



# Judicial Council of California

Trial Court Facility Modification  
Advisory Committee

[www.courts.ca.gov/tcfmac.htm](http://www.courts.ca.gov/tcfmac.htm)  
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## TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

### MINUTES OF OPEN SESSION OF MEETING

October 25, 2024

10:00 AM – 1:39 PM

Ronald M. George State Office Complex in San Francisco/Videocast for Public Access

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**Advisory Body Members Present:** Hon. Donald Cole Byrd, Chair  
Hon. William F. Highberger, Vice-Chair  
Hon. John B. Ellis  
Hon. Jennifer K. Rockwell  
Hon. Vanessa W. Vallarta  
Mr. Jarrod Orr  
Ms. Anabel Romero  
Ms. Nocona Soboleski  
Mr. David H. Yamasaki

**Advisory Body Members Absent:** Hon. Brad R. Hill

**Staff Present:** The following Judicial Council staff were present:

Ms. Pella McCormick, Director, Facilities Services  
Ms. Maria Atayde-Scholz, Principal Manager, Facilities Services  
Mr. Harry O'Hagin, Principal Manager, Facilities Services  
Mr. Jagan Singh, Principal Manager, Facilities Services  
Mr. Jeff Anderson, Manager, Facilities Services  
Mr. Robert Carlson, Manager, Facilities Services  
Mr. Andre Navarro, Manager, Facilities Services  
Ms. Peggy Symons, Manager, Facilities Services  
Mr. Ed Ellestad, Supervisor, Facilities Services  
Ms. Donna Jorgensen, Supervisor, Facilities Services  
Mr. Chris Magnusson, Supervisor, Facilities Services  
Mr. Glenn Mantoani, Supervisor, Facilities Services  
Ms. Jennifer Merrill, Supervisor, Facilities Services  
Mr. Randy Swan, Supervisor, Facilities Services  
Mr. Doug Walthour, Supervisor, Facilities Services  
Ms. Sadie Varela, Facilities Analyst, Facilities Services  
Ms. Akilah Robinson, Associate Analyst, Facilities Services  
Ms. Chloe Hur, Administrative Specialist, Facilities Services  
Ms. Hannah Rashyde, Administrative Specialist, Facilities Services  
Ms. Elisa Duggan, Engineering Specialist, Facilities Services  
Ms. Kristin Kerr, Supervising Attorney, Legal Services  
Ms. Erin Stagg, Attorney II, Legal Services  
Ms. Morgan Lardizabal, Legislative Advocate, Government Affairs

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**OPEN SESSION OF MEETING**

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**Call to Order, Opening Remarks, and Roll Call**

The chair called the open session of the meeting to order at 10:02 a.m., roll was taken, and opening remarks were made.

**Approval of Minutes**

The advisory committee voted to approve the minutes of the open session of its meeting held on August 26, 2024. (*Motion: Rockwell; Second: Vallarta*)

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**PUBLIC WRITTEN COMMENTS**

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No public comments were received.

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**DIRECTOR'S REPORT**

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The committee received the following updates:

**1. 2025–26 Budget Change Proposals and 2026–27 Budget Change Proposal Concepts:**

- Judicial Council Facilities Services is currently working on 2025–26 Budget Change Proposals (BCPs) and budget concepts for the 2026–27:
  - 2025–26 BCPs submitted to the state Department of Finance (DOF) in August 2024 include requests for supplemental funding for the county-led San Diego Hall of Justice facility modification (FM) project; facilities program support to fund various needs and additional staff; and trial court physical security assessments for evaluation and identification of deficiencies in trial court facilities.
  - 2026–27 budget concepts have been drafted along with the standard request for cost escalation for FMs, operations and maintenance, and deferred maintenance funding, which will be presented to the committee at its meeting in January 2025.

**2. Court-Funded Facilities Request In-take Status:**

- Judicial Council Facilities Services has focused on improving the Court-Funded Facilities Requests (CFR) intake process over the past year:
  - On December 1, 2024, the new CFR module in the Computer-Aided Facility Management (CAFM) database will be live for intake and processing of CFRs directly in the database, eliminating the current CFR application form and separate Intra-Branch Agreements.
  - Submission of CFRs using the current application form will continue to be accepted by email through January 31, 2025.
  - The new module will improve administrative efficiency and transparency, with the long-term goal of providing courts access to real-time project data status and reports.
  - Two informational sessions on the new module were held in late-September 2024, and training sessions for court users were held on October 23, October 30, and November 6, 2024.

- A test environment for court users will be available for use starting in November 2024.
- New CFR reports have been developed for courts to receive monthly reports of active CFRs project encumbrances, balances, and expenditures.

### **3. Update on the Los Angeles Mental Health Courthouse:**

- On September 21, 2024, the vacant Los Angeles Mental Health Courthouse was destroyed by fire with no reported injuries. The roof sustained major damage causing it to collapse, and the fire department installed temporary bracing to stabilize the structure until it is demolished. Investigation into the cause of the fire by the local fire authority was found to be inconclusive.
- A solicitation for building demolition and site cleanup will be competitively bid, with bids anticipated in early-January 2025 and costs likely to exceed \$2 million, as the debris is contaminated with hazardous materials. DOF has been notified, and consideration for emergency funding has been requested.
- Costs continue to be incurred for the fence and barricades, and graffiti on exterior walls continues. Though the service provider is addressing the issues, the site remains a challenge to secure.

### **4. Impacts of Assembly Bills 3282 and 2988 on Disposition Properties:**

- AB 3282, vetoed over concerns the Golden State Financial Marketplace (GS Smart) code section did not provide sufficient financial protection to California's credit rating, would have authorized the judicial branch to:
  - request financing for energy/utility saving and green improvement projects through the GS Smart program; and
  - dispose of the Plumas/Sierra Regional Courthouse in Plumas County and the Modesto Main and Ceres courthouses in Stanislaus County, with net sale proceeds deposited into the State Court Facilities Construction Fund (SCFCF).
- AB 3282 veto's message did indicate support for disposition of the three properties, acknowledged that their sale is important to SCFCF solvency, and encouraged the Legislature to act in the 2025–26 legislative session to provide a bill authorizing their sale.
- AB 2988 has been enacted, authorizing the Judicial Council to dispose of the Gordon D. Schaber Courthouse in Sacramento County, with net proceeds from the sale deposited into the SCFCF.

### **5. Staffing Update:**

- Mr. Jeff Anderson was introduced as a new manager in the Facility Operations Unit of Judicial Council Facilities Services.

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## **OPEN SESSION - ACTION ITEMS (ITEMS 1–7)**

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### **Action Item 1 – List A – Emergency Facility Modification Funding (Priority 1)**

The committee approved 122 projects for a total of \$2,978,567 to be paid from FM program funds previously encumbered for Priority 1 projects.

*(Motion: Vallarta; Second: Yamasaki)*

**Action Item 2 – List B – Facility Modifications Under \$100K (Priority 2)**

The committee approved 104 projects for a total of \$1,198,104 to be paid from FM program funds previously encumbered for Priority 2 projects under \$100K.

*(Motion: Ellis; Second: Romero)*

**Action Item 3 – List C – Facility Modification Cost Increases Over \$50K**

The committee approved cost increases over \$50K for five projects for a total of \$703,504 to be paid from FM program funds.

*(Motion: Yamasaki; Second: Rockwell)*

**Action Item 4 – List D – Facility Modifications Over \$100K (Priority 2)**

The committee approved nine Priority 2 FMs over \$100K for a total cost to the FM program budget of \$6,839,878.

*(Motion: Ellis; Second: Orr)*

**Action Item 5 – 2025 Draft Trial Court Facility Modification Advisory Committee Annual Agenda**

The committee approved the draft *2025 Trial Court Facility Modification Advisory Committee Annual Agenda*, adding the disposition of courthouses as a New or One-time Project.

*(Motion: Vallarta; Second: Yamasaki)*

**Action Item 6 – Trial Court Facility Modification Advisory Committee 2025 Meeting Schedule**

The committee approved its proposed meeting schedule for calendar year 2025.

*(Motion: Vallarta; Second: Rockwell)*

**Action Item 7 – Trial Court Facility Modifications Report for Quarter 1 of Fiscal Year 2024–25**

The committee approved the draft *Trial Court Facility Modifications Report for Quarter 1 of Fiscal Year 2024–25* for submission to the Judicial Council as an Information-Only item, requesting a photo update of the first spotlight project on page 5.

*(Motion: Rockwell; Second: Ellis)*

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**OPEN SESSION - DISCUSSION ITEMS (ITEMS 1–4)  
(NO ACTION REQUIRED)**

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**Discussion Item 1 – List E – Court-Funded Facilities Requests**

The committee received an update on CFR projects approved by the Facilities Services Director since the last meeting and CFR projects cancelled.

**Discussion Item 2 – List F - Funded Facility Modifications on Hold**

The committee received an update on the standard list of previously funded FMs on hold.

**Discussion Item 3 – Sustainability Update**

The committee received an update on sustainability initiatives.

**Discussion Item 4 – Facilities Maintenance Performance Report**

The committee reviewed the report on facilities maintenance performance.

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**OPEN SESSION - INFORMATION ITEMS (ITEMS 1 – 5)  
(NO ACTION REQUIRED)**

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**Information Item 1 – Deferred Maintenance Funding - DMF-2 Projects Update**

The committee received an update on the status of DMF-2 projects.

**Information Item 2 – Deferred Maintenance Funding - DMF-3 Projects Update**

The committee received an update on the status of DMF-3 projects.

**Information Item 3 – Deferred Maintenance Funding - DMF-4 Projects Update**

The committee received an update on the status of DMF-4 projects.

**Information Item 4 – Architectural Revolving Fund Projects Update**

The committee received an update on the status of FM projects in the Architectural Revolving Fund.

**Information Item 5 – Lactation Projects Update**

The committee received an update on the status of FM lactation projects.

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**ADJOURNMENT**

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There being no further open session business, the open session of the meeting was adjourned at 1:39 p.m., and the advisory committee moved to the closed session of the meeting.

Approved by the advisory body on December 2, 2024.