



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

www.courts.ca.gov/tcfmac.htm
tcfmac@jud.ca.gov

TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

MINUTES OF OPEN SESSION OF MEETING

August 15, 2025

10:01 AM – 2:07 PM

Judicial Council of California – Videocast for Public Access

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

Advisory Body Hon. Brad R. Hill
Members Absent: Hon. Eric J. Wersching

Staff Present: The following Judicial Council staff were present:

Mr. Tamer Ahmed, Director, Facilities Services
Mr. Jagan Singh, Deputy Director, Facilities Services
Ms. Maria Atayde-Scholz, Principal Manager, Facilities Services
Mr. Harry O'Hagin, Principal Manager, Facilities Services
Mr. Jeff Anderson, Manager, Facilities Services
Ms. Mary Bustamante, Manager, Facilities Services
Mr. Robert Carlson, Manager, Facilities Services
Ms. Mimi Chung, Manager, Facilities Services
Mr. Jack Collins, Manager, Facilities Services
Ms. Nanci Connelly, Manager, Facilities Services
Mr. Andre Navarro, Manager, Facilities Services
Ms. Peggy Symons, Manager, Facilities Services
Mr. Paul Fitzgerald, Supervisor, Facilities Services
Ms. Donna Jorgensen, Supervisor, Facilities Services
Mr. Chris Magnusson, Supervisor, Facilities Services
Ms. Jennifer Merrill, Supervisor, Facilities Services
Mr. Yassen Roussev, Supervisor, Facilities Services
Mr. Steve Shelley, Supervisor, Facilities Services
Mr. Randy Swan, Supervisor, Facilities Services
Mr. Guillermo Urena, Supervisor, Facilities Services
Mr. Doug Walthour, Supervisor, Facilities Services
Ms. Karyn Chung, Facilities Analyst, Facilities Services
Ms. Sadie Varela, Facilities Analyst, Facilities Services
Ms. Akilah Robinson, Associate Analyst, Facilities Services
Ms. Kristin Kerr, Supervising Attorney, Legal Services
Ms. Erin Stagg, Attorney II, Legal Services
Ms. Morgan Lardizabal, Legislative Advocate, Government Affairs

OPEN SESSION OF MEETING

Call to Order, Opening Remarks, and Roll Call

The chair called the open session of the meeting to order at 10:01 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 May 19, 2025. (*Motion: Highberger; Second: Rockwell*)

PUBLIC WRITTEN COMMENTS

No public comments were received.

DIRECTOR'S REPORT

The committee received the following update:

1. Shasta Courthouse Leak Update:

- On Saturday, May 10, 2025, a water intrusion incident occurred at the New Redding Courthouse in Shasta County. Initial reports indicated a broken t-coupler in the chilled water loop caused water to leak from the second-floor ceiling to the basement:
 - Repairs have been divided into two phases:
 - Phase 1 includes repairs in judges' chambers, jury rooms, corridors outside second-floor courtrooms, the basement, and corridor stairwells.
 - Phase 2, under a separate contract awarded through bids received on August 6th, and includes ongoing repairs in first-floor staff areas and second-floor courtrooms.
 - A cause/origin expert was assigned to determine the failure, an onsite inspection occurred on July 25th, and final determination is expected within months.
 - Proactive inspections of similar t-couplers are scheduled to begin in August 2025.

2. Budget Update:

- The Budget Act of 2025 (Fiscal Year 2025–26) included:
 - \$5.4 million for lactation rooms construction (Assembly Bill 1576).
 - \$9.5 million in supplemental funding to complete the Facility Modification (FM) underway at the San Diego Hall of Justice.
 - \$5.2 million for working drawings and construction for the Butte County Juvenile Hall Addition and Renovation.
 - \$29.3 million for performance criteria for the New Fresno Courthouse.
 - \$7.8 million for performance criteria for the New San Luis Obispo Courthouse.
 - \$5.1 million for performance criteria for the New Solano Hall of Justice (Fairfield).

3. San Francisco Polk Street Annex Facility:

- The Polk Street Annex building in San Francisco is a multi-use building known as the Community Justice Center and training facility:
 - The facility, with two courtrooms for community justice court, drug court, and criminal trials, operates during regular hours Monday through Friday.

4. Central Justice Center (CJC) Fire Life Safety (FLS) Project Update:

- Earlier this year, the TCFMAC approved a budget change concept to supplement funding for the CJC's FLS project in Orange County:
 - This project is divided into three phases with phase one approximately 38 percent complete utilizing current funding.
 - The Office of the State Fire Marshal required an egress analysis to determine the corridors for upgrade to meet fire ratings, as within the county-constructed building they did not meet fire ratings under the 1967 building code.
 - The supplemental funding will help address deteriorated facility conditions, discover unforeseen asbestos, and remove insulation, ductwork, ceilings, wiring, drywall, and other materials required to complete safety upgrades and operational enhancements.
 - Facilities Services is working on anticipated changes to the scope for phases 2 and 3 to determine the final cost and completion date.

OPEN SESSION - ACTION ITEMS (ITEMS 1–7)

Action Item 1 – Fiscal Year 2025–26 Facility Modification Budget

The committee approved the proposed fiscal year (FY) 2025–26 FM budget.

(Motion: Ellis; Second: Romero)

Action Item 2 – List A – Emergency Facility Modification Funding (Priority 1)

The committee approved 235 projects for a total of \$5,921,948 to be paid from FM program funds previously encumbered for Priority 1 projects. FM line #216 was not approved by the committee, based on limited capacity of FM program funds for secure fencing for parking with precedent that superior courts fund such projects.

(Motion: Yamasaki; Second: Rockwell)

Action Item 3 – List B – Facility Modifications Under \$100K (Priority 2)

The committee approved 198 projects for a total of \$2,588,401 to be paid from FM program funds previously encumbered for Priority 2 projects under \$100K. FM line #34 was not approved by the committee, as additional information was needed to clarify whether it involves upgrades and meets the criteria to be classified as a Priority 2 project.

(Motion: Vallarta; Second: Rockwell)

Action Item 4 – List C – Facility Modification Cost Increases Over \$50K

The committee approved cost increases over \$50K for six projects for a total of \$1,997,235 to be paid from FM program funds.

(Motion: Yamasaki; Second: Romero)

Action Item 5 – List D – Facility Modifications Over \$100K (Priority 2)

The committee approved fourteen Priority 2 FMs over \$100K for a total cost to the FM program budget of \$11,560,735.

(Motion: Rockwell; Second: Vallarta)

Action Item 6 – Trial Court Facility Modifications Report for Quarter 4 and Annual Summary for Fiscal Year 2024–25

The committee approved the *Trial Court Facility Modifications Report for Quarter 4 and Annual Summary for Fiscal Year 2024–25* for submission to the Judicial Council as an information-only item.

(Motion: Romero; Second: Orr)

Action Item 7 – Five-Year Deferred Maintenance Backlog Report for FY 2026–27

The committee approved the *Five-Year Deferred Maintenance Report for Fiscal Year 2026–27* for submission to the state Department of Finance.

(Motion: Ellis; Second: Yamasaki)

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

Discussion Item 1 – List E – Court-Funded Facilities Requests (CFRs)

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

Discussion Item 2 – Facilities Maintenance Performance Report

The committee reviewed the report on facilities maintenance performance.

Discussion Item 3 – Trial Court Real Estate Portfolio Expense and Revenue Report for Fiscal Year 2025–26

The committee reviewed the trial court Real Estate Portfolio Expense and Revenue Report for FY 2025–26.

Discussion Item 4 – Public Vandalism Analysis

The committee reviewed the five-year public vandalism analysis of the San Bernadino Justice Center, San Diego Central Courthouse, and Stockton Courthouse.

**OPEN SESSION – INFORMATION ONLY ITEMS (ITEMS 1–4)
(NO ACTION REQUIRED)**

Information Item 1 – Preventative Maintenance Spotlight Projects

The committee received an update on preventative maintenance projects.

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

The committee received an update on the status of DMF-3 projects. DMF-3 projects are funded by a one-time general fund budget allocation in July 2019 of \$15 million that is earmarked for fire alarm system projects.

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

The committee received an update on the status of DMF-4 projects. DMF-4 projects are funded by a one-time general fund budget allocation in July 2021 of \$180 million (reduced to \$132.6) for trial court facilities. Funding is earmarked primarily for roof, elevator, electrical, fire protection, and heating, ventilation, and air conditioning (HVAC) 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.

ADJOURNMENT

There being no further open session business, the open session of the meeting was adjourned at 2:07 p.m., and the advisory committee moved to the closed session of the meeting.

Approved by the advisory body on October 24, 2025.