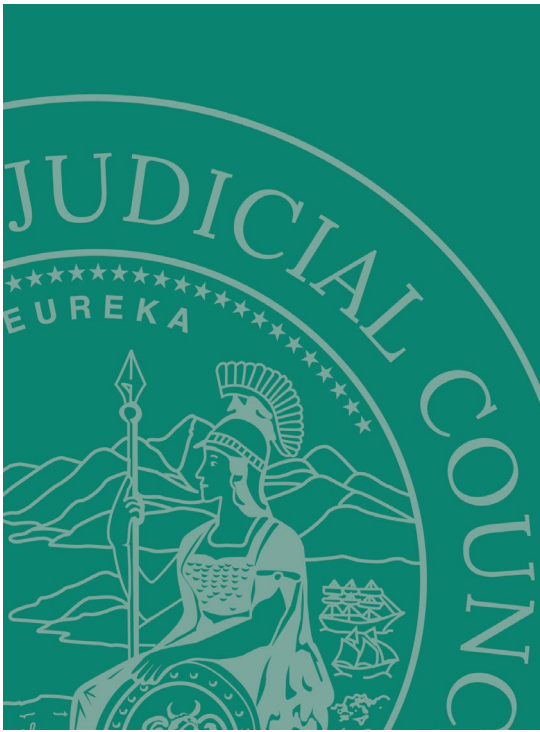




Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2027–28

SUPREME COURT OF CALIFORNIA
CALIFORNIA COURTS OF APPEAL
SUPERIOR COURTS OF CALIFORNIA
JUDICIAL COUNCIL OF CALIFORNIA

Adopted by the Judicial Council
July 17, 2026

Submitted to the California Department
of Finance August 3, 2026



Judicial Council of California

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I. INTRODUCTION

The California judicial branch consists of the Supreme Court, Courts of Appeal, trial courts, and the Judicial Council. The Lockyer-Isenberg Trial Court Funding Act of 1997 (Assem. Bill 233; Stats. 1997, ch. 850) consolidated the costs of operating California’s trial courts at the state level. The act was based on the premise that state funding of court operations was necessary to provide more uniform standards and procedures, economies of scale, structural efficiency, and access for the public.

Following this act, the Trial Court Facilities Act of 2002 (Sen. Bill 1732; Stats. 2002, ch. 1082) specified that counties and the state pursue a process that would ultimately result in full state assumption of the financial responsibility and equity ownership of all court facilities. To address maintenance costs in existing court facilities and the renovation or construction of new court facilities, the Trial Court Facilities Act required counties to contribute to the ongoing operation and maintenance of court facilities based on historical expenditures for facilities transferred to the state. The act also established a dedicated revenue stream to the State Court Facilities Construction Fund for the design, construction, or renovation of these facilities.

Recognizing the growing demand to replace California’s aging courthouses, additional legislation was enacted. Senate Bill 1407 (Stats. 2008, ch. 311) authorizes various fees, penalties, and assessments to be deposited in the Immediate and Critical Needs Account (ICNA) to support the construction, renovation, and operation of court facilities, including the payment of rental costs associated with completed capital-outlay projects funded with lease revenue bonds. However, these revenues have been lower than expected, which led to the curtailment of the Judicial Council’s capital program.

On June 27, 2018, when the Budget Act of 2018 was passed, the judicial branch courthouse construction program was allocated \$1.3 billion for the continuing phases of 10 trial court capital-outlay projects in the following counties: Glenn, Imperial, Riverside (in both the Indio and midcounty regions), Sacramento, Shasta, Siskiyou, Sonoma, Stanislaus, and Tuolumne. This highly encouraging support for the construction program also memorialized a notable change in the program’s source of funding: the sale of lease revenue bonds to finance a project’s construction was backed by the General Fund rather than the ICNA.

Since 2008, SB 1407 projects had relied on the ICNA. In fiscal year (FY) 2021–22, for the State Court Facilities Construction Fund (SCFCF)—the other source from which the courthouse construction program is funded—to remain solvent and for the Judicial Council to maintain program service levels, the ICNA and SCFCF were combined.

The Judicial Council completed facility master plans for each of the 58 counties in December 2003. Those plans were consolidated into a statewide plan approved by the Judicial Council in February 2004 as the *Trial Court Five-Year Capital-Outlay Plan*, which ranked 201 projects for future development. Changes to this initial statewide plan have been approved

incrementally since 2004. The most recently developed statewide list of trial court capital-outlay projects and the five-year plan for trial court capital-outlay projects are described below.

II. REASSESSMENT OF TRIAL COURT CAPITAL-OUTLAY PROJECTS

Government Code section 70371.9 required the Judicial Council to conduct a reassessment of all trial court capital-outlay projects that had not been fully funded up to and through the Budget Act of 2018 (FY 2018–19), and to submit the report by December 31, 2019, to two legislative committees. This reassessment produced the [*Statewide List of Trial Court Capital-Outlay Projects*](#), prioritized on needs- and cost-based scores from the application of the council’s [*Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects*](#).

A. Process

The reassessment of the capital-outlay projects can be summarized by five main endeavors:

1. Revise the prioritization methodology—developing needs- and cost-based criteria to rank projects within priority groups—consistent with Government Code section 70371.9;
2. Assess facilities occupied by trial courts for physical condition, security, access to court services, and overcrowding;
3. Develop court facility plans and court needs-based projects;
4. Apply the prioritization methodology to all projects; and
5. Develop a statewide list of prioritized projects.

B. Statewide List of Capital-Outlay Projects

The *Statewide List of Trial Court Capital-Outlay Projects* has been developed from the application of the revised prioritization methodology to the capital projects identified by the court facility plans, of which there is one for each county. As defined in the methodology, trial court capital-outlay projects are considered those that increase a facility’s gross area, such as a building addition; substantially renovate a major portion of a facility; comprise a new facility or an acquisition; or change the use of a facility, such as the conversion from noncourt use to court use.

Details of the list are as follows:

- There are 80 projects for 41 of the 58 trial courts.
- These 80 projects affect 165 of the approximate total of 430 facilities in the judicial branch’s real estate portfolio.
- The total cost of each need group is Immediate, \$2.3 billion; Critical, \$7.9 billion; High, \$1.3 billion; Medium, \$1.6 billion; and Low, \$100 million.
- Of the 80 projects, 56 are for new construction and 24 are for renovation or addition.

- The total cost for the 56 new construction projects is estimated at \$10.6 billion. The total cost for the 24 renovation or addition projects is estimated at \$2.6 billion.
- The total cost of all 80 projects is estimated at \$13.2 billion.

C. Revision of Prioritization Methodology

The methodology involves a two-step process.¹ Step 1 identifies:

- The general physical condition of the buildings;
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act requirements, and environmental hazards;
- Court security features within buildings;
- Access to court services;
- Overcrowding; and
- Capital-outlay projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events.

Step 2 involves applying the needs- and cost-based criteria to rank projects within the priority groups. In the most essential terms, the methodology can be described as:

- Needs-based criteria = priority group; and
- Needs- and cost-based criteria = rank within priority group.

III. INTEGRATING CLIMATE CHANGE INTO PLANNING AND INVESTMENT

The Judicial Council has supported climate adaptation and sustainability practices in the construction, operation, and maintenance of the approximately 430 court facilities that house California's court system. The council's capital program focuses on proven design approaches and building elements that can improve court facilities and result in cost-effective, sustainable buildings. Strategies include protecting, conserving, and restoring water resources; installing water reuse systems; and improving energy efficiency. Other strategies include promoting a healthy indoor environment, using environmentally friendly building materials, recycling materials during construction and demolition, and using flexible designs that anticipate future changes and enhance building longevity. The Judicial Council also designs its buildings to achieve at least Leadership in Energy and Environmental Design (LEED) Silver certification equivalency.

In December 2020, the Judicial Council's Trial Court Facility Modification Advisory Committee approved a [sustainability plan](#) that focuses primarily on ensuring that new construction practices comply with state sustainability initiatives and help reduce the judicial branch's impact on

¹ For more detailed information, see Judicial Council of Cal., Advisory Com. Rep., [Court Facilities: Reassessment of Trial Court Capital-Outlay Projects](#) (Nov. 5, 2019), agenda item 19-129 of the Judicial Council meeting of Nov. 14, 2019.

climate change. Additional goals include reducing greenhouse gas emissions, energy usage, and utility costs by pursuing energy efficiency measures such as leveraging grant opportunities and third-party financing options; educating staff, key stakeholders, and service providers on specific energy-saving practices and broader sustainability issues; conserving other natural resources through improved data collection and baseline tracking; and improving the power resiliency of the judicial branch's portfolio through onsite renewable energy generation and storage systems.

IV. EXISTING FACILITIES

The facilities of the Supreme Court, Courts of Appeal, and trial courts encompass not only the public courtroom spaces but the chambers and workspaces where judicial officers and courtroom staff prepare for proceedings; secure areas, including holding cells; and building support functions. Currently, the Judicial Council administrative facilities are located in San Francisco and Sacramento, with office space totaling approximately 253,000 usable square feet.

The Supreme Court is located in the Ronald M. George State Office Complex in San Francisco (103,300 square feet) and the Ronald Reagan State Building in Los Angeles (7,600 square feet). The Courts of Appeal are organized into six districts, which operate in nine different locations in approximately 508,000 usable square feet. The Fresno and Riverside appellate courts are housed in standalone, state-owned facilities; the other courts are colocated in other leased or state-owned space. The trial courts are located in all 58 counties, in more than 430 facilities and 2,100 courtrooms covering approximately 16 million square feet of usable area and more than 21 million square feet of space under Judicial Council responsibility and management.

V. DRIVERS OF INFRASTRUCTURE NEEDS

The primary drivers of court facility needs include providing a safe and secure facility; improving poor functional conditions; addressing inadequate physical conditions, including seismically deficient facilities; and expanding the public's physical, remote, and equal access to the courts.

VI. PROPOSAL

A. Trial Court Capital-Outlay Project Funding Requests for FY 2027–28

The five-year plan for trial court capital-outlay projects in the table below proposes funding in FY 2027–28 for five projects on the Judicial Council's approved statewide list of projects as referenced in Appendix A, *Status Report: Immediate and Critical Need Trial Court Capital-Outlay Projects*. This proposal is based on funding support in the Budget Act of 2026 (FY 2026–27), which provides a spending plan that ends FY 2026–27 and FY 2027–28 with positive year-end balances, maintains substantial reserves, and reduces by more than half the operating deficits that had been projected in future years at the time of the Governor's proposed budget in January. That spending plan provides the judicial branch with a total of \$1.9 billion (\$179.7 million General Fund and \$1.7 billion in Public Buildings Construction Fund) for courthouse capital

outlay projects in FY 2026–27. As a result of that funding, the remaining phases of nine projects in the five-year plan for FY 2026–27 were funded, effectively removing those projects from the table below and allowing four new-start projects to be added into the table from the council’s statewide list of projects: Riverside—New Riverside Juvenile Courthouse in budget year 4 (FY 2030–31) and Tulare—New Tulare North County Courthouse, Los Angeles—New West Covina Courthouse, and Los Angeles—New Eastlake Courthouse in budget year 5 (FY 2031–32). In the table below, the costs of their phases are denoted “TBD” to be determined prior to this plan’s submission to the Department of Finance. This proposal is also based on budget bill language in the Budget Act of 2026, which allows the Legislature to authorize, subject to appropriation in the Budget Act of 2027, the acquisition, performance criteria, or design-build phases of five projects: Contra Costa—New Richmond Courthouse, Fresno—New Fresno Courthouse, San Francisco—New San Francisco Hall of Justice, Orange—New Orange County Collaborative Courthouse, and Santa Barbara—New Santa Barbara Criminal Courthouse.

In addition, budget bill language in the Budget Act of 2026 requires the Judicial Council to submit a report to the Legislature by January 10, 2027, outlining strategies to accelerate and streamline courthouse construction. At its public meeting on May 29, 2026, the Judicial Council’s Court Facilities Advisory Committee (CFAC) recommended approval of capital-outlay budget change proposals for the projects in budget year 1 (FY 2027–28) of a five-year plan based on support in the January Governor’s Budget for FY 2026–27. Subsequently, that version of the five-year plan was amended to reflect the version herein, which is based on the capital project funding appropriated in the Budget Act of 2026 (FY 2026–27) and the budget bill language described above. Prior to Judicial Council approval in July 2026, the CFAC recommended approval of the plan herein, which was posted on the advisory committee’s web page on the California Courts website prior to the committee’s action-by-email.

Consistent with the Governor’s proposed budget for FY 2026–27 (with no adjustment by the May Revision) and the outcome of the Budget Act of 2026 (FY 2026–27), the judicial branch’s five-year plan for trial court capital-outlay projects is presented in the following table.

Five-Year Plan for Trial Court Capital-Outlay Projects
(Dollars in Thousands)

	County	Project Name	Courtrooms	BY 1: FY 2027–28	Phase	BY 2: FY 2028–29	Phase	BY 3: FY 2029–30	Phase	BY 4: FY 2030–31	Phase	BY 5: FY 2031–32	Phase
BY 1 Cont.	Fresno	New Fresno Courthouse	36	\$ 925,288	B	-	-	-	-	-	-	-	-
BY 1 Starts	Contra Costa	New Richmond Courthouse	6	\$ 18,835	AS	-	-	-	-	\$ 2,058	D	\$ 161,440	B
	San Francisco	New San Francisco Hall of Justice	24	\$ 67,230	AS	-	-	-	-	\$ 14,972	D	-	-
	Orange	New Orange County Collaborative Courthouse	4	\$ 15,581	AS	-	-	-	-	\$ 1,800	D	-	-
	Santa Barbara	New Santa Barbara Criminal Courthouse	8	\$ 11,528	D	\$ 235,614	B	-	-	-	-	-	-
BY 2 Starts	Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	100	-	-	\$ 277,393	AS	-	-	-	-	-	-
	El Dorado	New Placerville Courthouse	6	-	-	\$ 8,263	AS	-	-	\$ 2,396	D	-	-
	Fresno	Fresno Juvenile Delinquency Courthouse Renovation	2	-	-	\$ 1,429	PW	\$ 10,736	C	-	-	-	-
BY 3 Starts	Inyo	New Inyo County Courthouse	2	-	-	-	-	\$ 3,524	AS	-	-	\$ 1,798	D
	San Bernardino	New Victorville Courthouse	31	-	-	-	-	\$ 12,140	AS	-	-	-	-
	Mariposa	New Mariposa Courthouse	2	-	-	-	-	\$ 3,042	AS	-	-	\$ 1,467	D
BY 4 Starts	Santa Cruz	New Santa Cruz Courthouse	9	-	-	-	-	-	-	\$ 10,760	AS	-	-
	San Diego	New San Diego Juvenile Courthouse	10	-	-	-	-	-	-	\$ 16,259	AS	-	-
	Riverside	New Riverside Juvenile Courthouse	5	-	-	-	-	-	-	\$ TBD	AS	-	-
BY 5 Starts	Tulare	New Tulare North County Courthouse	14	-	-	-	-	-	-	-	-	\$ TBD	AS
	Los Angeles	New West Covina Courthouse	15	-	-	-	-	-	-	-	-	\$ TBD	AS
	Los Angeles	New Eastlake Courthouse	6	-	-	-	-	-	-	-	-	\$ TBD	AS
	-	Totals	280	\$1,038,462	-	\$ 522,699	-	\$ 29,442	-	\$ 48,245	-	\$ 164,705	-

Table Legend:

BY = Budget Year

S = Study

A = Acquisition

P = Preliminary Plans

W = Working Drawings

C = Construction

D = Performance Criteria

B = Design-Build

B. No Appellate Court Capital-Outlay Project Funding Requests for FY 2027–28

The active Court of Appeal—New Sixth Appellate District Courthouse project is fully funded; therefore, no funding is requested nor five-year plan presented for appellate court capital-outlay projects. This project was authorized in the Budget Act of 2023 (FY 2023–24) for \$2.8 million General Fund for its performance criteria phase and in the Budget Act of 2024 (FY 2024–25) for \$89.5 million Public Buildings Construction Fund for its design-build phase.

A permanent location is needed for the Sixth Appellate District of the Court of Appeal, which handles cases from the counties of Monterey, San Benito, Santa Clara, and Santa Cruz from a leased facility. The court decides over 900 appeals annually, in addition to disposing of 500 writ petitions.

Since it was established in 1984, the Sixth Appellate District has adjudicated cases out of leased space in a commercial office building in downtown San Jose in Santa Clara County. With the court's lease expiring in the near term and the impending significant rate increases in a highly competitive rental market with limited vacancy making relocation an inevitability, a feasibility study was developed. The study compared the costs of continuing the long-term lease with construction of a permanent building on a state-owned property available for redevelopment in the city of Sunnyvale in Santa Clara County.

At the Court Facilities Advisory Committee's public meeting on May 26, 2022, the feasibility study and its findings were presented and discussed. Subsequently, at the committee's public meeting on June 17, 2022, the committee included costs for a capital-outlay project in this five-year plan for construction of a new courthouse on the state-owned property in Sunnyvale based on the economic, public service, and operational benefits. The updated feasibility study and findings presented at that meeting are available under tab 3 of the [meeting materials](#). Additional information on this project is available on its [webpage](#).

Appendix A:
Status Report: Immediate and Critical Need Trial Court
Capital-Outlay Projects (July 17, 2026)



Status Report: Immediate and Critical Need Trial Court Capital-Outlay Projects

County	Project Name	Priority Group	Courtrooms	Group Score	Funding Status
Immediate Need					
Lake	New Lakeport Courthouse	Immediate Need	4	22.0	Fully funded; funding authorized in 2021 Budget Act (FY 2021–22).
Mendocino	New Ukiah Courthouse	Immediate Need	7	19.2	Fully funded; funding authorized in 2021 and 2022 Budget Acts.
Nevada	New Nevada City Courthouse	Immediate Need	6	18.6	Fully funded; funding authorized in 2023 and 2026 Budget Acts.
Butte	Butte County Juvenile Hall Addition and Renovation	Immediate Need	1	18.6	Fully funded; funding authorized in 2021 and 2025 Budget Acts.
Monterey	New Fort Ord Courthouse	Immediate Need	7	18.5	Fully funded; funding authorized in 2021 and 2023 Budget Acts.
Lake	Clearlake Courthouse Renovation	Immediate Need	1	17.9	Fully funded; funding authorized in 2026 Budget Act (FY 2026–27). Project changed from new construction to renovation.
San Bernardino	San Bernardino Juvenile Dependency Courthouse Addition and Renovation	Immediate Need	2	17.6	Fully funded; funding authorized in 2021 and 2023 Budget Acts.
Solano	New Solano Hall of Justice (Fairfield)	Immediate Need	12	17.6	Fully funded; funding authorized in 2022 and 2026 Budget Acts.
Fresno	New Fresno Courthouse	Immediate Need	36	17.5	Partially funded; initial funding authorized in 2022 Budget Act (FY 2022–23).
Kern	New Ridgecrest Courthouse	Immediate Need	2	17.4	Withdrawn at the court's request/court may make future request to restore.
Plumas	New Quincy Courthouse	Immediate Need	2	17.2	Fully funded; funding authorized in 2022 and 2026 Budget Acts.
Stanislaus	New Modesto Courthouse Courtroom Renovation	Immediate Need	3	17.1	Fully funded; funding authorized in 2020 Budget Act (FY 2020–21).
Los Angeles	New Santa Clarita Courthouse	Immediate Need	24	17.0	Fully funded; funding authorized in 2022 and 2026 Budget Acts.
San Luis Obispo	New San Luis Obispo Courthouse	Immediate Need	12	16.9	Fully funded; funding authorized in 2022, 2025, and 2026 Budget Acts.
San Joaquin	New Tracy Courthouse	Immediate Need	2	16.9	Fully funded; funding authorized in 2026 Budget Act (FY 2026–27).
Kern	New Mojave Courthouse	Immediate Need	3	16.4	Consolidated into New East County Courthouse.
Kern	New East County Courthouse	Immediate Need	3	16.4	Fully funded; funding authorized in 2026 Budget Act (FY 2026–27).
Placer	Tahoe Courthouse Renovation	Immediate Need	1	16.4	Fully funded; funding authorized in 2026 Budget Act (FY 2026–27). Project changed from new construction to renovation.
Critical Need					
Contra Costa	New Richmond Courthouse	Critical Need	6	16.1	Unfunded; proposed for initial funding in FY 2027–28.
San Francisco	New San Francisco Hall of Justice	Critical Need	24	15.9	Unfunded; proposed for initial funding in FY 2027–28.
Orange	New Orange County Collaborative Courthouse	Critical Need	4	15.8	Unfunded; proposed for initial funding in FY 2027–28.
Santa Barbara	New Santa Barbara Criminal Courthouse	Critical Need	8	15.7	Unfunded; proposed for initial funding in FY 2027–28.
Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	Critical Need	100	15.5	Unfunded; proposed for initial funding in FY 2028–29. Project increased from 47 to 100 courtrooms, rescored from 15.3 to 15.5, and moved up within Critical Need Group.

County	Project Name	Priority Group	Courtrooms	Group Score	Funding Status
Critical Need, <i>continued</i>					
El Dorado	New Placerville Courthouse	Critical Need	6	15.4	Unfunded; proposed for initial funding in FY 2028–29.
Fresno	Fresno Juvenile Delinquency Courthouse Renovation	Critical Need	2	15.2	Unfunded; proposed for initial funding in FY 2028–29.
Inyo	New Inyo County Courthouse	Critical Need	2	15.2	Unfunded; proposed for initial funding in FY 2029–30.
San Bernardino	New Victorville Courthouse	Critical Need	31	15.2	Unfunded; proposed for initial funding in FY 2029–30.
Mariposa	New Mariposa Courthouse	Critical Need	2	14.9	Unfunded; proposed for initial funding in FY 2029–30.
Santa Cruz	New Santa Cruz Courthouse	Critical Need	9	14.7	Unfunded; proposed for initial funding in FY 2030–31.
San Diego	New San Diego Juvenile Courthouse	Critical Need	10	14.6	Unfunded; proposed for initial funding in FY 2030–31.
Riverside	New Riverside Juvenile Courthouse	Critical Need	5	14.6	Unfunded; proposed for initial funding in FY 2030–31.
Tulare	New Tulare North County Courthouse	Critical Need	14	14.6	Unfunded; proposed for initial funding in FY 2031–32.
Los Angeles	New West Covina Courthouse	Critical Need	15	14.5	Unfunded; proposed for initial funding in FY 2031–32.
Los Angeles	New Eastlake Courthouse	Critical Need	6	14.5	Unfunded; proposed for initial funding in FY 2031–32.
Kern	New Bakersfield Superior Courthouse	Critical Need	33	14.4	Unfunded; proposal to be determined.
Sonoma	New Sonoma Civil Courthouse	Critical Need	8	14.4	Unfunded; proposal to be determined.
San Luis Obispo	New Grover Beach Branch Courthouse	Critical Need	1	14.2	Unfunded; proposal to be determined.
Alameda	New Alameda County Community Justice Center	Critical Need	57	14.1	Unfunded; proposal to be determined.
Imperial	Winterhaven Branch Courthouse Addition and Renovation	Critical Need	1	14.1	Unfunded; proposal to be determined.
Los Angeles	Los Angeles Metropolitan Courthouse Renovation	Critical Need	14	14.1	Unfunded; proposal to be determined.
Los Angeles	New North Central Los Angeles Courthouse	Critical Need	12	14.1	Unfunded; proposal to be determined.
Riverside	New Palm Springs Courthouse	Critical Need	9	13.6	Unfunded; proposal to be determined.
Orange	New Orange South County Courthouse	Critical Need	16	13.6	Unfunded; proposal to be determined.
Los Angeles	Foltz Courthouse Renovation	Critical Need	60	13.4	Unfunded; proposal to be determined.

Notes:

1. The Los Angeles - New West Los Angeles Courthouse was reduced from 32 to 20 courtrooms, rescored from 16.6 to 13.3, and moved from Immediate Need to High Need Group.
2. The Los Angeles - New Inglewood Courthouse was reduced from 30 to 13 courtrooms, rescored from 16.3 to 8.7, and moved from Critical Need to Medium Need Group.
3. The Los Angeles - New Van Nuys Courthouse (East/new + West/renovation) was reduced from 55 to 42 courtrooms, rescored from 15.4 to 10.7, and moved from Critical Need to High Need Group.
4. The Los Angeles - Chatsworth Courthouse Renovation was reduced from 7 to 6 courtrooms, rescored from 14.9 to 3.8, and moved from Critical Need to Low Need Group.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP)—Cover Sheet
DF-151 (REV 07/21)

Fiscal Year 2027–28	Business Unit 0250	Department Judicial Branch	Priority No. 01
Budget Request Name 0250-XXX-COBCP-2027-GB		Capital Outlay Program ID 0165	Capital Outlay Project ID 0009729

Project Title
Fresno County—New Fresno Courthouse

Project Status and Type
Status: ☐ New ☒ Continuing Type: ☒ Major ☐ Minor

Project Category (Select one)

☒ CRI (Critical Infrastructure)	☐ WSD (Workload Space Deficiencies)	☐ ECP (Enrollment Caseload Population)	☐ SM (Seismic)
☐ FLS (Fire Life Safety)	☐ FM (Facility Modernization)	☐ PAR (Public Access Recreation)	☐ RC (Resource Conservation)

Total Request (in thousands) \$ 925,288	Phase(s) to be Funded Design-Build	Total Project Cost (in thousands) \$ 964,591
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Budget Request Summary

The Judicial Council of California requests \$925,288,000 General Fund for the Lease Revenue Bond Authority for the Design-Build phase of the New Fresno Courthouse in Fresno County. The project will provide construction of a new, 36-courtroom courthouse of approximately 413,000 square feet (SF) in the city of Fresno. The estimated total project cost is \$964,591,000. The project includes solar and secure parking for judicial officers. The project will require acquisition of a site of approximately 2.1 acres. The project will use a design-build delivery method. The project will consolidate three facilities and provide two additional courtrooms.

Requires Legislation ☐ Yes ☒ No	Code Section(s) to be Added/Amended/Repealed Click or tap here to enter text.	CCCI 10187
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Requires Provisional Language ☐ Yes ☒ No	Budget Package Status ☐ Needed ☒ Not Needed ☐ Existing
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Impact on Support Budget

One-Time Costs	☒ Yes ☐ No	Swing Space Needed	☐ Yes ☒ No
Future Savings	☐ Yes ☒ No	Generate Surplus Property	☒ Yes ☐ No
Future Costs	☒ Yes ☐ No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By Tamer Ahmed	Date 8/3/2026	Reviewed By Angela Cowan	Date 8/3/2026
Chief Deputy Director Robert Oyung	Date 8/3/2026	Administrative Director Michelle Curran	Date 8/3/2026

Department of Finance Use Only	
Principal Program Budget Analyst Click or tap here to enter text.	Date submitted to the Legislature

A. COBCP Abstract:

Fresno County—New Fresno Courthouse: \$925,288,000 for Design-Build. The project includes the construction of a new, 36-courtroom courthouse of approximately 413,000 SF in the city of Fresno. The project includes solar and secure parking for judicial officers. The project will require acquisition of a site of approximately 2.1 acres. Total project costs are estimated at \$964,591,000, including Acquisition (\$21,158,000), Performance Criteria (\$18,145,000), and Design-Build (\$925,288,000). The design-build amount includes \$778,720,000 for the construction contract, \$23,361,000 for contingency, and \$87,097,000 for other project costs. Acquisition began in July 2022 and will conclude in May 2026. Performance Criteria is scheduled to begin in May 2026 and will be approved in June 2027. Design-Build is scheduled to begin in November 2027 and will be completed in April 2035.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Superior Court of Fresno County Courthouse facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan and Prioritization Methodology* adopted on October 24, 2008. The [Reassessment of Trial Court Capital-Outlay Projects](#), which is the basis for the *Judicial Branch Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building;
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards;
- Court security features within buildings;
- Access to court services;
- Overcrowding; and
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events.

Through this assessment process, Fresno County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch.

The New Fresno Courthouse is proposed because of the current operational inefficiency due to court functions that are split between three locations in downtown Fresno; an increase in the number of courtrooms to help meet assessed judicial need; and numerous and severe deficiencies in the existing Fresno County Courthouse, North Annex, and M Street facilities.

Program Need: The New Fresno Courthouse will accomplish the following needed improvements to the superior court and enhance its ability to serve the public:

- Enhance the public's access to justice by relieving the current space shortfall, increases security, and replaces inadequate and obsolete buildings in Fresno County.
- Improve public safety by replacing a seismically deficient facility that is noncompliant with contemporary fire and life safety and ADA codes.
- Provide two additional courtrooms in anticipation of funding for future judgeships.
- Remove from service facilities that contain environmental hazards such as asbestos-containing materials.
- Improve public, staff, and judicial officer safety by providing a modern facility compliant with Judicial Council security standards for separation of in-custody defendants from staff and the public.

- Improve the sheriff's ability to efficiently manage in-custody movement by providing adequate holding areas/cells and circulation.
- Consolidate functions and optimizes use of court facilities.
- Vacate three facilities, which terminate two county joint-occupancy agreements and one private-entity lease.
- Avoid future expenditure of over \$42 million for unaddressed deferred maintenance and needed security system refresh.
- Replace a Federal Emergency Management Agency (FEMA) P-154-rated High-Risk seismically deficient building.

Based on the 2022 Judicial Needs Assessment, the Fresno court has a need for 7.0 additional judgeships. This project replaces substandard courtrooms for 34 judicial officers from three facilities and provides two additional courtrooms in anticipation of future funding for new judgeships.

The Superior Court of Fresno County uses a central service model with full-service operations concentrated in Fresno. The Juvenile Justice Courthouse is a branch facility handling juvenile justice cases. Administrative functions are housed in Fresno, the county seat. The court currently occupies five facilities: Four court-occupied facilities are in downtown Fresno, and the Juvenile Justice Courthouse is in the Juvenile Hall, approximately eight miles away.

The Superior Court of Fresno County occupies five buildings with a total of approximately 442,000 SF of space. The facilities are summarized in the table below.

	Name	City	No. of Courtrooms	Type	Owner	Year Built
1	Fresno County Courthouse	Fresno	28	Courthouse	County	1962
2	North Annex Jail	Fresno	2	Jail	County	1985
3	B.F. Sisk Courthouse	Fresno	15	Courthouse	Judicial Council	1967/2009
4	M Street Courthouse	Fresno	5	Office	Lease	1964
5	Juvenile Justice Courthouse	Fresno	4	Multiuse	County	2009

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace the Fresno County Courthouse (28 courtrooms), the court space in the North Annex Jail (2 courtrooms), and the court space in the M Street Courthouse (5 courtrooms). The Fresno County Courthouse is currently undergoing a title transfer of the facility from county-owned to state-owned. If the New Fresno Courthouse project is completed, the existing Fresno County Courthouse could be sold, the jail courtrooms could be vacated and surrendered to the county, and the M Street lease terminated. The findings of the infrastructure plan reassessment are summarized below for the facilities proposed for replacement by this project.

1. Fresno County Courthouse (county-owned; title transfer to state pending)

2019 Assessment Data

Year Built	1962
Number of Courtrooms	28
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$40,727,040
Annual Operations and Maintenance (O&M) Costs	\$346,246
Security System Refresh Costs	\$1,605,041

Located at 1100 Van Ness Avenue, Fresno, the Fresno County Courthouse is the oldest court facility still in operation in Fresno County. This courthouse is an approximately 214,000 SF county-owned building, whose title transfer to the state is pending. This is the main courthouse for Fresno County in which criminal, juvenile dependency, drug court, behavioral health court, Criminal Administrative Process Petitions for Involuntary Medication, and general trial cases are heard.

The courthouse is situated in the county-owned Courthouse Park along with the Fresno County Sheriff's Office and the Hall of Records. The building does not meet current building codes for fire and life safety and accessibility. The building has a FEMA P-154 High-Risk seismic rating and over \$42 million in unaddressed deferred maintenance and security system refresh needs.

Significant functional issues include inadequate space for security screening at the building's entrance and ADA inaccessibility throughout the building. A lack of holding facilities limits the building's capacity for in-custody defendants. There are no secure attorney-client interview rooms for in-custody defendants. The lobby is too small, and there are too few elevators to accommodate the high volume of daily visitors. The jury assembly room is too small and not functional for prospective jurors.

2. North Annex Jail (county-owned)

2019 Assessment Data

Year Built	1985
Number of Courtrooms	2
10-Year FCI	Not assessed
FEMA P-154 Seismic Rating	Not assessed
Deferred Maintenance	Not assessed
Annual O&M Costs	\$27,147
Security System Refresh Costs	Not assessed

Located at 1255 M Street, Fresno, the North Annex Jail is a detention facility with two courtrooms. These courtrooms occupy approximately 8,100 SF in an approximately 67,000 SF county-owned jail. This is a branch location for the Fresno court in which arraignment court and felony domestic violence cases are heard. The facility is too small for support staff and judicial officers, and there is a lack of a separate room in which witnesses can wait during trial proceedings. Parking for judicial officers is located on the street, with no security enclosures. Because of the jail operations, there is a high volume of daily visitors to the building and site.

3. M Street Courthouse (leased)

Located at 2317 Tuolumne Street, Fresno, the M Street Courthouse was renovated in 2009. The courtrooms and associated spaces occupy approximately 26,000 SF of leased space, in which

criminal misdemeanor, civil, traffic, and School Attendance Review Board (SARB) cases are heard. Jury assembly occurs in this building, with 80 jurors per call.

The facility is a branch location for the Fresno court. High service volume causes overcrowding and excessive lines around the building. There are insufficient waiting areas within the building, and there is no exterior awning to provide weather protection for the approximate 2,000 daily visitors. The secure parking area is not large enough for all judicial officers. No onsite holding facilities are available, which causes additional need for transportation and creates security concerns inside the building. The building lacks separate paths of circulation for separating in-custody defendants from the public, judicial officers, and staff. The security screening area is overcrowded and inadequate for the number of daily visitors.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities the title of which is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch's strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary's constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the Judicial Council's commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Build a New, 36-Courtroom Courthouse

This alternative will construct a new, 36-courtroom courthouse of approximately 413,000 SF in the city of Fresno. The estimated total project cost is \$964,591 13,000. The project will require acquisition of a site of approximately 2.1 acres. The project includes solar and secure parking for judicial officers. Staff and public parking are not currently included in the project. Parking needs will be assessed during the Acquisition phase site selection and California Environmental Quality Act (CEQA) process.

Advantages:

- This option provides a new, modern, and secure courthouse, replacing three antiquated and functionally deficient facilities.

- A new courthouse improves access to justice and enhances public service and court operational efficiency by being compliant with modern regulatory safety, seismic, and accessibility standards.
- Compliance with modern regulatory security, seismic, and accessibility standards improves safety for the public, staff, and judicial officers.
- A FEMA P-154-rated High-Risk seismically deficient building would be replaced.
- This alternative avoids over \$42 million in future deferred maintenance and security system refresh expenditures.
- Two additional courtrooms would be provided in anticipation of funding for future judgeships.

Disadvantages:

- This option requires authorization of funds for acquisition, design, and construction.
- This option requires a commitment of resources.

Alternative 2: Renovate Existing Courthouses

The existing Fresno County Courthouse, M Street Courthouse, and North Annex Jail space will be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. A detailed estimate was not prepared for this alternative because preliminary investigations deemed the solution impracticable. Implementation of this alternative is constrained by the site configuration, current county ownership of the buildings, and disruption to court and county operations. A renovation without a sizable expansion does not remedy overcrowding.

Advantage:

This option will improve security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council standards.

Disadvantages:

- A Seismic Renovation Project Feasibility Report was conducted in January 2019 to develop conceptual seismic retrofit schemes, determine the collateral impacts and associated construction costs of the retrofit schemes, and perform cost-benefit analyses to determine the most appropriate renovation strategy for the Fresno County Courthouse. The analysis determined that a baseline seismic retrofit was feasible. The estimated hard construction cost was \$103 million, the cost-benefit ratio 0.65, and extension of asset life 15 years. However, a baseline retrofit project will correct only seismic deficiencies. The baseline retrofit will not address fire and life safety code or operational and spatial deficiencies. More robust retrofit options that corrected code deficiencies and extended the asset life to 50 years were estimated at a hard construction cost of \$243 million. A total project cost including soft costs, phasing, and swing costs will approximate the replacement cost of the facility due to the need for swing space and phasing. The disruption to court operations will be substantial.
- The county holds the title for the existing North Annex Jail. The Judicial Council has no right to renovate or expand on the site without the cooperation from, collaboration with, and compensation to the county. This would also preclude the use of lease revenue bonds to fund the construction.
- The M Street facility is leased from a private landlord. The Judicial Council has no right to renovate or expand on the site without the cooperation from, collaboration with, and compensation to the landlord. This would also preclude the use of lease revenue bonds to fund the construction.
- This alternative will be disruptive to court operations and incur costs for swing space while renovations are ongoing.
- This alternative requires authorization of funds for acquisition, design, and construction.

Alternative 3: Defer This Project

Advantage:

This alternative requires no additional commitment of resources.

Disadvantages:

- This is an urgently needed project. The existing facilities do not provide proper security, are overcrowded, and are in deteriorating physical condition. There are infrastructure, functional, and security issues that severely affect the court's efficiency.
- Delay of this project limits the court's ability to modernize existing operations to operate effectively for enhanced public service and staff efficiency.
- This option leaves a FEMA P-154-rated High-Risk seismically deficient building in service.
- Over \$42 million in expenditures is needed to address deferred maintenance and security system refresh.

E. Recommended Solution:

1. Which alternative and why?

The recommended option is Alternative 1: Build a New, 36-Courtroom Courthouse. This alternative provides the best solution for the superior court and for the benefit of all county residents.

2. Detailed scope description.

The project will provide construction of a new, 36-courtroom courthouse of approximately 413,000 SF in the city of Fresno. It will consolidate three buildings—the severely deficient and overcrowded Fresno County Courthouse, the court space in the North Annex Jail, and the court space in the M Street Courthouse—and provide two additional courtrooms in anticipation of funding for future judgeships. The project includes solar and secure parking for judicial officers. Parking for staff and the public is not included in the project. Parking needs will be assessed during the site selection and CEQA processes. The project will require acquisition of a site of approximately 2.1 acres.

The New Fresno Courthouse is proposed because of the current operational inefficiency due to court functions being divided amongst three locations in downtown Fresno, an increase of the number of courtrooms to help meet assessed judicial need, and numerous and severe deficiencies in the existing Fresno County Courthouse, North Annex Jail, and M Street Courthouse, which make them substantially out of compliance with regulatory safety, seismic, and accessibility codes and Judicial Council standards.

3. Basis for cost information.

Estimated total project costs are based on a conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option will accomplish the following needed improvements to the superior court and enhance its ability to serve the public:

- Enhance the public's access to justice by providing a modern, safe, and accessible courthouse.
- Relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in Fresno County by consolidating court operations into one location.
- Improve operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council standards.

- Vacate court operations and calendars from the existing seismically deficient Fresno County Courthouse and allow terminations of a county joint occupancy agreement at the North Annex Jail and of the M Street Courthouse lease.
- Improve operational efficiencies, allowing the court to operate effectively and efficiently.

5. Complete description of impact on support budget.

Impact on the trial court operations budgets for fiscal year (FY) 2027–28 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2027–28 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$1.2 million for Judicial Council–funded O&M and security. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the new facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$76,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The priority list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The project will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating the existing structure is disruptive and costly due to the lack of suitable swing space. Prior studies indicate that the most advantageous approach is a replacement facility for the Fresno County

Courthouse. The Judicial Council has no right to renovate or expand the North Annex Jail or M Street Courthouse without cooperation and collaboration with and compensation to the facility title holder.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council has established a Project Advisory Group (of representatives from the local court, county, and others) to develop site selection criteria that address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP)—Cover Sheet
DF-151 (REV 07/21)

Fiscal Year 2027–28	Business Unit 0250	Department Judicial Branch	Priority No. 02
Budget Request Name 0250-XXX-COBCP-2027-GB	Capital Outlay Program ID 0165	Capital Outlay Project ID 000XXXX	

Project Title
Contra Costa County—New Richmond Courthouse

Project Status and Type
Status: ☒ New ☐ Continuing Type: ☒ Major ☐ Minor

Project Category (Select one)

☒ CRI (Critical Infrastructure)	☐ WSD (Workload Space Deficiencies)	☐ ECP (Enrollment Caseload Population)	☐ SM (Seismic)
☐ FLS (Fire Life Safety)	☐ FM (Facility Modernization)	☐ PAR (Public Access Recreation)	☐ RC (Resource Conservation)

Total Request (in thousands) \$ 18,835	Phase(s) to be Funded Acquisition	Total Project Cost (in thousands) \$ 182,333
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Budget Request Summary

The Judicial Council of California requests \$18,835,000 General Fund for the Acquisition phase of the New Richmond Courthouse in Contra Costa County. The proposed new courthouse project will provide construction of a new, six-courtroom courthouse of approximately 62,000 square feet (SF) in the city of Richmond. The project includes solar, secure parking for judicial officers, and surface parking spaces. The estimated total project cost is \$182,333,000. The project will require acquisition of a site of approximately 3.0 acres. The project will use the design-build delivery method and will replace one existing facility.

Requires Legislation ☐ Yes ☒ No	Code Section(s) to be Added/Amended/Repealed	CCCI 10135
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Requires Provisional Language ☐ Yes ☒ No	Budget Package Status ☐ Needed ☒ Not Needed ☐ Existing
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Impact on Support Budget

One-Time Costs	☒ Yes ☐ No	Swing Space Needed	☐ Yes ☒ No
Future Savings	☐ Yes ☒ No	Generate Surplus Property	☒ Yes ☐ No
Future Costs	☒ Yes ☐ No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By Tamer Ahmed	Date 8/3/2026	Reviewed By Angela Cowan	Date 8/3/2026
Chief Deputy Director Robert Oyung	Date 8/3/2026	Administrative Director Michelle Curran	Date 8/3/2026

Department of Finance Use Only	
Principal Program Budget Analyst Click or tap here to enter text.	Date submitted to the Legislature

A. COBCP Abstract:

Contra Costa County—New Richmond Courthouse: \$18,835,000 for Acquisition. The project includes the construction of a new, six-courtroom courthouse of approximately 62,000 SF in the city of Richmond. The project includes solar, secure parking for judicial officers, and surface parking spaces. The project will require acquisition of a site of approximately 3.0 acres. Total project costs are estimated at \$182,333,000, including Acquisition (\$18,835,000), Performance Criteria (\$2,058,000), and Design-Build (\$161,440,000). The design-build amount includes \$129,241,000 for the construction contract, \$3,877,000 for contingency, and \$28,322,000 for other project costs. Acquisition is scheduled to begin in July 2027 and complete in December 2030. The Performance Criteria is scheduled to begin in December 2030 and will be approved in December 2031. Design-Build is scheduled to begin in May 2032 and will be completed in March 2038.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Superior Court of Contra Costa County facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan* and prioritization methodology adopted on October 24, 2008. The [*Reassessment of Trial Court Capital-Outlay Projects*](#), which is the basis for the *Judicial Branch Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building;
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards;
- Court security features within buildings;
- Access to court services;
- Overcrowding; and
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events.

Through this assessment process, Contra Costa County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Critical Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch.

Program Need: The New Richmond Courthouse will accomplish the following needed improvements to the superior court and enhance its ability to serve the public:

- Provide a modern, accessible, safe, and efficient courthouse to serve western county communities.
- Enhance the public's access to justice by relieving the current space shortfall, increasing security, and replacing a functionally deficient building in Contra Costa County.
- Improve operational efficiency and customer service as well as public safety by replacing a facility that is noncompliant with contemporary fire and life safety and ADA codes.
- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions, including:
 - Safe and secure internal circulation that maintains separate zones for the public, judicial officers and staff, and in-custody defendants;
 - Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas;

- Adequate visitor security screening and queuing in the entrance area;
- Attorney-client interview rooms;
- An adequately sized self-help area;
- Jury assembly with capacity for typical jury pools;
- ADA accessible spaces;
- Adequate staff workstations and meeting spaces; and
- A facility with dependable physical infrastructure.
- Avoid future expenditure of over \$11 million for deferred maintenance and security system refresh.
- Vacate a Federal Emergency Management Agency (FEMA) P-154 High-Risk-rated, seismically deficient building.

The Superior Court of Contra Costa County occupies 12 buildings in five cities in approximately 407,000 SF of space in Contra Costa County. Refer to Attachment A for a complete listing of Contra Costa court facilities. Court facilities are located in Martinez, Walnut Creek, Pittsburg, and Richmond. The Concord facility is not currently in operation. The superior court uses a regional service model. Half of the facilities are in Martinez, including the main civil, probate, criminal, and family law courthouses. In addition, the main arraignment courthouse adjacent to the jail annex and staff training and records storage are located in Martinez. Juvenile justice matters are conducted in Martinez outside of the downtown area near the juvenile hall. The main juvenile and traffic courthouse is in Walnut Creek. The courthouses in Pittsburg, serving eastern county communities, and in Richmond, serving western county communities, hear criminal, traffic, civil, family law, and small claims matters. Jurors are called daily to the A. F. Bray Courthouse in Martinez and courthouses in Pittsburg and Richmond.

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace the Judicial Council-owned George D. Carroll Courthouse. The findings of the infrastructure reassessment are summarized below for the facility affected by this project.

1. George D. Carroll Courthouse (Judicial Council-owned)

2019 Assessment Data

Year Built	1953
Number of Courtrooms	6
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$11,147,086
Annual Operations and Maintenance (O&M) Costs	\$118,000
Security System Refresh Costs	\$397,099

The George D. Carroll Courthouse, at 100 37th Street in the city of Richmond, is a Judicial Council-owned courthouse of approximately 77,000 SF. The superior court occupies approximately 41,000 SF, sharing the building with the District Attorney's Office (approximately 12,000 SF). The facility is a branch courthouse serving the western county area, which includes the following communities: Crockett, El Cerrito, El Sobrante, Hercules, Kensington, North Richmond, Pinole, Point Richmond, Port Costa, Richmond, Rodeo, Rollingwood, San Pablo, and Tilden Park North. The courthouse hears criminal, traffic, civil, and small claims matters and conducts jury trials. It is inadequate for public service and for the operational needs of the court. The building has many deficiencies including security conditions that restrict the ability to safely conduct felony trials, failing infrastructure, fire and life safety systems and ADA code noncompliance, and significant deferred maintenance. Square-footage constraints have resulted in insufficient space for security screening and lobby waiting areas, jury assembly and jury deliberation rooms, overcrowding of public and staff areas, and no separate paths of circulation for in-custody defendants from the public and judges and staff.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities for which title is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch's strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary's constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the judicial branch's commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Build a New, Six-Courtroom Courthouse

This alternative will construct a new, six-courtroom courthouse of approximately 62,000 SF in the city of Richmond. The project will include solar, secure parking for judicial officers, and surface parking spaces. The estimated total project cost is \$182,333,000. The project will require acquisition of a site of approximately 3.0 acres.

Advantages:

- This option enhances the public's access to justice by providing a modern, safe, and secure courthouse to serve western county communities, relieving the current space shortfall, increasing security, and replacing a functionally deficient building in Contra Costa County.
- A new courthouse improves access to justice and enhances public service and court operational efficiency by being compliant with modern regulatory safety, seismic, and accessibility standards.
- Compliance with modern regulatory security, seismic, and accessibility standards improves safety for the public, staff, and judicial officers.
- A FEMA P-154-rated High-Risk seismically deficient building would be replaced.
- This alternative avoids future expenditure of over \$11 million for deferred maintenance and security system refresh.

Disadvantage:

This alternative requires authorization of funds for site acquisition, design, and construction.

Alternative 2: Renovation of Existing George D. Carroll Courthouse

The George D. Carroll Courthouse will be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. A detailed estimate was not prepared for this alternative because preliminary investigations deemed the solution impracticable. Implementation of this alternative is constrained by the site configuration and disruption to court and county operations. A renovation without a sizable expansion does not remedy overcrowding.

Advantage:

This option will improve court security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council standards.

Disadvantages:

- The building's infrastructure systems are not separated into county and state components. Upgrading infrastructure within the court's space will affect the infrastructure systems building-wide and necessitate renovation in the county-exclusive area.
- A renovation project without sizable expansion does not remedy overcrowding.
- This alternative will be disruptive to court and county operations and incur costs for swing space while renovation is ongoing.

Alternative 3: Defer This Project

Advantage:

No additional commitment of resources is required.

Disadvantages:

- This is an urgently needed project. The existing facility does not provide proper security, is overcrowded, and is in deteriorating physical condition. It has infrastructure, functional, and security issues that severely affect the court's efficiency.
- Delay of this project limits the court's ability to modernize existing operations to operate effectively for enhanced public service and staff efficiency.
- This option leaves a FEMA P-154-rated High-Risk seismically deficient building in service.
- Over \$11 million is needed to address deferred maintenance and security system refresh.

E. Recommended Solution:

1. Which alternative and why?

The recommended solution is Alternative 1: Build a New, Six-Courtroom Courthouse. This alternative provides the best solution for the superior court and for Contra Costa County residents.

2. Detailed scope description.

The proposed new courthouse project will provide construction of a new, six-courtroom courthouse of approximately 62,000 SF in the city of Richmond. Space will be provided for multipurpose courtrooms, jury assembly, central holding, and self-help. The project includes solar, secure parking for judicial officers, and surface parking spaces. The project will require acquisition of a site of approximately 3.0 acres.

The proposed New Richmond Courthouse will replace the George D. Carroll Courthouse. The existing facility is inadequate for public service and for the operational needs of the court. Square footage constraints have resulted in insufficient space for security screening and lobby waiting areas, limited space for jury assembly and jury deliberation, overcrowding of public and staff areas, and no separate paths of circulation for in-custody defendants from the public and judges and staff. These deficiencies pose a safety and security risk to all facility users. The project will relieve these deficiencies, including current space shortfall; improve security including increasing the number of felony trials heard at this location, accessibility, and safety; and allow the court operational efficiency.

3. Basis for cost information.

Estimated total project costs are based on a conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is the best solution for the superior court and will accomplish immediately needed improvements to enhance its ability to serve the public:

- Provide an accessible, safe, and efficient courthouse to serve western county communities.
- Improve safety for the public, staff, and judicial officers, access to justice, and public service through a facility compliant with modern regulatory safety, seismic, and accessibility standards.
- Improve operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council standards.
- Vacate a FEMA P-154-rated High-Risk seismically deficient building.
- Avoid future expenditure for deferred maintenance and security system refresh.

5. Complete description of impact on support budget.

Impact on the trial court operations budgets for fiscal year (FY) 2027–28 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2027–28 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$XXX,000 for Judicial Council-funded O&M and security. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the new facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$XX,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The prioritized list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent

in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The updated drawings will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating the existing building is impracticable and not cost-effective. Such efforts are further constrained by disruption to court and county operations and the lack of suitable swing space.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council will establish a Project Advisory Group to develop site selection criteria that address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns. The Project Advisory Group will consist of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, etc.), the city (including personnel from city management and planning), the local community, and local bar association.

Attachment A

Superior Court of Contra Costa County—Facilities List

	Name	City	No. of Courtrooms	Type	Owner	Year Built
1.	File Unit	Martinez	0	Office	County	1957
2.	Spinetta Family Law Center	Martinez	5	Courthouse	County	2003
3.	Wakefield Taylor Courthouse	Martinez	12	Courthouse	Judicial Council	1901
4.	A. F. Bray Courthouse	Martinez	9	Courthouse	Judicial Council	1986
5.	Jail Annex	Martinez	3	Jail	County	1978
6.	Juvenile Hall	Martinez	1	Jail	County	1971
7.	Contra Costa Records and Training	Martinez	0	Office	Leased	1917
8.	Walnut Creek Courthouse	Walnut Creek	3	Courthouse	Judicial Council	1973
9.	2020 North Broadway	Walnut Creek	0	Office	County	1973
10.	Concord Courthouse*	Concord	0	Courthouse	Judicial Council	1982
11.	Richard E. Arnason Justice Center	Pittsburg	7	Courthouse	Judicial Council	2010
12.	George D. Carroll Courthouse	Richmond	6	Courthouse	Judicial Council	1953

Note: * Currently, the court is not providing service from this facility.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP)—Cover Sheet
DF-151 (REV 07/21)

Fiscal Year 2027–28	Business Unit 0250	Department Judicial Branch	Priority No. 03
Budget Request Name 0250-XXX-COBCP-2027-GB	Capital Outlay Program ID 0165	Capital Outlay Project ID 000XXXX	

Project Title
San Francisco County—New San Francisco Hall of Justice

Project Status and Type
Status: ☒ New ☐ Continuing Type: ☒ Major ☐ Minor

Project Category (Select one)

☒ CRI (Critical Infrastructure)	☐ WSD (Workload Space Deficiencies)	☐ ECP (Enrollment Caseload Population)	☐ SM (Seismic)
☐ FLS (Fire Life Safety)	☐ FM (Facility Modernization)	☐ PAR (Public Access Recreation)	☐ RC (Resource Conservation)

Total Request (in thousands) \$ 67,230	Phase(s) to be Funded Acquisition	Total Project Cost (in thousands) \$ 883,030
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Budget Request Summary

The Judicial Council of California requests \$67,230,000 General Fund for the Acquisition phase of the New San Francisco Hall of Justice in San Francisco County. The proposed new courthouse project will provide construction of a new, 24-courtroom courthouse of approximately 275,000 square feet (SF) in the city of San Francisco. The project includes secure parking for judicial officers. The estimated total project cost is \$883,030,000. The project will require acquisition of a site of 1.67 acres based on a feasibility study. The project will use the design-build delivery method and will consolidate two existing facilities.

Requires Legislation ☐ Yes ☒ No	Code Section(s) to be Added/Amended/Repealed	CCCI 10135
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Requires Provisional Language ☐ Yes ☒ No	Budget Package Status ☐ Needed ☒ Not Needed ☐ Existing
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Impact on Support Budget

One-Time Costs	☒ Yes ☐ No	Swing Space Needed	☐ Yes ☒ No
Future Savings	☐ Yes ☒ No	Generate Surplus Property	☐ Yes ☒ No
Future Costs	☒ Yes ☐ No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By Tamer Ahmed	Date 8/3/2026	Reviewed By Angela Cowan	Date 8/3/2026
Chief Deputy Director Robert Oyung	Date 8/3/2026	Administrative Director Michelle Curran	Date 8/3/2026

Department of Finance Use Only	
Principal Program Budget Analyst Click or tap here to enter text.	Date submitted to the Legislature

A. COBCP Abstract:

San Francisco County—New San Francisco Hall of Justice: \$67,230,000 for Acquisition. The project includes the construction of a new, 24-courtroom courthouse of approximately 275,000 SF in the city of San Francisco. The project includes secure parking for judicial officers. The project will require acquisition of a site of 1.67 acres based on a feasibility study. Total project costs are estimated at \$883,030,000, including Acquisition (\$67,230,000), Performance Criteria (\$14,972,000), and Design-Build (\$800,828,000). The design-build amount includes \$646,117,000 for the construction contract, \$19,384,000 for contingency, \$6,376,000 for site costs, \$34,804,000 for architectural and engineering services, and \$94,147,000 for other project costs. Acquisition is scheduled to begin in July 2027 and complete in March 2031. The Performance Criteria is scheduled to begin in March 2031 and will be approved in March 2032. Design-Build is scheduled to begin in August 2032 and will be completed in August 2040.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Superior Court of San Francisco County facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan* and prioritization methodology adopted on October 24, 2008. The [Reassessment of Trial Court Capital-Outlay Projects](#), which is the basis for the *Judicial Branch Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building;
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards;
- Court security features within buildings;
- Access to court services;
- Overcrowding; and
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events.

Through this assessment process, San Francisco County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Critical Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch.

Feasibility Study: In 2023–24, a feasibility study was funded by the Superior Court of San Francisco County to compare the advantages and disadvantages of four site options (varying in site sizes/configurations) for the New Hall of Justice project on/adjacent to the site of the existing Hall of Justice (HOJ). The study was completed in April 2024. The Judicial Council's Court Facilities Advisory Committee (CFAC) reviewed and discussed the study at its public meeting in June 2024, which is available under [Tab 3B of the meeting materials](#). Costs for the preferred Site Option 3—for 1.67 acres on/adjacent to the site of the existing HOJ—are reflected herein.

Program Need: The New San Francisco Hall of Justice will accomplish the following needed improvements to the superior court and enhance its ability to serve the public:

- Provide a modern, accessible, safe, and efficient courthouse to serve all county residents.
- Enhance the public's access to justice by relieving the current space shortfall, increasing security, and replacing court operations and calendars in functionally deficient buildings in San Francisco County.
- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions, including:
 - Safe and secure internal circulation that maintains separate zones for the public, judicial officers and staff, and in-custody defendants;
 - Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas;
 - Adequate visitor security screening and queuing in the entrance area;
 - Attorney-client interview rooms;
 - Jury assembly with capacity for typical jury pools;
 - Adequate public spaces for collaborative court services and waiting areas for courtrooms and the clerk's office;
 - ADA accessible spaces;
 - Adequate staff workstations and meeting spaces; and
 - A facility with dependable physical infrastructure.
- Consolidate operations and functions to optimize use of court facilities for improved operational efficiency and customer service.
- Avoid future expenditure of over \$40 million for deferred maintenance and security system refresh.
- Vacate a Federal Emergency Management Agency (FEMA) P-154 High-Risk-rated, seismically deficient building.

The Superior Court of San Francisco County occupies four buildings in San Francisco in approximately 376,000 SF of space. The Civic Center Courthouse functions as the main courthouse, housing the court administration and self-help center as well as handling civil, probate, and family law case types. The existing HOJ handles criminal and traffic case types. The Community Justice Center handles collaborative case types. The Juvenile Justice Center handles juvenile justice and juvenile traffic case types.

The superior court has significant challenges providing safe, secure, and efficient court operations in its current facilities. Among the deficiencies are a number of very small courtrooms with limited utility, the lack of adequate criminal and jury capable courtrooms, and outdated spaces that do not function well for current operational needs. For example, the existing HOJ has significant security, functional, physical, and seismic deficiencies, while the court's spaces within the Community Justice Center and Juvenile Justice Center are not well suited for modernized court operations in addition to the security deficiencies.

Name	City	Number of Courtrooms	Type	Owner	Year Built
Civic Center Courthouse	San Francisco	38	Courthouse	County	1998
Hall of Justice	San Francisco	23	Multi-use	County	1958
Community Justice Center (Polk Street Annex)	San Francisco	1	Multi-use	Lease	1990
Juvenile Justice Center	San Francisco	5	Jail	County	1950

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace the court's operations and calendars currently in the county-owned HOJ and in the leased Community Justice Center. The findings of the infrastructure reassessment are summarized below for the facility affected by this project.

1. Hall of Justice (county-owned)

2019 Assessment Data

Year Built	1958
Number of Courtrooms	23
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$40,476,226
Annual Operations and Maintenance (O&M) Costs	\$299,165
Security System Refresh Costs	\$47,739

The Hall of Justice, located at 850 Bryant Street in the city of San Francisco, is a 712,000 SF, county-owned building. The court occupies approximately 118,000 SF primarily in the east wing of the HOJ, which functions as the court's criminal and traffic court facility. One courtroom is located on the basement (ground) floor. The criminal and traffic clerk offices and four courtrooms are located on the first (main) floor. Ten courtrooms and two hearing rooms are located on the second floor, and six courtrooms are located on the third floor. Jury assembly occurs in this facility, with jurors called daily.

The HOJ is a multi-use facility that lacks appropriate security and space to provide safe and efficient court operations. There is no separate path of circulation for in-custody defendants, and there is only a partial path of circulation to separate judges and staff. The judicial parking, some judicial chambers, traffic hearing rooms, and clerks' office can only be reached from public circulation corridors. The facility lacks the necessary space and adjacencies for efficient court operations. Some courtrooms do not have jury boxes, which limits their use. There is insufficient clerk space, attorney-client meeting rooms, and witness waiting rooms. The traffic division functions are scattered. The facility is noncompliant with contemporary fire and life safety codes lacking a fire sprinkler system and site fire water tank. Not all courtrooms are ADA accessibility, lacking access to jury boxes, witness stands, clerk's stations, and judge's benches, nor restrooms for the public or jury deliberation.

2. Community Justice Center (Polk Street Annex) (lease)

2019 Assessment Data

Year Built	1990
Number of Courtrooms	1
10-Year FCI	Not assessed
FEMA P-154 Seismic Rating	Not assessed
Deferred Maintenance	\$1,758
Annual O&M Costs	\$37,911
Security System Refresh Costs	Not assessed

The Community Justice Center (Polk Street Annex), located at 575 Polk Street in the city of San Francisco, is a privately owned building in which the court occupies approximately 8,900 SF for its collaborative court calendars/operations. The justice center affords a partnership between the court and the county to offer collaborative court services. As collaborative courts involve alternative sentencing and treatment options for convicted individuals, there is a community of stakeholders and justice partners that serve and support the program.

The lease space includes entrance screening, a courtroom for collaborative court case types, offices, judicial chambers, and in-custody holding facilities. It lacks appropriate security and layout for modernized court operations including no separate paths of circulation for the public, in-custody defendants, and judges/staff. In the center of the courtroom, there is a structural column

that obstructs the judge's view and sightlines, which is a safety issue. There is a space shortfall for justice and collaborative service partners to support clients' holistic needs on site, ensuring they receive support immediately after court appearances.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities for which title is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch's strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary's constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the judicial branch's commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Build a New, 24-Courtroom Courthouse

This alternative will construct a new, 24-courtroom courthouse of approximately 275,000 SF in the city of San Francisco. The project will include secure parking for judicial officers. Staff and public parking are not currently included in the project. Parking needs will be assessed during the Acquisition phase site selection and California Environmental Quality Act (CEQA) process. The estimated total project cost is \$883,030,000. The project will require acquisition of a site of 1.67 acres based on the feasibility study described above.

Advantages:

- This option enhances the public's access to justice by providing a modern, safe, and secure courthouse to all county residents, relieving the current space shortfall, increasing security, and replacing court operations and calendars in functionally deficient buildings in San Francisco County.
- A new courthouse improves access to justice and enhances public service and court operational efficiency by being compliant with modern regulatory safety, seismic, and accessibility standards.
- Compliance with modern regulatory safety, seismic, and accessibility standards improves safety for the public, staff, and judicial officers.

- Consolidation of operations and functions optimizes use of court facilities for improved operational efficiency and customer service.
- A FEMA P-154-rated High-Risk seismically deficient building would be vacated.
- This alternative avoids future expenditure of over \$40 million for deferred maintenance and security system refresh.

Disadvantage:

This alternative requires authorization of funds for site acquisition, design, and construction.

Alternative 2: Renovation of Existing Hall of Justice

The existing HOJ and Community Justice Center will be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. A detailed estimate was not prepared for this alternative because preliminary investigations deemed the solution impracticable. Implementation of this alternative is constrained by the site configuration, current county ownership of the existing HOJ and private ownership of the Community Justice Center building, and disruption to court and county operations. A renovation without a sizable expansion does not remedy overcrowding.

Advantage:

This option will improve court security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council standards.

Disadvantages:

- The county holds the title for the existing HOJ and has [plans for its future demolition](#), as soon as the county and court vacate the building.
- The county holds the title for the existing HOJ. The Judicial Council has no right to renovate or expand the building on site without the cooperation of and collaboration with the county, and compensation to the county. This would also preclude the use of lease revenue bonds to fund the construction.
- The Community Justice Center is leased from a private landlord. The Judicial Council has no right to renovate or expand the building on site without the cooperation of and collaboration with the landlord, and compensation to the landlord. This would also preclude the use of lease revenue bonds to fund the construction.
- The existing HOJ's building systems are at or beyond their useful lives.
- The building infrastructure systems are not separated into county and state components. Upgrading infrastructure within the court's space will likely affect the infrastructure systems building-wide and will necessitate renovations in county-exclusive areas.
- A renovation project without a sizable expansion does not remedy overcrowding.
- This alternative will be disruptive to court and county operations and incur very high costs for swing space while renovations are ongoing.
- This alternative requires authorization of funds for acquisition, design, and construction.

Alternative 3: Defer This Project

Advantage:

No additional commitment of resources is required.

Disadvantages:

- This is an urgently needed project. The existing HOJ does not provide proper security, is overcrowded, and is in deteriorating physical condition. It has infrastructure, functional, and security issues that severely affect the court's efficiency.
- Delay of this project limits the court's ability to modernize and consolidate existing operations to operate effectively for enhanced public service and staff efficiency.
- This option leaves a FEMA P-154-rated High-Risk seismically deficient building in service.
- Over \$40 million is needed to address deferred maintenance and security system refresh.

E. Recommended Solution:

1. Which alternative and why?

The recommended solution is Alternative 1: Build a New, 24-Courtroom Courthouse. This alternative provides the best solution for the superior court and for San Francisco County residents.

2. Detailed scope description.

The proposed new courthouse project will provide construction of a new, 24-courtroom courthouse of approximately 275,000 SF in the city of San Francisco. Space will be provided for multipurpose courtrooms, jury assembly, central holding, and collaborative courts. The project includes secure parking for judicial officers. Staff and public parking are not currently included in the project. Parking needs will be assessed during the Acquisition phase site selection and CEQA process. The project will require acquisition of a site, which based on the feasibility study described above is preferably 1.67 acres on/adjacent to the site of the existing HOJ (including the full 820 Bryant Street block, Harriet Street right of way, and a portion of the existing HOJ property).

The proposed New San Francisco Hall of Justice will replace the operations and calendars in the existing HOJ and Community Justice Center. The existing HOJ has significant security, functional, and physical deficiencies including seismic and the lack of separate paths of circulation and adequate courtrooms for criminal trials as well as overcrowding. Consolidating collaborative court operations and calendars into the new courthouse provides modernization, operational efficiency, and improved public service. Locating the new courthouse adjacent to the county jail and in proximity to justice partner agencies benefits court users.

3. Basis for cost information.

Estimated total project costs are based on a conceptual space program included in the feasibility study referenced above and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is the best solution for the superior court and will accomplish immediately needed improvements to enhance its ability to serve the public:

- Provide an accessible, safe, and efficient courthouse to all county residents.
- Improve safety for the public, staff, and judicial officers, access to justice, and public service through a facility compliant with modern regulatory safety, seismic, and accessibility standards.
- Consolidate operations and functions to optimize use of court facilities for improved customer service.
- Improve operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council standards.
- Vacate a FEMA P-154-rated High-Risk seismically deficient building.
- Avoid future expenditure for deferred maintenance and security system refresh.

5. Complete description of impact on support budget.

Impact on the trial court operations budgets for fiscal year (FY) 2027–28 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2027–28 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$XXX,000 for Judicial Council-funded O&M and security. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the new facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$XX,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The prioritized list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The updated drawings will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating the existing building is impracticable and not cost-effective. Such efforts are further constrained by disruption to court and county operations and the lack of suitable and cost-effective swing space.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council will establish a Project Advisory Group to develop site selection criteria that address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns. The Project Advisory Group will consist of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, etc.), the city (including personnel from city management and planning), the local community, and local bar association.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP)—Cover Sheet
DF-151 (REV 07/21)

Fiscal Year 2027–28	Business Unit 0250	Department Judicial Branch	Priority No. 04
Budget Request Name 0250-XXX-COBCP-2027-GB	Capital Outlay Program ID 0165	Capital Outlay Project ID 000XXXX	

Project Title
Orange County—New Orange County Collaborative Courthouse

Project Status and Type
Status: ☒ New ☐ Continuing Type: ☒ Major ☐ Minor

Project Category (Select one)

☒ CRI (Critical Infrastructure)	☐ WSD (Workload Space Deficiencies)	☐ ECP (Enrollment Caseload Population)	☐ SM (Seismic)
☐ FLS (Fire Life Safety)	☐ FM (Facility Modernization)	☐ PAR (Public Access Recreation)	☐ RC (Resource Conservation)

Total Request (in thousands) \$ 15,581	Phase(s) to be Funded Acquisition	Total Project Cost (in thousands) \$ 145,103
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Budget Request Summary

The Judicial Council of California requests \$15,581,000 General Fund for the Acquisition phase of the New Orange County Collaborative Courthouse in Orange County. The proposed new courthouse project will provide construction of a new, four-courtroom courthouse of approximately 50,000 square feet (SF) in the city of Santa Ana. The project includes secure parking for judicial officers. The estimated total project cost is \$145,103,000. The project will require acquisition of a site of approximately 3.3 acres, with a preferred site based on a feasibility study. The project will use the design-build delivery method and will consolidate operations and calendars in two existing facilities.

Requires Legislation ☐ Yes ☒ No	Code Section(s) to be Added/Amended/Repealed	CCCI 10135
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Requires Provisional Language ☐ Yes ☒ No	Budget Package Status ☐ Needed ☒ Not Needed ☐ Existing
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Impact on Support Budget

One-Time Costs	☒ Yes ☐ No	Swing Space Needed	☐ Yes ☒ No
Future Savings	☐ Yes ☒ No	Generate Surplus Property	☐ Yes ☒ No
Future Costs	☒ Yes ☐ No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By Tamer Ahmed	Date 8/3/2026	Reviewed By Angela Cowan	Date 8/3/2026
Chief Deputy Director Robert Oyung	Date 8/3/2026	Administrative Director Michelle Curran	Date 8/3/2026

Department of Finance Use Only	
Principal Program Budget Analyst Click or tap here to enter text.	Date submitted to the Legislature

A. COBCP Abstract:

Orange County—New Orange County Collaborative Courthouse: \$15,581,000 for Acquisition. The project includes the construction of a new, four-courtroom courthouse of approximately 50,000 SF in the city of Santa Ana. The project includes secure parking for judicial officers. The project will require acquisition of a site of approximately 3.3 acres, with a preferred site based on a feasibility study. Total project costs are estimated at \$145,103,000, including Acquisition (\$15,581,000), Performance Criteria (\$1,800,000), and Design-Build (\$127,722,000). The design-build amount includes \$103,365,000 for the construction contract, \$3,101,000 for contingency, and \$21,256,000 for other project costs. Acquisition is scheduled to begin in July 2027 and complete in March 2031. The Performance Criteria is scheduled to begin in March 2031 and will be approved in March 2032. Design-Build is scheduled to begin in August 2032 and will be completed in December 2037.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Superior Court of Orange County facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan* and prioritization methodology adopted on October 24, 2008. The [Reassessment of Trial Court Capital-Outlay Projects](#), which is the basis for the *Judicial Branch Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building;
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards;
- Court security features within buildings;
- Access to court services;
- Overcrowding; and
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events.

Through this assessment process, Orange County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Critical Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch.

Feasibility Study: Currently, a feasibility study funded by the Superior Court of Orange County is in progress comparing the advantages and disadvantages of a site option for locating the New Orange County Collaborative Courthouse on the Flower Street Parking Lot, which is adjacent to the site of the existing Central Justice Center. Though state-owned, the property's use is currently restricted to a county-operated parking lot, and to remove the restriction, options have been discussed with the county, which include acquiring a county-owned parking structure within the Santa Ana Civic Center that provides court user (particularly juror) parking. The Judicial Council's Court Facilities Advisory Committee (CFAC) was presented with aspects of the study, under [Tab 3A of the meeting materials](#), at its public meeting in September 2025. Costs for this preferred site option are reflected herein.

Program Need: The New Orange County Collaborative Courthouse will accomplish the following needed improvements to the superior court and enhance its ability to serve the public:

- Provide a modern, accessible, safe, and efficient courthouse to serve all county residents for the expansion of collaborative court services.

- Enhance the public's access to justice by relieving the current space shortfall, increasing security, and replacing and consolidating collaborative court operations and calendars in functionally deficient buildings in Orange County.
- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions, including:
 - Safe and secure internal circulation that maintains separate zones for the public, judicial officers and staff, and in-custody defendants;
 - Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas;
 - Adequate visitor security screening and queuing in the entrance area;
 - Attorney-client interview rooms;
 - Adequate space for justice and collaborative service partners to support clients' holistic needs on site, ensuring they receive support immediately after court appearances.
 - Adequate public spaces for collaborative court services and waiting areas for courtrooms and the clerk's office;
 - ADA accessible spaces;
 - Adequate staff workstations and meeting spaces; and
 - A facility with dependable physical infrastructure.
- Consolidate operations and functions to optimize use of court facilities for improved operational efficiency and customer service.

The Superior Court of Orange County occupies eight buildings in six cities in approximately 1.2 million SF of space. The largest facility that hears most cases is the Central Justice Center in Santa Ana, which hears all matters except family and juvenile. The Civil Complex Center, adjacent to the Central Justice Center, hears largely complex civil matters. The Community Court in the Central Justice Center Annex, also near the Central Justice Center, hears collaborative case matters. Three regional courthouses hear criminal and traffic matters: North Justice Center, West Justice Center, and Harbor Justice Center. The Betty Lou Lamoreaux Justice Center serves as the primary juvenile and family courthouse. There is currently no courthouse in south Orange County, so a service center in Mission Viejo at times provides self-help and fine payment services for residents.

Name	City	Number of Courtrooms	Type	Owner	Year Built
Central Justice Center	Santa Ana	66	Courthouse	JCC	1968
Central Justice Center Annex (Community Court)	Santa Ana	1	Multi-use	County	1980
Civil Complex Center	Santa Ana	5	Courthouse	County	1980
Lamoreaux Justice Center	Orange	31	Courthouse	JCC	1992
North Justice Center	Fullerton	18	Courthouse	JCC	1970
Stephen K. Tamura Courthouse (West Justice Center)	Westminster	17	Courthouse	JCC	1967
Harbor Justice Center	Newport Beach	14	Courthouse	JCC	1975
Superior Court Service Center	Mission Viejo	0	Multi-use	Leased	2000

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace and consolidate the court's collaborative operations and calendars currently split between the Judicial Council-owned Central Justice Center and county-owned Central Justice Center Annex. The findings of the infrastructure reassessment are summarized below for the facility affected by this project.

1. Central Justice Center (Judicial Council -owned)

2019 Assessment Data

Year Built	1968
Number of Courtrooms	66
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$87,819,174
Annual Operations and Maintenance (O&M) Costs	\$763,863
Security System Refresh Costs	\$546,220

The Central Justice Center, located at 700 Civic Center Drive West in the city of Santa Ana, is the largest courthouse in Orange County and one of the oldest. This courthouse is a 720,000 SF, Judicial Council-owned building of which 323,000 SF is court-exclusive space. All case types are heard in this facility. The CJC has a total of 66 courtrooms and includes the court's administration.

Jury assembly occurs in this facility, with approximately 700 jurors called daily. Most cases in the county are heard in this facility, including nearly all felony trials and civil matters. The facility also hears family law, probate, misdemeanor, traffic, and small claims matters. Since most felonies are tried here, it receives the largest number of in-custody defendants by transport. Owing to a shortage of holding cells and cells that are undersized, in-custody defendants are transported to and from the jail throughout the day.

Circulation within this building is deficient, as there are no separate paths of circulation for in-custody defendants from the public and judges and staff. Due to the building's age, volume of workload, and overall needs, it is operating beyond capacity.

2. Central Justice Center Annex (Community Court) (county-owned)

2019 Assessment Data

Year Built	1980
Number of Courtrooms	1
10-Year FCI	Not assessed
FEMA P-154 Seismic Rating	Not assessed
Deferred Maintenance	\$14,160
Annual O&M Costs	\$23,598
Security System Refresh Costs	\$3,334

The Central Justice Center Annex, located at 909 North Main Street in the city of Santa Ana, is part of a 111,000 SF, county-owned facility of which the court occupies approximately 8,000 SF. This facility houses the primary and busiest collaborative courtroom. The facility is deficient in the areas of security, in-custody transportation, ADA compliance, and holding facilities.

As collaborative courts involve alternative sentencing and treatment options, there is a large community of stakeholders and justice partners that serve and support the program and require adjacent space. The individuals served in this court include those with substance abuse challenges, mental illness, and unstable living environments. With the complexity of issues overseen here, support staff include, among others, representatives from the medical community, probation, the California Department of Veterans Affairs, and the Department of Social Services. The model for success that is followed by all collaborative courts is to partner with justice stakeholders to support the holistic needs of the clients. Consequently, there is a critical need for sufficient office space to provide these services on site to ensure clients receive support immediately after court appearances.

Currently, representatives from community-based programs approach potential and current clients in the overcrowded lobby to offer and provide services. There is no space for material storage, forcing these representatives to keep their belongings in the lobby. There are no separate paths of circulation for in-custody defendants from the public and judges and staff. Security screening is undersized, with lines stretching onto the public sidewalk during peak courthouse hours. An added complexity to the operations involves the large homeless population that is served. As a large percentage of this population is present within just a few miles of the facility, locating the new courthouse within the immediate vicinity will mitigate transportation challenges.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities for which title is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch's strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary's constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the judicial branch's commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Build a New, Four-Courtroom Courthouse

This alternative will construct a new, four-courtroom courthouse of approximately 50,000 SF in the city of Santa Ana. The project will include secure parking for judicial officers. Staff and public parking are not currently included in the project. Parking needs will be assessed during the Acquisition phase site selection and California Environmental Quality Act (CEQA) process. The estimated total project cost is \$145,103,000. The project will require acquisition of a site of approximately 3.3 acres, with a preferred site based on the feasibility study described above.

Advantages:

- This option enhances the public's access to justice by providing a modern, safe, and secure courthouse to all county residents, relieving the current space shortfall, increasing security, and replacing and consolidating collaborative court operations and calendars in functionally deficient buildings in Orange County.

- A new courthouse improves access to justice and enhances public service and court operational efficiency by being compliant with modern regulatory safety, seismic, and accessibility standards.
- Compliance with modern regulatory security, seismic, and accessibility standards improves safety for the public, staff, and judicial officers.
- Consolidation of operations and functions optimizes use of court facilities for improved operational efficiency and customer service.

Disadvantage:

This alternative requires authorization of funds for site acquisition, design, and construction.

Alternative 2: Renovation of Existing Central Justice Center Annex

The existing Central Justice Center Annex will be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. A detailed estimate was not prepared for this alternative because preliminary investigations deemed the solution impracticable. Implementation of this alternative is constrained by the site configuration, current county ownership of the existing Central Justice Center Annex building, and disruption to court and county operations. A renovation without a sizable expansion does not remedy overcrowding.

Advantage:

This option will improve court security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council standards.

Disadvantages:

- The county holds the title for the existing Central Justice Center Annex. The Judicial Council has no right to renovate or expand the building on site without the cooperation of and collaboration with the county, and compensation to the county. This would also preclude the use of lease revenue bonds to fund the construction.
- The building infrastructure systems are not separated into county and state components. Upgrading infrastructure within the court's space will likely affect the infrastructure systems building-wide and will necessitate renovations in county-exclusive areas.
- A renovation project without a sizable expansion does not remedy overcrowding.
- This alternative will be disruptive to court and county operations and incur costs for swing space while renovations are ongoing.
- This alternative requires authorization of funds for acquisition, design, and construction.

Alternative 3: Defer This Project

Advantage:

No additional commitment of resources is required.

Disadvantages:

- This is an urgently needed project. The existing Central Justice Center Annex does not provide proper security, is overcrowded, and is in deteriorating physical condition. It has infrastructure, functional, and security issues that severely affect the court's efficiency.
- Delay of this project limits the court's ability to modernize and consolidate existing operations to operate effectively for enhanced public service and staff efficiency.

- This option does not address needed space for justice and collaborative service partners to support clients' holistic needs on site, ensuring they receive support immediately after court appearances.
- This option does not provide needed ADA accessible spaces and dependable physical infrastructure and systems.

E. Recommended Solution:

1. Which alternative and why?

The recommended solution is Alternative 1: Build a New, Four-Courtroom Courthouse. This alternative provides the best solution for the superior court and for Orange County residents.

2. Detailed scope description.

The proposed new courthouse project will provide construction of a new, four-courtroom courthouse of approximately 50,000 SF in the city of Santa Ana. Space will be provided for courtrooms, holding facilities, collaborative courts, and justice and collaborative service partners. The project includes secure parking for judicial officers. Staff and public parking are not currently included in the project. Parking needs will be assessed during the Acquisition phase site selection and CEQA process. The project will require acquisition of a site, which based on the feasibility study described above is preferably the Flower Street Parking Lot adjacent to the site of the existing Central Justice Center.

The proposed New Orange County Collaborative Courthouse will replace and consolidate the operations and calendars currently split between the Central Justice Center and Central Justice Center Annex. These facilities have significant security, functional, and physical deficiencies including seismic and the lack of separate paths of circulation. Consolidating collaborative court operations and calendars into the new courthouse provides modernization, operational efficiency, and improved public service. Locating the new courthouse within the Santa Ana Civic Center in proximity to justice partner agencies and county jail benefits court users.

3. Basis for cost information.

Estimated total project costs are based on a conceptual space program included in the feasibility study referenced above and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is the best solution for the superior court and will accomplish immediately needed improvements to enhance its ability to serve the public:

- Provide an accessible, safe, and efficient courthouse to all county residents for the expansion of collaborative court services.
- Improve safety for the public, staff, and judicial officers, access to justice, and public service through a facility compliant with modern regulatory safety, seismic, and accessibility standards.
- Consolidate operations and functions to optimize use of court facilities for improved customer service.
- Improve operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council standards.

5. Complete description of impact on support budget.

Impact on the trial court operations budgets for fiscal year (FY) 2027–28 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2027–28 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$XXX,000 for Judicial Council-funded O&M and security. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the new facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$XX,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The prioritized list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The updated drawings will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating the existing building is impracticable and not cost-effective. Such efforts are further constrained by disruption to court and county operations and the lack of suitable and cost-effective swing space.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council will establish a Project Advisory Group to develop site selection criteria that address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns. The Project Advisory Group will consist of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, etc.), the city (including personnel from city management and planning), the local community, and local bar association.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP)—Cover Sheet
DF-151 (REV 07/21)

Fiscal Year 2027–28	Business Unit 0250	Department Judicial Branch	Priority No. 05
Budget Request Name 0250-XXX-COBCP-2027-GB		Capital Outlay Program ID 0165	Capital Outlay Project ID 000XXXX

Project Title
Santa Barbara County—New Santa Barbara Criminal Courthouse

Project Status and Type
Status: ☒ New ☐ Continuing Type: ☒ Major ☐ Minor

Project Category (Select one)

☒ CRI (Critical Infrastructure)	☐ WSD (Workload Space Deficiencies)	☐ ECP (Enrollment Caseload Population)	☐ SM (Seismic)
☐ FLS (Fire Life Safety)	☐ FM (Facility Modernization)	☐ PAR (Public Access Recreation)	☐ RC (Resource Conservation)

Total Request (in thousands) \$ 11,528	Phase(s) to be Funded Performance Criteria	Total Project Cost (in thousands) \$ 257,490
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Budget Request Summary

The Judicial Council of California requests \$11,528,000 General Fund for the Performance Criteria phase of the New Santa Barbara Criminal Courthouse in Santa Barbara County. The proposed new courthouse project will provide construction of a new, eight-courtroom courthouse of approximately 94,000 square feet (SF) on a Judicial Council-owned site in the city of Santa Barbara. The project includes secure parking for judicial officers. The estimated total project cost is \$257,490,000. The project will use the design-build delivery method and will replace and consolidate two existing facilities.

Requires Legislation ☐ Yes ☒ No	Code Section(s) to be Added/Amended/Repealed	CCCI 10187
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Requires Provisional Language ☐ Yes ☒ No	Budget Package Status ☐ Needed ☒ Not Needed ☐ Existing
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Impact on Support Budget

One-Time Costs	☒ Yes ☐ No	Swing Space Needed	☐ Yes ☒ No
Future Savings	☐ Yes ☒ No	Generate Surplus Property	☒ Yes ☐ No
Future Costs	☒ Yes ☐ No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By Tamer Ahmed	Date 8/3/2026	Reviewed By Angela Cowan	Date 8/3/2026
Chief Deputy Director Robert Oyung	Date 8/3/2026	Administrative Director Michelle Curran	Date 8/3/2026

Department of Finance Use Only	
Principal Program Budget Analyst Click or tap here to enter text.	Date submitted to the Legislature

A. COBCP Abstract:

Santa Barbara County—New Santa Barbara Criminal Courthouse: \$11,528,000 for Acquisition. The project includes the construction of a new, eight-courtroom courthouse of approximately 94,000 SF on a Judicial Council-owned site in the city of Santa Barbara. The project includes secure parking for judicial officers. Total project costs are estimated at \$257,490,000, including Acquisition (\$8,280,000), Performance Criteria (\$13,173,000), and Design-Build (\$236,037,000). The design-build amount includes \$186,959,000 for the construction contract, \$5,609,000 for contingency, \$9,629,000 for architectural and engineering services, and \$33,840,000 for other project costs. Acquisition was completed in 2011. The Performance Criteria is scheduled to begin in July 2027 and will be approved in June 2028. Design-Build is scheduled to begin in November 2028 and will be completed in October 2034.

The Judicial Council of California is requesting reactivation of this project. Acquisition of approximately 1.8 acres adjacent to the existing Figueroa Division Courthouse site in downtown Santa Barbara was completed in 2011. Due to insufficient resources in the Immediate and Critical Needs Account, the Judicial Council, at its meeting on August 26, 2016, made a policy decision to place some projects on hold until proper funding could be restored. The impact of the Judicial Council direction to this project was to terminate work in the Preliminary Plan phase then hold until funding is restored. The estimated total project cost of \$257,490,000 includes \$10,348,000 (Acquisition \$8,280,000, Preliminary Plans \$1,645,000, and Working Drawings \$423,000) of expenditures incurred under the prior authority.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Superior Court of Santa Barbara County facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan* and prioritization methodology adopted on October 24, 2008. The [*Reassessment of Trial Court Capital-Outlay Projects*](#), which is the basis for the *Judicial Branch Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building;
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards;
- Court security features within buildings;
- Access to court services;
- Overcrowding; and
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events.

Through this assessment process, Santa Barbara County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Critical Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch.

Program Need: The New Santa Barbara Criminal Courthouse will accomplish the following needed improvements to the superior court and enhance its ability to serve the public:

- Provide a modern, accessible, safe, and efficient courthouse to serve all county residents.
- Enhance the public's access to justice by relieving the current space shortfall, increasing security, and replacing court operations and calendars in functionally deficient buildings in Santa Barbara County.

- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions, including:
 - Safe and secure internal circulation that maintains separate zones for the public, judicial officers and staff, and in-custody defendants;
 - Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas;
 - Adequate visitor security screening and queuing in the entrance area;
 - Attorney-client interview rooms;
 - Jury assembly with capacity for typical jury pools;
 - ADA accessible spaces;
 - Adequate staff workstations and meeting spaces; and
 - A facility with dependable physical infrastructure.
- Consolidate operations and functions to optimize use of court facilities for improved operational efficiency and customer service.
- Avoid future expenditure of over \$8.5 million for deferred maintenance and security system refresh.
- Vacate a Federal Emergency Management Agency (FEMA) P-154 High-Risk-rated, seismically deficient building.

The Superior Court of Santa Barbara County occupies 12 buildings in approximately 213,000 SF of space (see Attachment A). Full-service operations are located in both Santa Barbara and Santa Maria. Historically, the city of Santa Barbara had the highest concentration of residents in the county, though Santa Maria has the fastest growing population. The court also operates branch courthouses in Lompoc and Solvang: Lompoc hears criminal, civil, unlawful detainers, traffic, and family law case matters, and Solvang has historically operated part time for traffic case matters.

The superior court has significant challenges providing safe, secure, and efficient court operations in its current facilities, which are substantially out of compliance with safety, seismic, and accessibility codes, and Judicial Council facilities standards.

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace and consolidate the court's operations and calendars currently in the Figueroa Division Courthouse (six courtrooms) and juror services and operations in the Santa Barbara Jury Assembly Building and will consolidate two criminal courtrooms in the county-owned HOJ Anacapa Division - Santa Barbara County Historic Courthouse. The findings of the infrastructure reassessment are summarized below for the facility affected by this project.

1. Anacapa Division - Santa Barbara County Historic Courthouse (county-owned)

2019 Assessment Data

Year Built	1929
Number of Courtrooms	6
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	Not assessed
Annual Operations and Maintenance (O&M) Costs	Not assessed
Security System Refresh Costs	Not assessed

The Anacapa Division - Santa Barbara County Historic Courthouse, located at 1100 Anacapa Street in downtown Santa Barbara, is a 135,000 SF, county-owned and managed historic building. The court occupies approximately 65,000 SF. This court facility is the oldest operating facility in the county and is considered a historic landmark and tourist destination. The court operates six courtrooms that hear criminal, civil, family law, juvenile, probate, appeals, and small claims case matters. Two of its six courtrooms hear criminal matters. The facility houses the civil/family legal

process unit, the self-help center, IT workspaces and the primary server room, and workspaces for finance, mediation, court reporter, and research attorneys. This courthouse also functions as a historical destination for tourists and is open to the public for tours. The building has a single set of public corridors, with no separate secure paths for the public, in-custody defendants, and judicial officers and staff. While this building provides minimal ADA compliance for public circulation, the courtrooms are not ADA accessible. Overall, it is difficult for those with disabilities to maneuver. Technological upgrades such as security cameras, electronic signage, and key card access are challenging to implement and update due to the historical nature of this building.

2. Figueroa Division Courthouse (Judicial Council-owned)

2019 Assessment Data

Year Built	1953
Number of Courtrooms	6
10-Year FCI	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$8,557,010
Annual O&M Costs	\$191,010
Security System Refresh Costs	\$124,608

The Figueroa Division Courthouse is located at 118 East Figueroa Street in downtown Santa Barbara. The building is approximately 47,000 SF, fully occupied by the court, and owned and managed by the Judicial Council. There are six courtrooms and space for administration and in-custody holding facilities. The six courtrooms hear criminal, appeals, and traffic case matters. The courthouse serves as the main criminal courthouse for southern Santa Barbara County. The building also accommodates court administration, central holding, a children's waiting room, human resources, an interpreter's lounge, two judicial conference rooms, and IT workspace, as well as clerical space and public service windows for criminal, traffic, records, and appeals. The building is ADA deficient in multiple areas (doors, restrooms, courtrooms, elevators) and lacks secure in-custody and judicial circulation and elevators. There are no separate secure paths of circulation for the public, in-custody defendants, and judicial officers and staff, judges. Building systems, such as mechanical and plumbing systems, are at the end of their life cycle. Following construction of the New Santa Barbara Criminal Courthouse and this facility's operations and calendars consolidated into the new courthouse, the disposition of this facility can be determined.

3. Santa Barbara Jury Assembly Building (Judicial Council-owned)

2019 Assessment Data

Year Built	1998
Number of Courtrooms	1
10-Year FCI	Not assessed
FEMA P-154 Seismic Rating	Not assessed
Deferred Maintenance	Not assessed
Annual O&M Costs	Not assessed
Security System Refresh Costs	Not assessed

The Santa Barbara Jury Assembly Building is located at 1108 Santa Barbara Street in downtown Santa Barbara. This building is approximately 8,000 SF and owned and managed by the Judicial Council. It houses the jury services office, jury assembly room, and one courtroom, which had been used historically for juvenile justice and dependency case matters. For jurors, the distance from this facility to the trial courtrooms in the Anacapa Division - Santa Barbara County Historic Courthouse and Figueroa Division Courthouse makes delivering jury panels to be a long and inefficient process, often delaying court proceedings. Jurors do not enter through weapons screening until they reach

the two main courthouses, which delays courtroom delivery of juries. The facility does not have entrance security screening. Following construction of the New Santa Barbara Criminal Courthouse this facility's juror services and operations consolidated into the new courthouse, the disposition of this facility can be determined.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities for which title is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch's strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary's constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the judicial branch's commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Build a New, Eight-Courtroom Courthouse

This alternative will construct a new, eight-courtroom courthouse of approximately 94,000 SF in the city of Santa Barbara. The project will include secure parking for judicial officers. Staff and public parking are not currently included in the project. The estimated total project cost is \$257,490,000. The new courthouse will be constructed on a Judicial Council-owned site immediately behind the existing Figueroa Division Courthouse.

Advantages:

- This option enhances the public's access to justice by providing a modern, safe, and secure courthouse to all county residents, relieving the current space shortfall, increasing security, and replacing court operations and calendars in functionally deficient buildings in Santa Barbara County.
- A new courthouse improves access to justice and enhances public service and court operational efficiency by being compliant with modern regulatory safety, seismic, and accessibility standards.
- Compliance with modern regulatory security, seismic, and accessibility standards improves safety for the public, staff, and judicial officers.

- Consolidation of operations and functions optimizes use of court facilities for improved operational efficiency and customer service.
- A FEMA P-154-rated High-Risk seismically deficient building would be vacated.
- This alternative avoids future expenditure of over \$8.5 million for deferred maintenance and security system refresh.

Disadvantage:

This alternative requires authorization of funds for site acquisition, design, and construction.

Alternative 2: Renovation of Existing Court Facilities

The three existing Santa Barbara facilities (Figueroa Division Courthouse, Anacapa Division - Santa Barbara County Historic Courthouse, and Santa Barbara Jury Assembly Building) will be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Detailed estimates were not prepared for this alternative; preliminary investigations deemed the solution requiring multiple projects impracticable and not cost-effective. Implementation of this alternative is further constrained by county ownership of the Anacapa Division Courthouse as well as by disruption to court and county operations. Multiple renovation projects would be required, yet without sizable expansions, the projects would still not remedy overcrowding

Advantage:

This option will improve court security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council standards.

Disadvantages:

- Compared to Alternative 1, this alternative requires authorization of funds for acquisition, design, and construction of multiple capital-outlay projects, making it not cost-effective.
- The county holds the title for the existing Anacapa Division - Santa Barbara County Historic Courthouse. The Judicial Council has no right to renovate or expand the building on site without the cooperation of and collaboration with the county, and compensation to the county. This would also preclude the use of lease revenue bonds to fund the construction.
- The building infrastructure systems are not separated into county and state components. Upgrading infrastructure within the court's space will likely affect the infrastructure systems building-wide and will necessitate renovations in county-exclusive areas.
- The existing Figueroa Division Courthouse building systems are at or beyond their useful lives.
- A renovation project without a sizable expansion does not remedy overcrowding.
- This alternative will be disruptive to court and county operations and incur very high costs for swing space while renovations are ongoing.

Alternative 3: Defer This Project

Advantage:

No additional commitment of resources is required.

Disadvantages:

- This is an urgently needed project. The existing court facilities do not provide proper security, are overcrowded, and are in deteriorating physical condition. There are infrastructure, functional, and security issues that severely affect the court's efficiency.

- Delay of this project limits the court's ability to modernize and consolidate existing operations to operate effectively for enhanced public service and staff efficiency.
- This option leaves a FEMA P-154-rated High-Risk seismically deficient building in service.
- Over \$8.5 million is needed to address deferred maintenance and security system refresh.

E. Recommended Solution:

1. Which alternative and why?

The recommended solution is Alternative 1: Build a New, Eight-Courtroom Courthouse. This alternative provides the best solution for the superior court and for Santa Barbara County residents.

2. Detailed scope description.

The proposed new courthouse project will provide construction of a new, eight-courtroom courthouse of approximately 94,000 SF in the city of Santa Barbara. Space will be provided for multipurpose courtrooms, jury assembly, central holding, and self-help services. The project includes secure parking for judicial officers. Staff and public parking are not currently included in the project. The new courthouse will be constructed on a Judicial Council-owned site immediately behind the existing Figueroa Division Courthouse.

The proposed New Santa Barbara Criminal Courthouse will replace and consolidate the operations and calendars in the existing Figueroa Division Courthouse, consolidate criminal court operations and calendars of two courtrooms in the historic Anacapa Division - Santa Barbara County Courthouse, and consolidate juror services and operations in the Santa Barbara Jury Assembly Building. The existing Anacapa and Figueroa division courthouses have significant security, functional, and physical deficiencies including seismic and the lack of separate paths of circulation and adequate courtrooms for criminal trials as well as overcrowding. Consolidating court operations and calendars into the new courthouse provides modernization, operational efficiency, and improved public service. Locating the new courthouse adjacent to the existing Figueroa Division Courthouse and in proximity to justice partner agencies benefits court users.

3. Basis for cost information.

Estimated total project costs are based on a conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is the best solution for the superior court and will accomplish immediately needed improvements to enhance its ability to serve the public:

- Provide an accessible, safe, and efficient courthouse to all county residents.
- Improve safety for the public, staff, and judicial officers, access to justice, and public service through a facility compliant with modern regulatory safety, seismic, and accessibility standards.
- Consolidate operations and services into a single court facility to optimize use of court facilities for improved customer service.
- Improve operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council standards.
- Vacate a FEMA P-154-rated High-Risk seismically deficient building.
- Avoid future expenditure for deferred maintenance and security system refresh.

5. Complete description of impact on support budget.

Impact on the trial court operations budgets for fiscal year (FY) 2027–28 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2027–28 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$XXX,000 for Judicial Council-funded O&M and security. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the new facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$XX,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The prioritized list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The updated drawings will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating multiple existing buildings is impracticable and not cost-effective. Such efforts are further constrained by county ownership of one of the three existing buildings as well as by disruption to court and county operations and the lack of suitable and cost-effective swing space.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project has completed a thorough and responsible California Environmental Quality Act process in acquiring the Judicial Council-owned site for the new courthouse.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council will establish a Project Advisory Group to develop site selection criteria that address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns. The Project Advisory Group will consist of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, etc.), the city (including personnel from city management and planning), the local community, and local bar association.

Attachment A

Superior Court of Santa Barbara County—Facilities List

	Name	City	No. of Courtrooms	Type	Owner	Year Built
1.	Anacapa Division - Santa Barbara County Historic Courthouse	Santa Barbara	6	Courthouse	County	1929
2.	Figueroa Division Courthouse	Santa Barbara	6	Courthouse	Judicial Council	1953
3.	Santa Barbara Court Trailer	Santa Barbara	0	Modular	County	n/a
4.	Santa Barbara Jury Assembly Bldg.	Santa Barbara	0	Multi-use	Judicial Council	1998
5.	Lompoc Division Courthouse	Lompoc	2	Courthouse	County	1998
6.	Solvang Division Courthouse	Solvang	1	Multi-use	County	1995
7.	Santa Maria Courts, Bldgs. C/D	Santa Maria	4	Courthouse	County	1970
8.	Santa Maria Courts, Bldgs. A/B	Santa Maria	1	Courthouse	County	1970
9.	Santa Maria Courts, Bldg. F	Santa Maria	0	Office	County	1970
10.	Santa Maria Courts, Bldg. G	Santa Maria	4	Courthouse	County	1970
11.	Santa Maria Courts, Bldg. E	Santa Maria	0	Office	County	2012
12.	Santa Maria Juvenile Courthouse	Santa Maria	1	Courthouse	County	n/a