judicial Council share of the project cost is \$8.4 million
- 23 Court Funded Requests approved



# Spotlight Projects (FM-0063056)

## *Priority 2: Elevator Hoist Motor Seals Replacement, East Los Angeles Courthouse, Los Angeles County*

Replacement of 1 set of hoist motor seals for public elevator/escalator. The final project cost was \$43,282.



BEFORE: Old hoist motor seal leaking grease.



AFTER: Newly sealed hoist motor.



# Spotlight Projects (FM-0061568)

## *Priority 2: Escalator Modernization Project, Stanley Mosk Courthouse, Los Angeles County*

Refurbishment and modernization of 26 escalators within the facility. The final project cost was \$8,894,848.

DURING:  
Escalator during  
modernization



AFTER: Escalator after modernization



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# Spotlight Projects (FM-0063193)

*Priority 2: Boiler Tube Replacement Project, Pomona South Courthouse, Los Angeles County*

HVAC: Replacement of 148 carbon steel boiler tubes. The final project cost was \$30,247.

BEFORE: Boiler tubes are corroded and leaking.



AFTER: Newly replaced boiler tubes.



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# Spotlight Projects (FM-0053003)

## *Priority 2: Roof Replacement, Alhambra Courthouse, Los Angeles County*

Removal of the existing roofing and replacement with Class-A, fire rated 80 mil PVC single-ply membrane over new insulation. The final project cost was \$897,702.



BEFORE: Old roof at Alhambra Courthouse.



AFTER: Newly replaced roof with Class-A fire rated, 80 mil PVC, Single-ply membrane.



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# Spotlight Projects (FM-0060511)

## *Priority 2: Roof Replacement, Shafter/Wasco Court Building, Kern County*

Removal of the existing roofing and replacement with Class-A, fire rated 80 mil PVC single-ply membrane over new insulation. The final project cost was \$504,505.



BEFORE: Old roof at Shafter/Wasco Court Building.



AFTER: Newly replaced roof with Class-A fire rated, 80 mil PVC, Single-ply membrane.



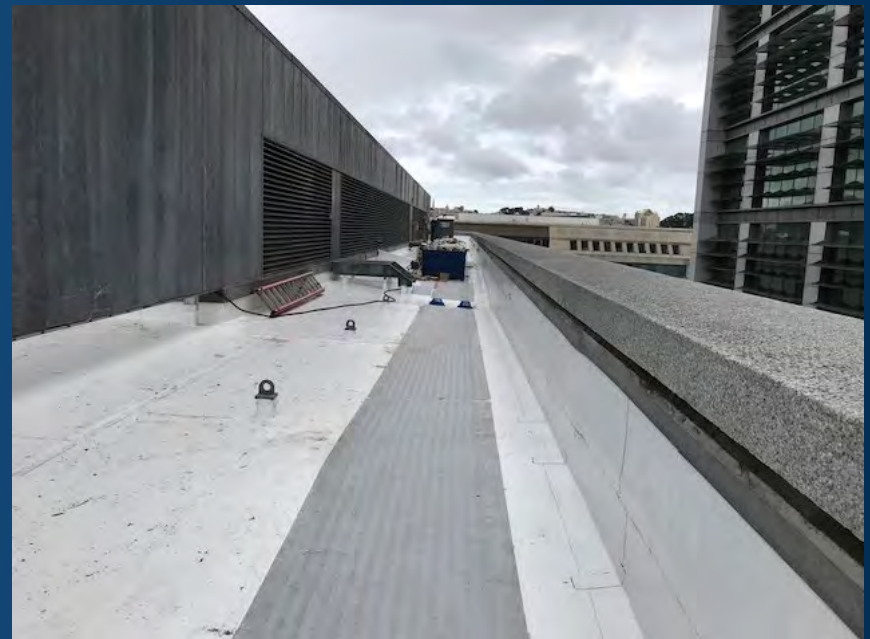
# Spotlight Projects (FM-0060533)

*Priority 2: Roof Replacement, Civic Center Courthouse, San Francisco County*

Roof: Replace approximately 28,000 sq./ft of failing roof with new PVC type roofing. The final project cost was \$2,326,403.



BEFORE: Old failing roof at Civic Center Courthouse.



AFTER: Newly replaced roof with new PVC type roofing.



# Spotlight Projects (FM-0063394)

## *Priority 2: Chiller/Cooling Tower Replacement, Larson Justice Center, Riverside County*

Remove and replace failing 23+ year old chillers and undersized cooling towers and two (2) new 250-ton magnetic bearing chillers and two (2) 300-ton stainless steel cooling towers. The final project cost was \$1,294,692.



BEFORE: Two failing chillers at Larson Justice Center.



AFTER: Two newly replaced 250-ton magnetic bearing chillers.

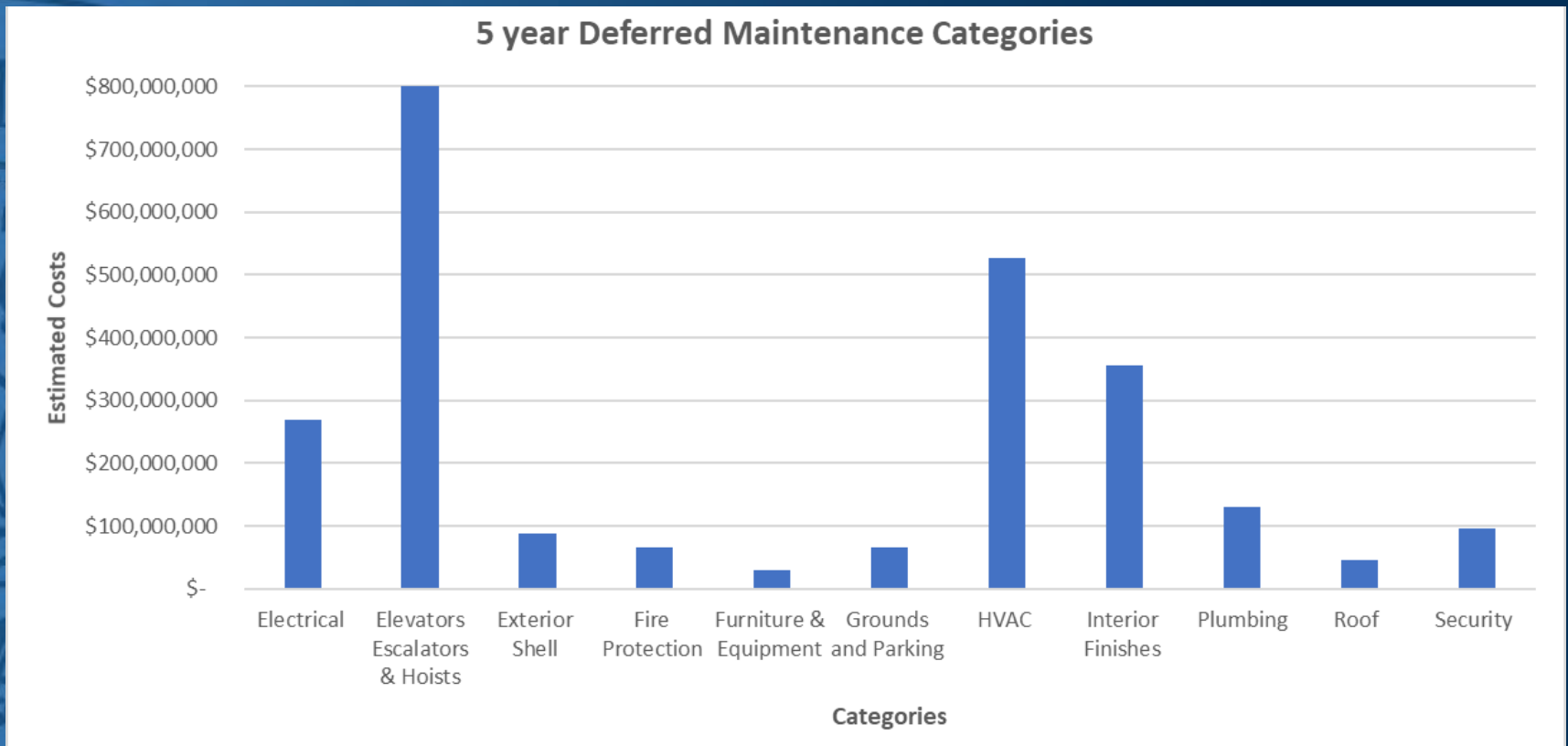


# Five Year Deferred Maintenance Fiscal Year 2019-20

- The five year deferred maintenance report was submitted to Department of Finance in September 2019
- 13,466 deferred maintenance projects at an estimated rough order of magnitude (ROM) cost of \$2.47 billion.



# Five Year Deferred Maintenance Fiscal Year 2019-20



# Deferred Maintenance

Year	Available Budget (in millions)	Funds Used For	Projects In Progress	Projects Completed
2016-17	\$45	P2 (Roof Replacement and Elevator Modernization)	3	31
2018-19	\$50	P2 (Roof Replacement, Elevator Modernization, Building Management Systems and Facilities Assessment)	1	53
2019-20	\$15	P2 (Fire Alarm Projects)	9	0

Fiscal Year 2020-21 BCP included \$100M for Mechanical and Electrical System Repairs





# Questions?



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