

# **Trial Court Facility Modification Advisory Committee Meeting**

**Los Angeles Spring Street Courtrooms Relocation  
FY 2026-27 Budget Change Concept**

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April 24, 2025





# Background

- U.S. General Services Administration (GSA) Building at 312 N. Spring Street.
- Constructed circa 1940.
- Approximately 201,167 SF with 24 civil courtrooms.
- Lease ends on 12/31/2028.

# Additional Information

- Lease renegotiation started in 2024.
- Communication with GSA.
- Personnel changes within GSA in March 2025.
- GSA informed the Judicial Council of no lease renewal.
- GSA indicated to divest property.

# Potential Options

1. Relocate 24 courtrooms to new leased space.
2. Relocate 24 courtrooms to existing Los Angeles courthouses.
3. Combination of 1 and 2 above.

# Option 1 – Relocation to Leased Space

- Information from Los Angeles Long-Range Plan:
  - Construction Courtrooms + Office Space ~\$141M
  - Monthly Rent ~\$2.3M
  - Annual Rent ~ \$27.6M
  - Current Annual Rent ~\$3.8M

# Option 2 - Relocation into Existing Space

- Identify potential Los Angeles courthouses.
- Courtrooms that need renovation, buildout, or refresh.
- Conduct analysis to identify scope, budget, and schedule.

# Implementation Steps

- Initial Meeting with Los Angeles Court – 3/14/2025
- Relocation Plan from Los Angeles Court – 4/7/2025
- Scope Development and Estimating – 4/17/2025
- Budget Change Concept for TCFMAC Review – 4/24/2025

# Relocation Scope and Cost

- Determined need to move 23 civil courtrooms.
- Relocation to 10 different existing Los Angeles Court facilities:
  - Building out 6 courtrooms – Chatsworth Courthouse.
  - Refreshing 17 courtrooms – Nine courthouses.
- Cost is estimated at \$42.4M one-time in FY 2026–27.



# Project Schedule

- BCP Funding – July 2026.
- Design Complete – June 2027.
- Construction & Move-in – October 2028.

# Requested Action

Recommend the draft relocation Budget Change Concept is approved for consideration by the Judicial Branch Budget Committee and Judicial Council.