Trial Court Facility Modification Advisory Committee Meeting

October 30, 2026

Call to Order and Roll Call

- Chair Call to Order and Opening Comments
- Roll Call
  - Trial Court Facility Modification Advisory Committee Chair
  - Trial Court Facility Modification Advisory Committee Members
  - Facilities Services Staff
  - Guests

Consent Calendar

- Minutes from open meeting on August 24, 2026

Director’s Report

- FM Budget Update
- Staffing Update
- Lakeport Courthouse Update

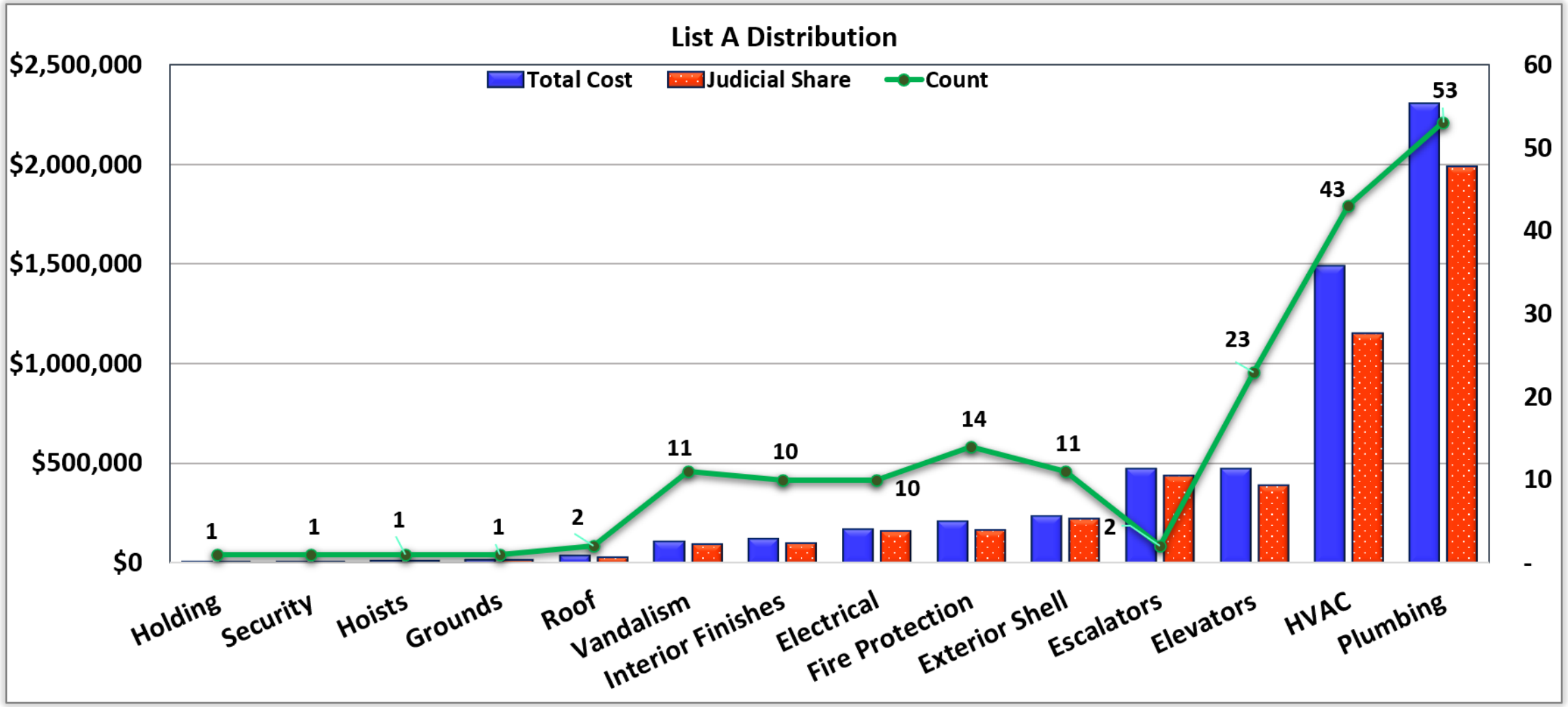
Action Item 1
List A – Emergency Facility Modifications (Priority 1)

- There are 183 new P1 FMs this period
- Total estimated FM Program budget share is $4,828,164

FY 26-27 P1 Budget Allocation	Prior P1 FY 26-27 Approvals	Proposed Approvals	Adjustment to Prior Approvals*	Adjusted Remaining Balance
$30,000,000	$9,538,095	$4,828,164	$591,610	$16,225,352

* Overages/savings for approved project costs

Action Item 1
List A – Emergency Facility Modifications (Priority 1)



Action Item 1
List A – Emergency Facility Modifications (Priority 1)

FM-26-0352-AB - Hollywood Courthouse - Los Angeles - Grounds and Parking

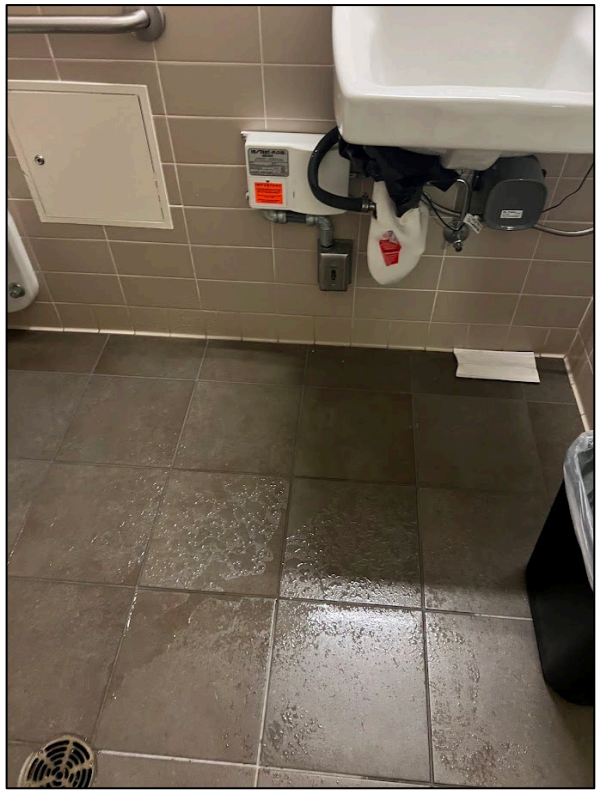


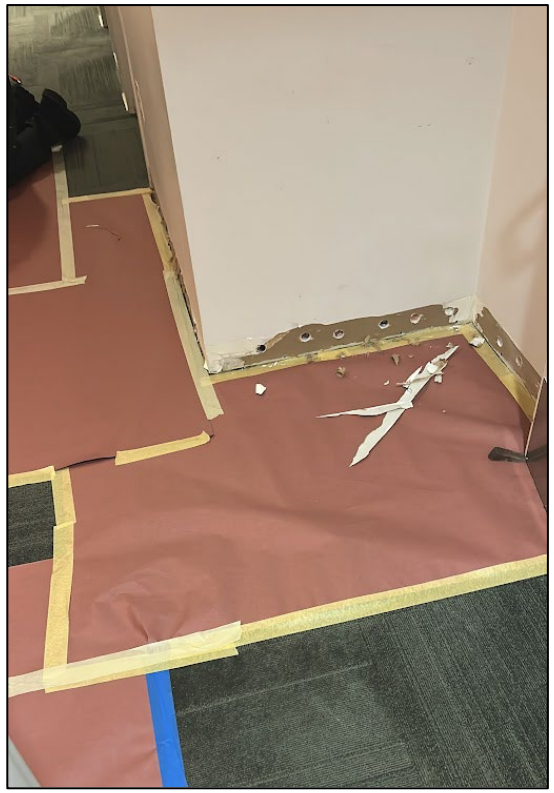


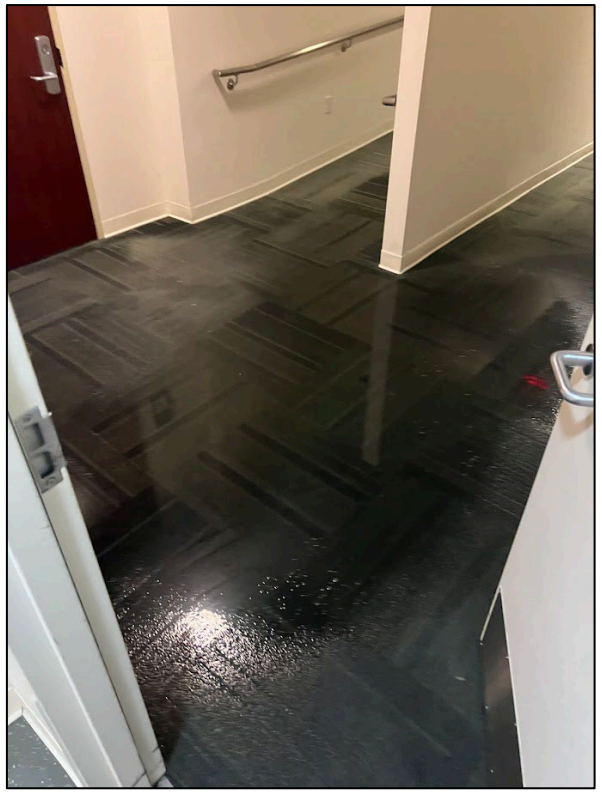


Action Item 1
List A – Emergency Facility Modifications (Priority 1)

FM-26-0357-AB - Richard E. Arnason Justice Center - Contra Costa - Plumbing







Action Item 1
List A – Emergency Facility Modifications (Priority 1)

FM-26-0395-AB - El Centro Criminal Courthouse - Imperial - Interior Finishes





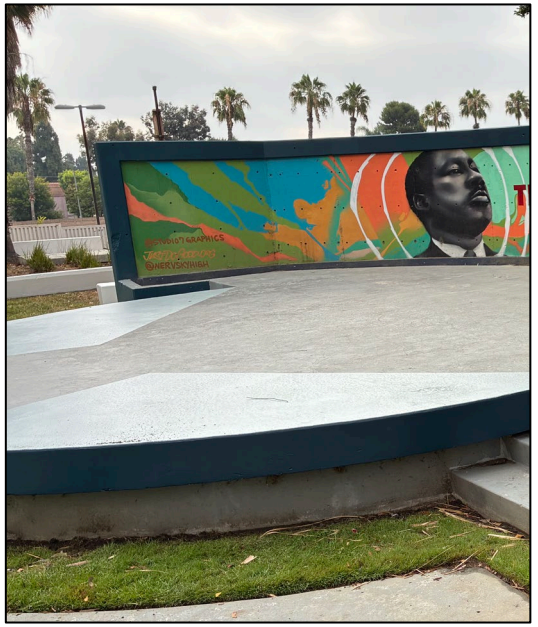
Action Item 1
List A – Emergency Facility Modifications (Priority 1)

FM-26-0511-AB - Compton Courthouse - Los Angeles - Vandalism









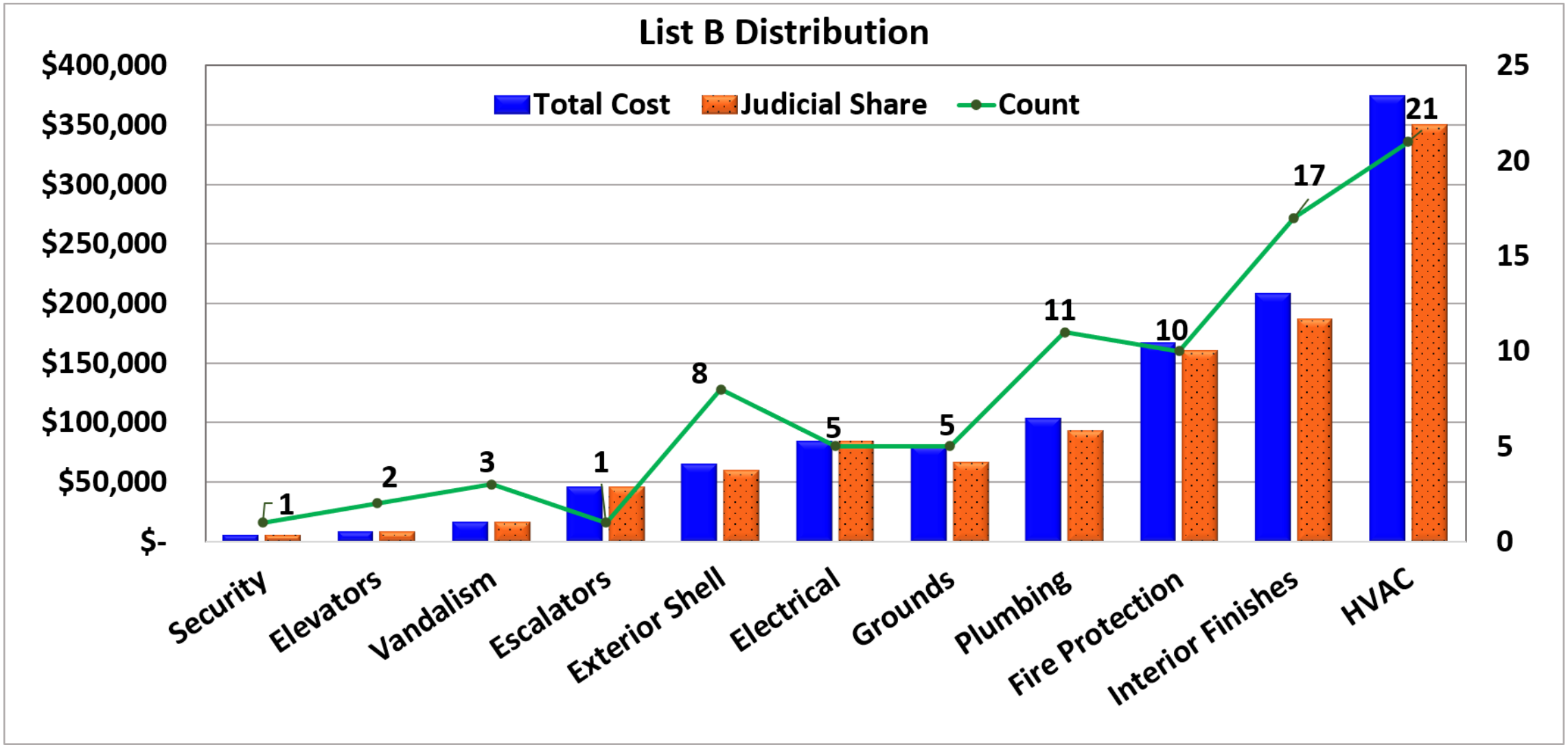
Action Item 2
List B – Facility Modifications Under $100K (Priority 2)

- There are 84 new P2 FMs this period
- Total estimated FM Program budget share is $1,082,390

FY 26-27 P1 Budget Allocation	Prior P1 FY 26-27 Approvals	Proposed Approvals	Adjustment to Prior Approvals*	Adjusted Remaining Balance
$9,000,000	$1,684,979	$1,082,390	$31,086	$6,263,717

* Overages/savings for approved project costs

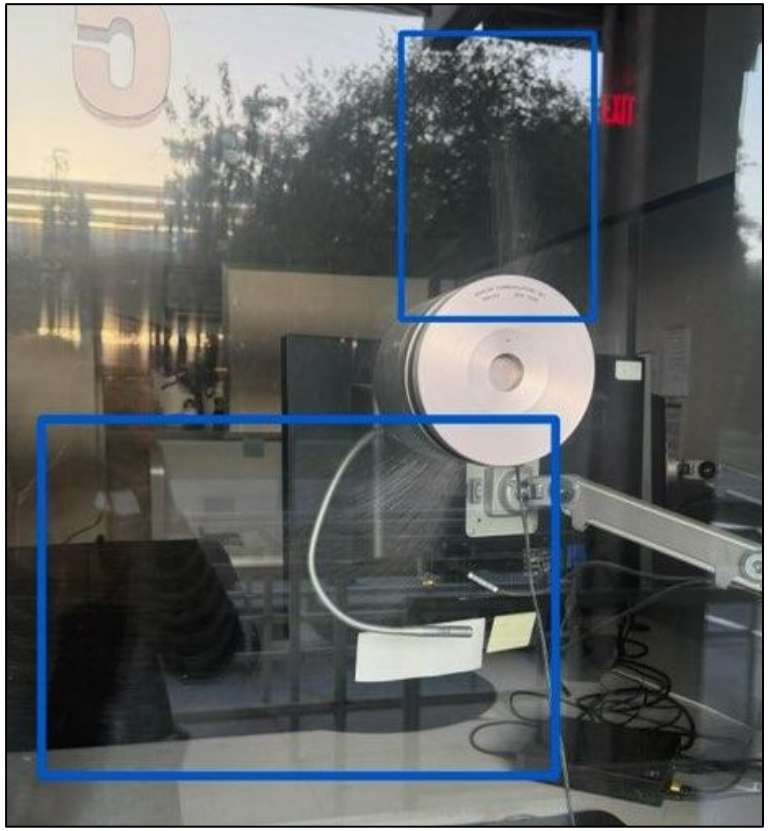
Action Item 2
List B – Facility Modifications Under $100K (Priority 2)



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

FM-25-1559-AB - Stephen K. Tamura Courthouse - Orange - Exterior Shell



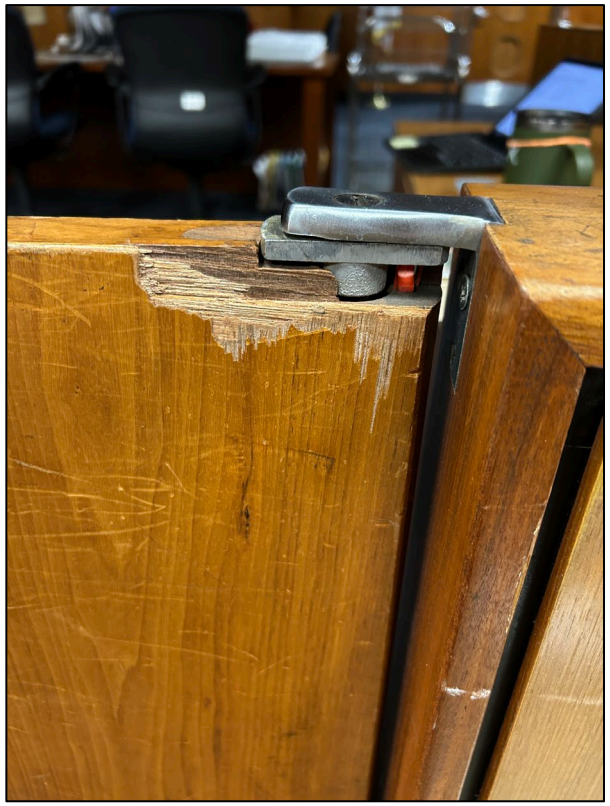




Action Item 2
List B – Facility Modifications Under $100K (Priority 2)

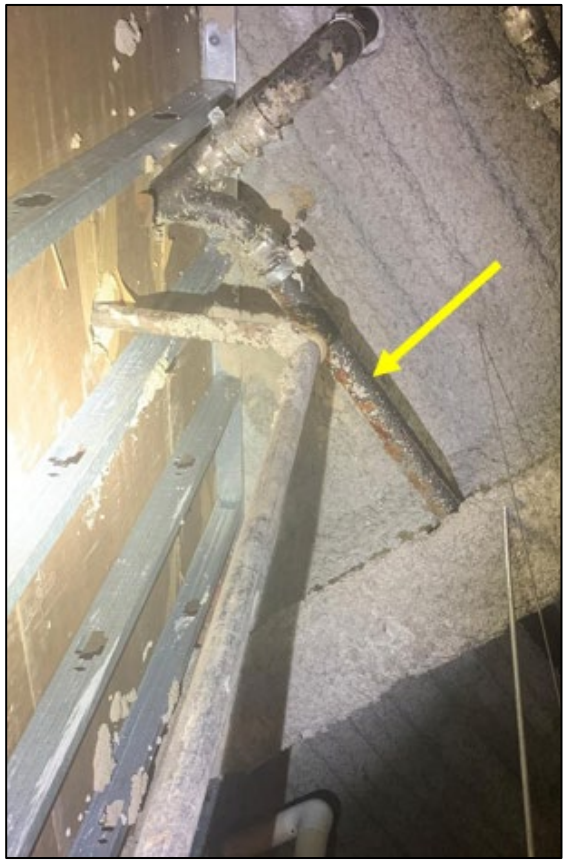
FM-26-0399-AB - Inglewood Courthouse - Los Angeles - Interior Finishes





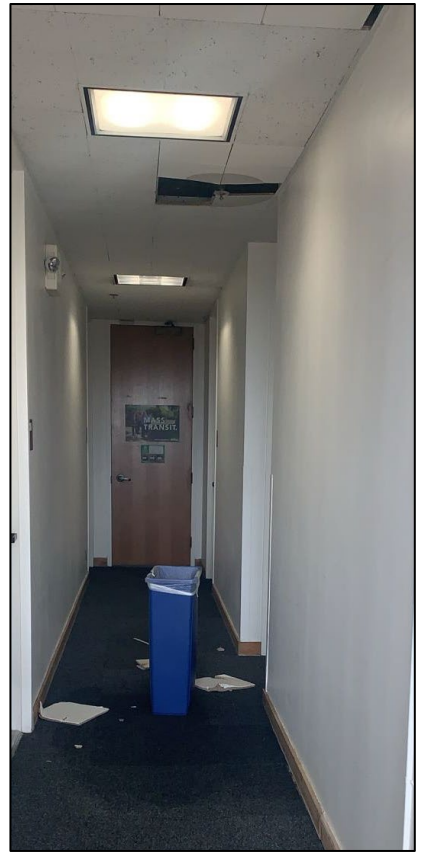
Action Item 2
List B – Facility Modifications Under $100K (Priority 2)

FM-26-0414-AB - Wiley W. Manuel Courthouse - Alameda - Plumbing









Action Item 3
List C – Cost Increases Over $50K

- Impacts 3 FM project
- Total FM Value - $723,506
- Program Budget Impact - $723,506

Action Item 3
List C – Cost Increases Over $50K

Sutter - Sutter County Superior Courthouse - Electrical

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Sutter	Sutter County Superior Courthouse	51-C1	FM-2007585	$270,881	$417,179	$146,298

Reason for Increase: The cost increase is due to design changes that resulted from AHJ review comments requiring the radio system be integrated into the Fire Alarm panel, and additional commissioning and testing requirements during construction.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is $146,298.

Action Item 3
List C – Cost Increases Over $50K

San Diego - Central Courthouse - Exterior Shell

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Diego	Central Courthouse	37-L1	FM-25-0316-AB	$14,452	$73,449	$58,997
Reason for Increase: The cost increase is due to additional equipment costs related to swing-stage façade equipment required to address the leak from the exterior of the building.						
Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is $58,997.						

Action Item 3
List C – Cost Increases Over $50K

San Diego - North County Regional Center - Roof

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Diego	North County Regional Center	37-F3	FM-25-0390-AB	$1,581,669	$2,099,880	$518,211
Reason for Increase: The cost increase is due to the remediation of hazardous materials not included in the original bid.						
Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is $518,211.						

Action Item 4
List D – Facility Modifications over $100K (Priority 2)

- Impacts 4 FM projects
- Total FM Value - $1,985,135
- Program Budget Impact - $1,609,800

Action Item 5
2027 TCFMAC Annual Agenda

- Refer to meeting materials for draft 2027 TCFMAC Annual Agenda

Action Item 6
2027 TCFMAC Meeting Schedule

Approve proposed 2027 Meeting Schedule

Meeting Date	Type of Meeting	Time
Friday, January 29, 2027	In-Person	10:00am – 3:00pm
Monday, March 8, 2027	Virtual	12:00pm – 1:30pm
Friday, April 9, 2027	Virtual	10:00am – 3:00pm
Friday, May 14, 2027	Virtual	10:00am – 3:00pm
Friday, July 16, 2027	In-Person	10:00am – 3:00pm
Monday, August 23, 2027	Virtual	12:00pm – 1:30pm
Friday, October 22, 2027	Courthouse Tours 10/21/27 In-person Meeting 10/22/27 Location: TBD	10:00am – 3:00pm
Monday, December 6, 2027	Virtual	12:00pm – 1:30pm

Discussion Item 1
List E – Court Funded Requests

Approved CFRs:

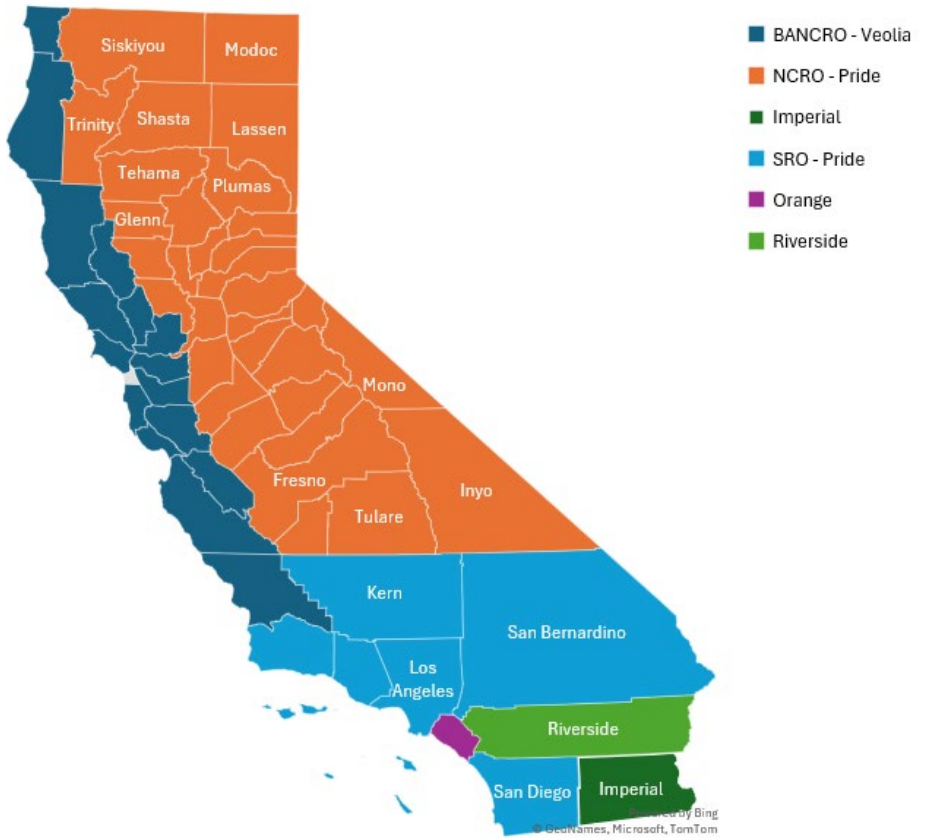
1. Alameda - Multiple - (Annual Budget) - $0
2. Kings - Kings Superior Court - (Facilities Related) - $3,000,000
3. Mariposa - Mariposa Storage - (Lease) - $17,795
4. San Joaquin - Stockton Courthouse - (Facilities Related) - $3,380,764
5. Santa Cruz - Multiple - (Lease) - $25,000
6. Santa Cruz - Multiple - (Lease) - $48,000
7. Stanislaus - New Modesto Courthouse Parking - (Lease) - $265,032

There were five (5) cancelled CFRs this reporting period.

Discussion Item 2
Facilities Maintenance Performance Report

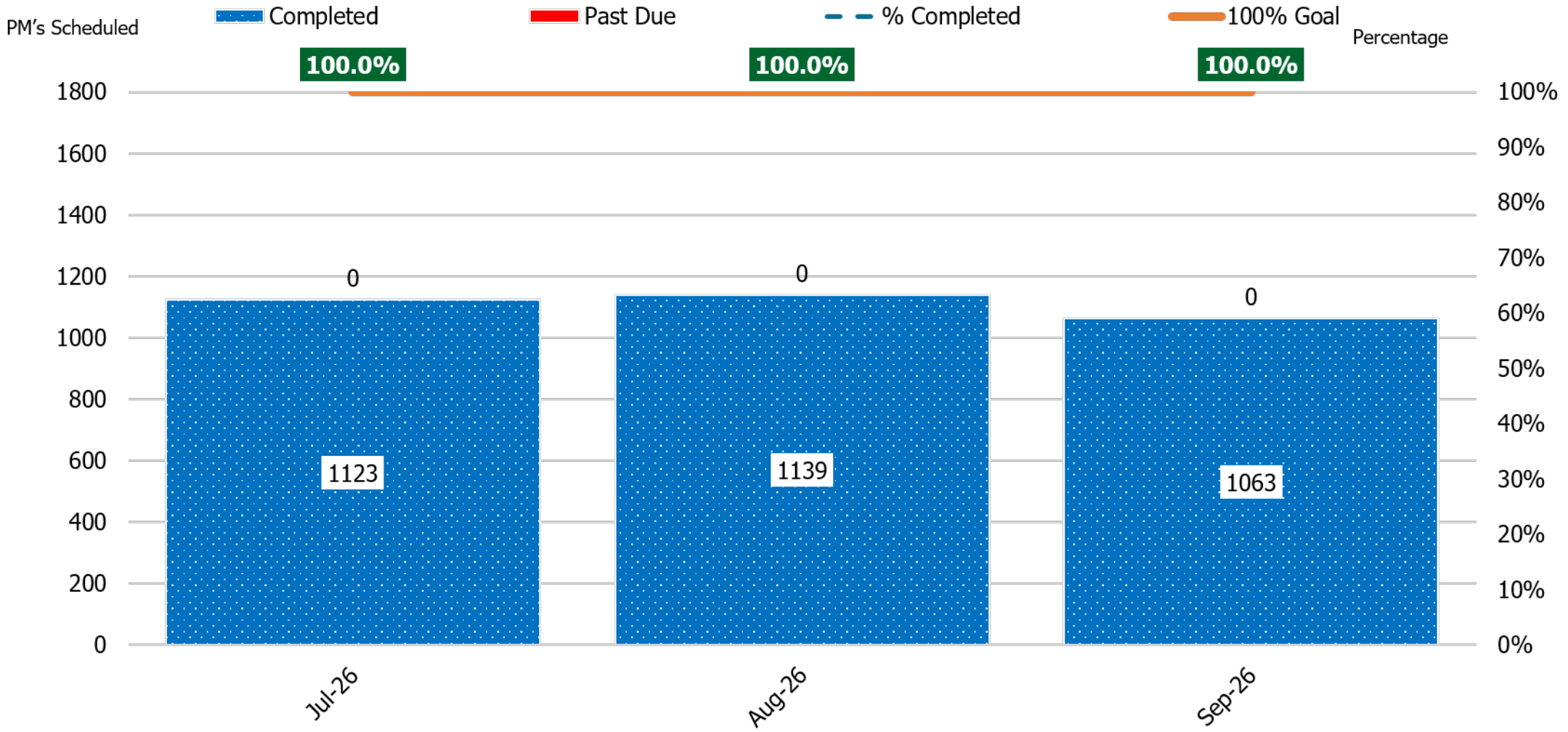
Two “Models” for Maintenance and Operations

- Service Providers
  - BANCRO - Veolia
  - NCRO - Pride
  - SRO - Pride
- Delegation Program
  - Imperial
  - Orange
  - Riverside



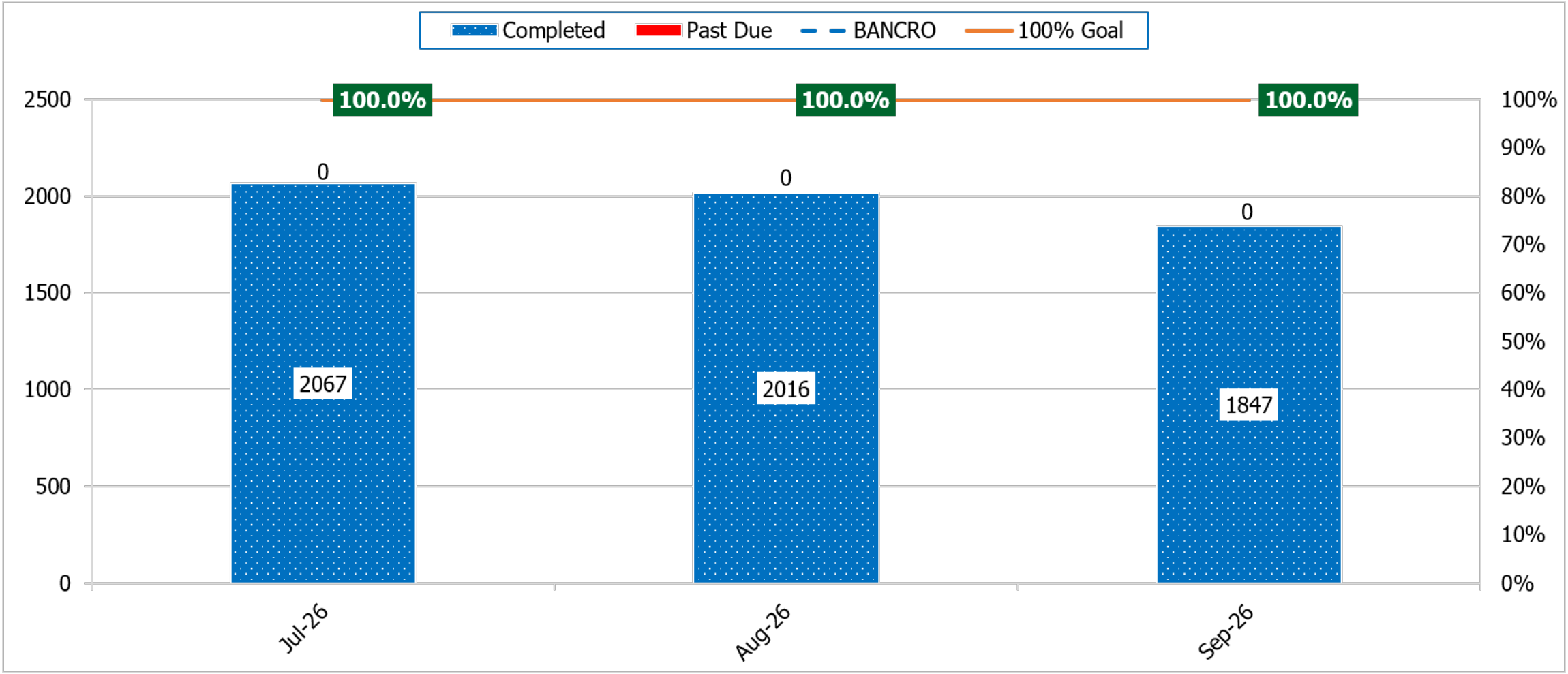
Service Provider Performance Report

Veolia BANCRO - Preventive Maintenance



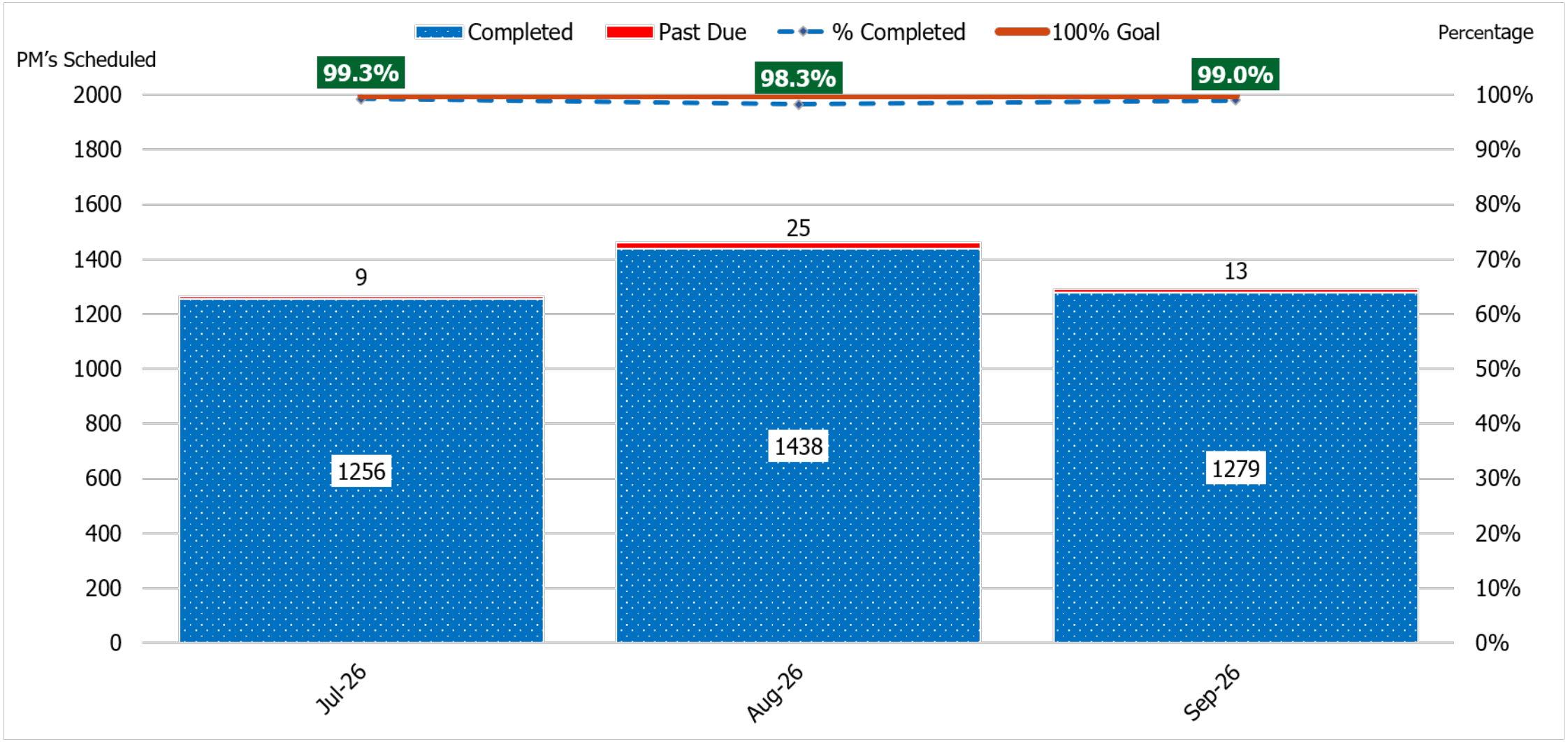
As of Thursday, October 1, 2026, there were 1063 PM's scheduled. 1063 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 1101 PM's scheduled with 0 past due.

Veolia BANCRO – Past Due SWOs



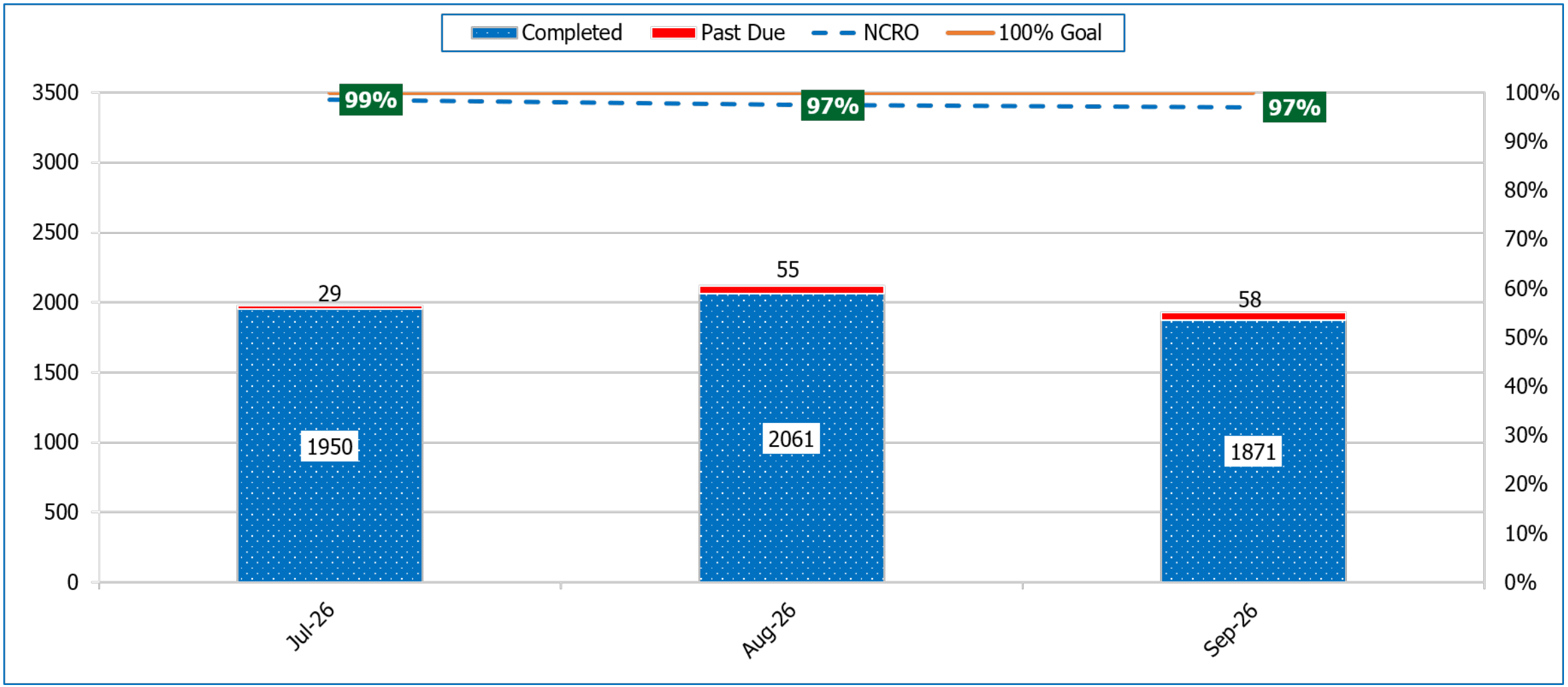
As of Thursday, October 1, 2026,there were 1847 Service Work Order's scheduled. 1847 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 1949 Service Work Order's scheduled with 0 past due.

Pride NCRO - Preventive Maintenance



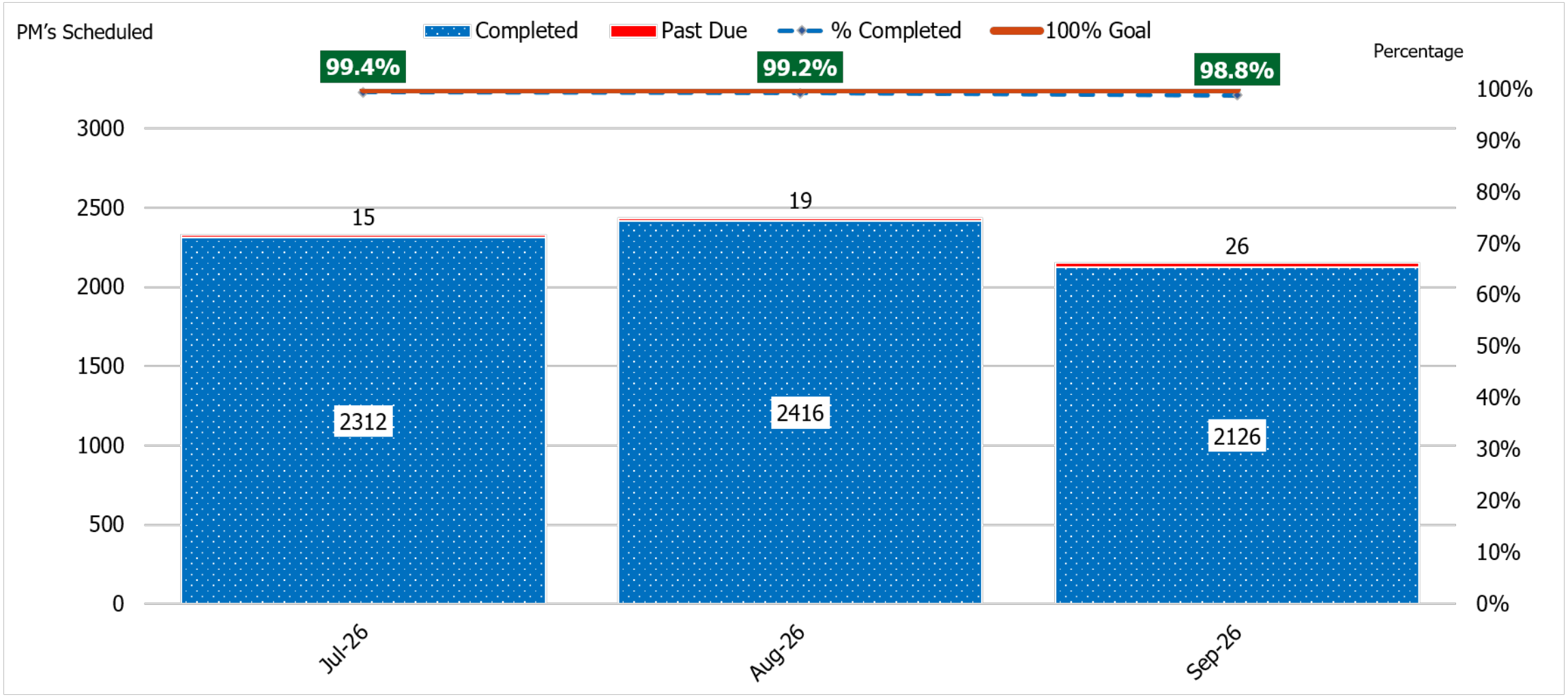
As of Thursday, October 1, 2026,there were 1292 PM's scheduled. 1279 were completed on time. 13 were past due meeting contractual expectations at 99% giving us a yearly average of 1322 PM's scheduled with 10 past due.

Pride NCRO – Past Due SWOs



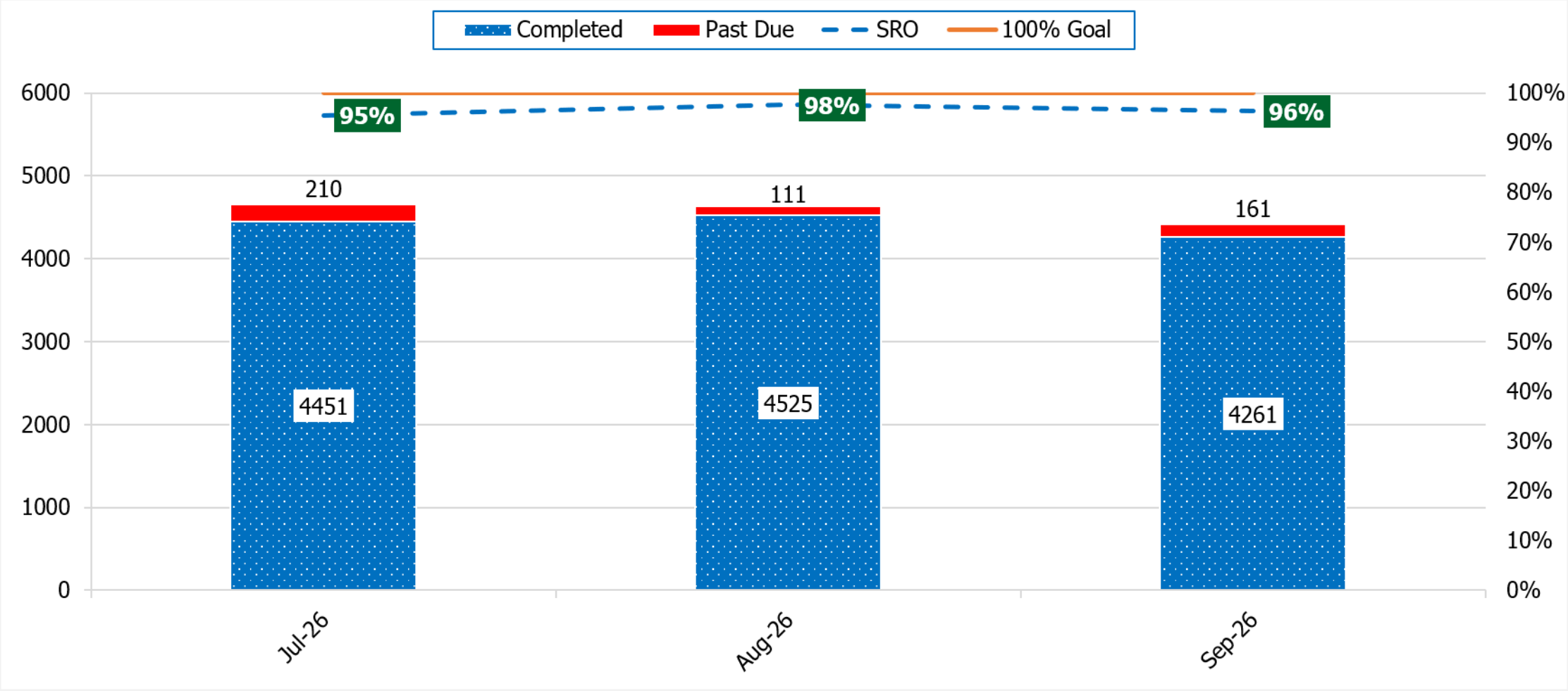
As of Thursday, October 1, 2026,there were 1929 Service Work Order's scheduled. 1871 were completed on time. 58 were past due meeting contractual expectations at 97% giving us a yearly average of 1974 Service Work Order's scheduled with 43 past due.

Pride SRO - Preventive Maintenance



As of Thursday, October 1, 2026,there were 2152 PM's scheduled. 2126 were completed on time. 26 were past due meeting contractual expectations at 98.8% giving us a yearly average of 2288 PM's scheduled with 9 past due.

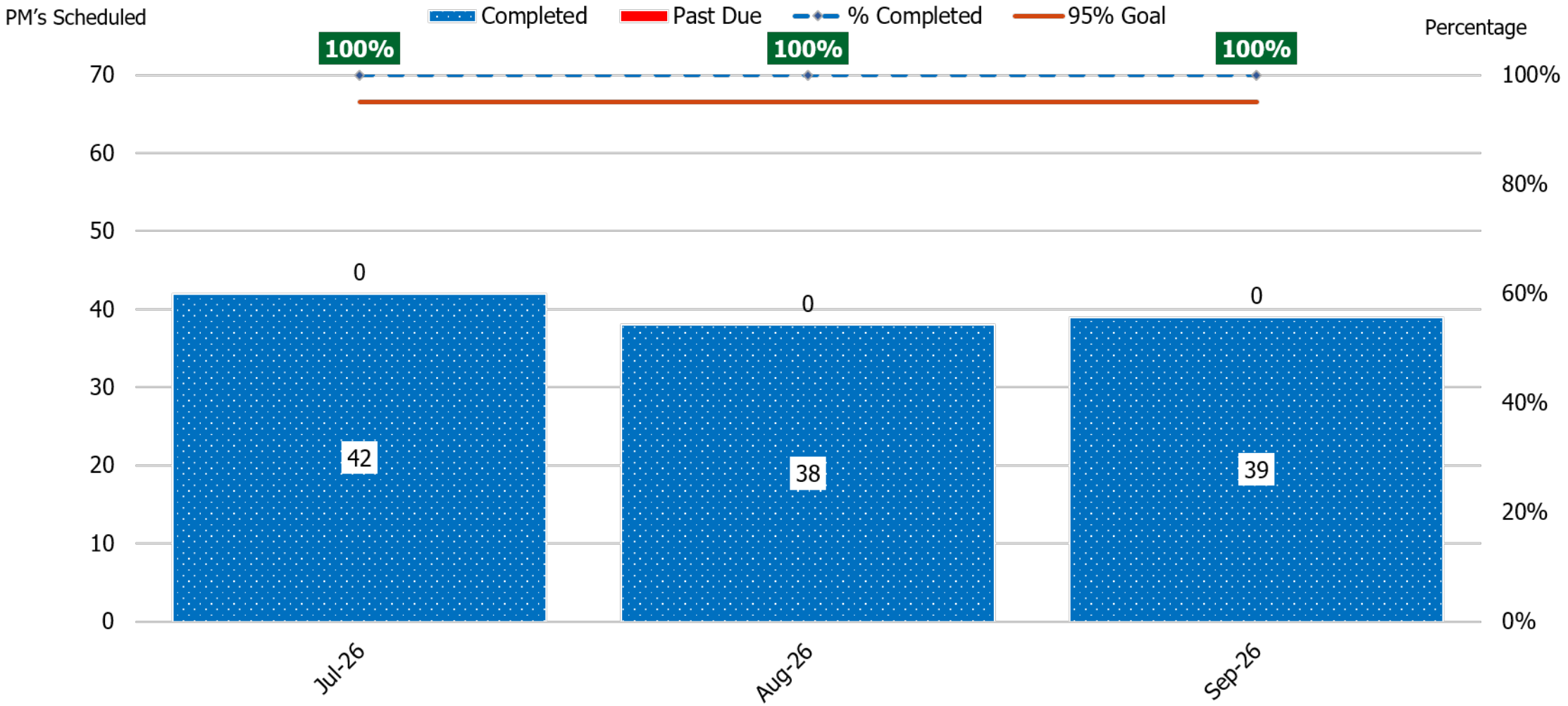
Pride SRO – Past Due SWOs



As of Thursday, October 1, 2026,there were 4422 Service Work Order's scheduled. 4261 were completed on time. 161 were past due meeting contractual expectations at 96% giving us a yearly average of 4574 Service Work Order's scheduled with 178 past due.

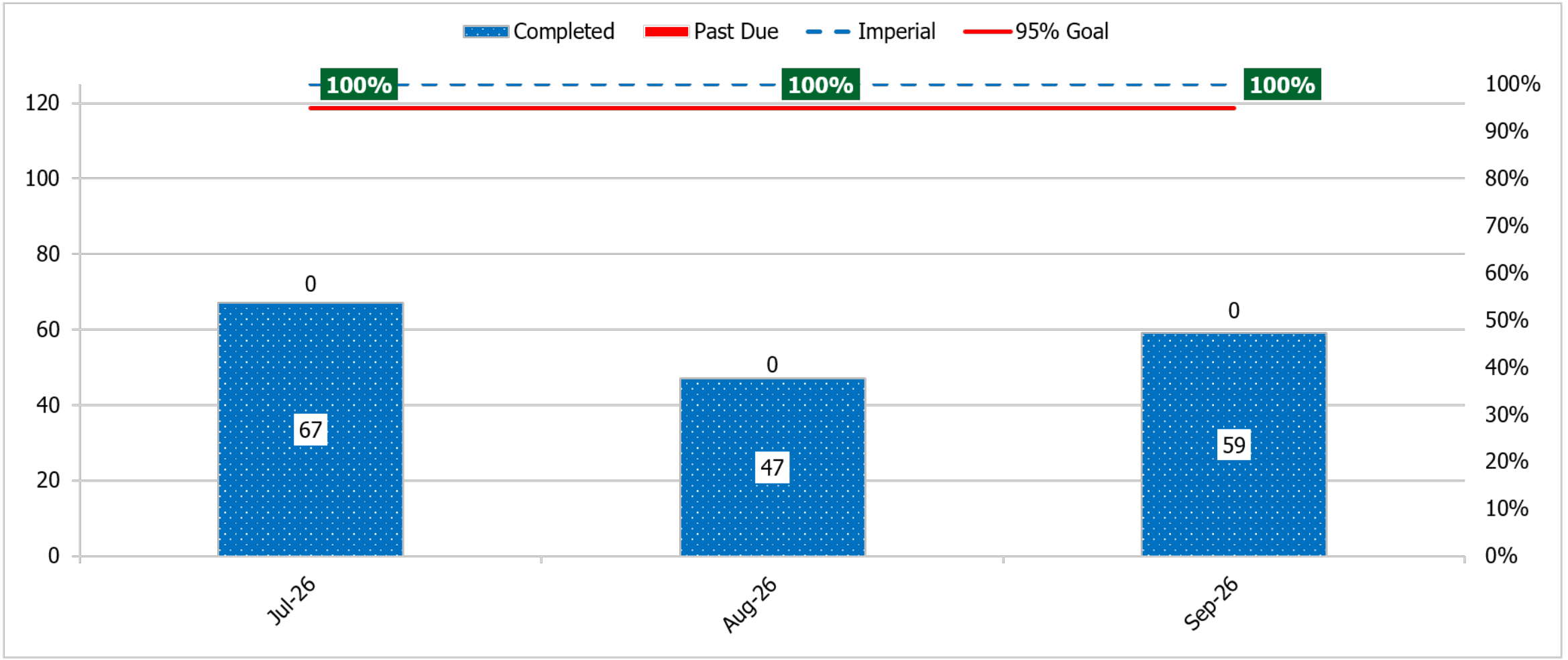
Delegated Court Performance Report

Imperial Court - Preventive Maintenance



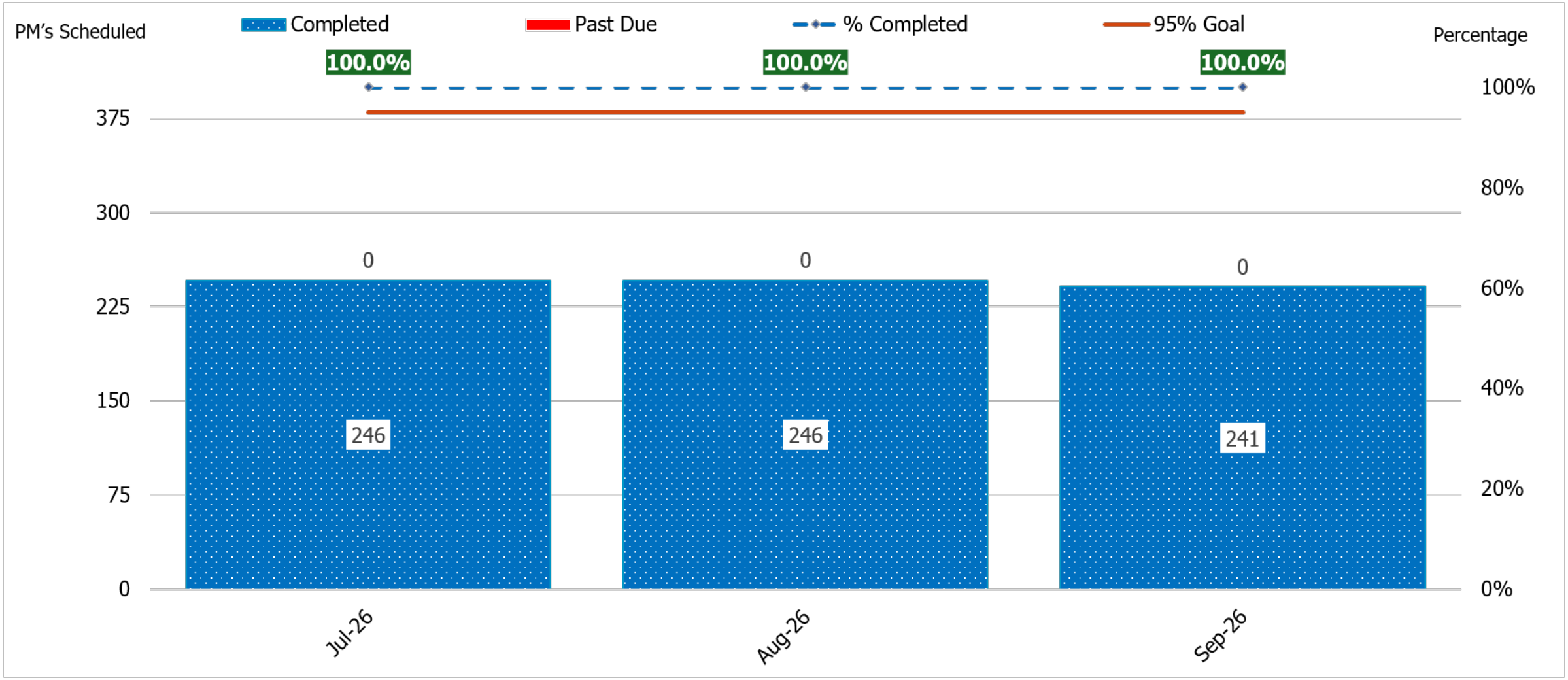
As of Thursday, October 1, 2026,there were 39 PM's scheduled. 39 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 39 PM's scheduled with 0 past due.

Imperial Court – Past Due SWOs



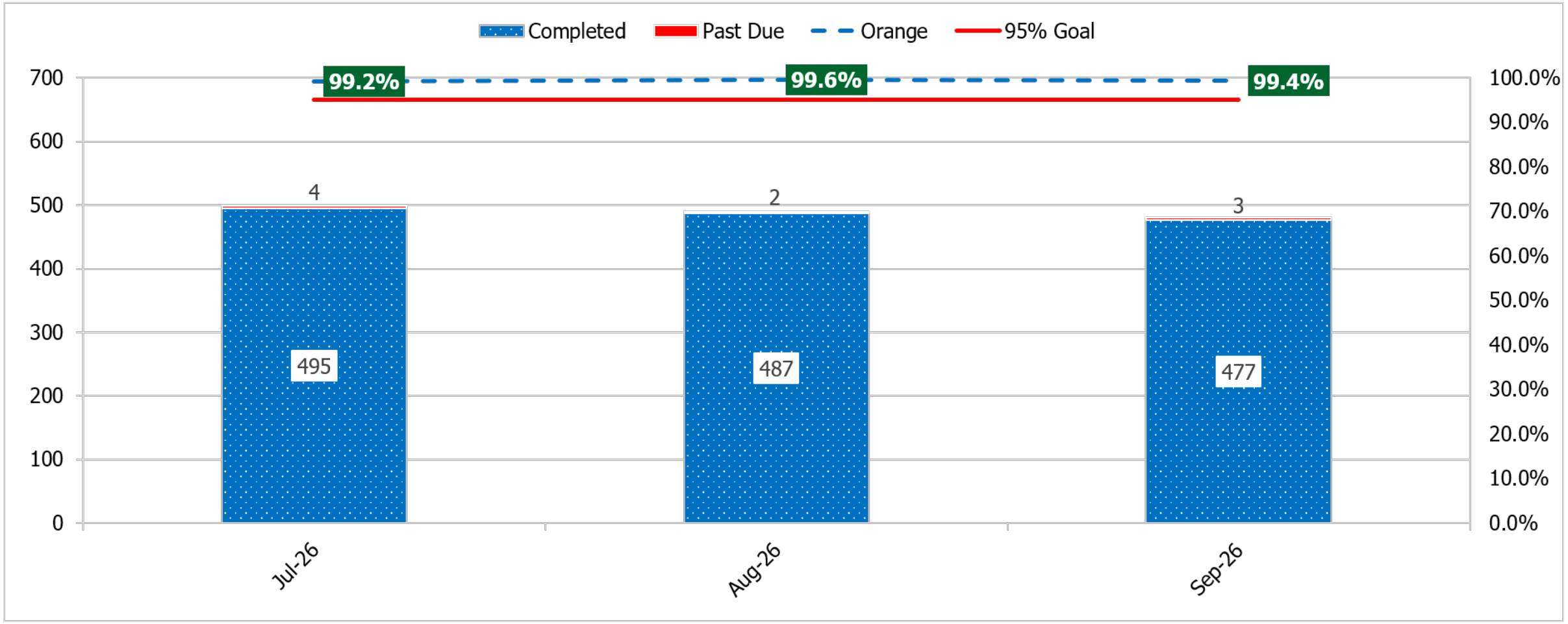
As of Thursday, October 1, 2026,there were 59 Service Work Order's scheduled. 59 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 66 Service Work Order's scheduled with 0 past due.

Orange Court - Preventive Maintenance



As of Thursday, October 1, 2026,there were 241 PM's scheduled. 241 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 246 PM's scheduled with 1 past due.

Orange Court – Past Due SWOs



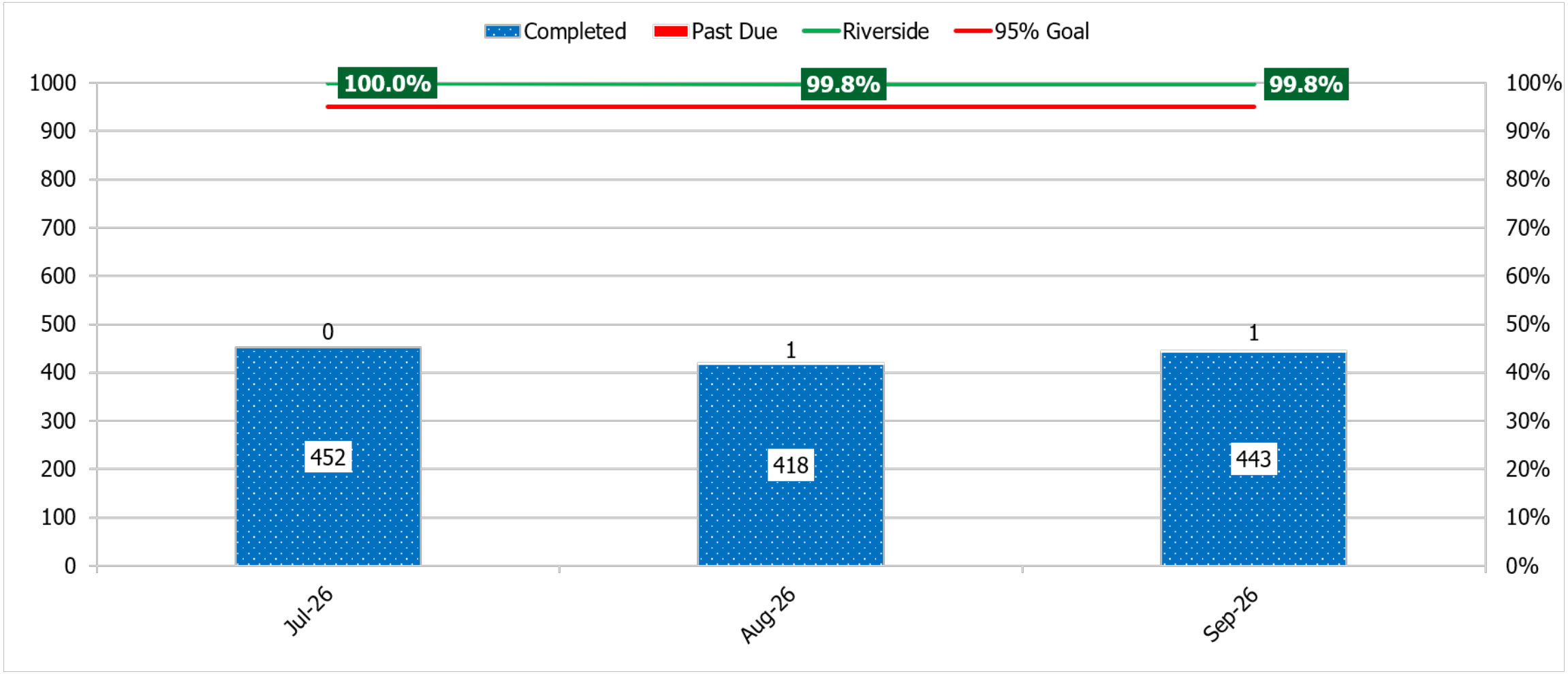
As of Thursday, October 1, 2026,there were 480 Service Work Order's scheduled. 477 were completed on time. 3 were past due meeting contractual expectations at 99.4% giving us a yearly average of 490 Service Work Order's scheduled with 4 past due.

Riverside Court - Preventive Maintenance



As of Thursday, October 1, 2026,there were 296 PM's scheduled. 296 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 300 PM's scheduled with 0 past due.

Riverside Court – Past Due SWOs



As of Thursday, October 1, 2026,there were 444 Service Work Order's scheduled. 443 were completed on time. 1 were past due meeting contractual expectations at 99.8% giving us a yearly average of 440 Service Work Order's scheduled with 1 past due.

Discussion Item 3
Fiscal Year 2028-29 Budget Change Concepts

#	FY 2028–29 Budget Change Concepts
1	Trial Court Operations and Maintenance
2	Trial Court Facility Modifications
3	Trial Court Deferred Maintenance
4	Trial Court Public Lactation Rooms

Discussion Item 4

Water Treatment Feasibility Study for Hydronic Systems

Feasibility Study

- Complete a feasibility study to determine the benefits of installing Water Softeners and/or Domestic Water Filtration for Hydronic Systems
- Selected 10 buildings that have hard water quality to perform feasibility study
- Identify potential risk such as scale formation, corrosion, and sediments

Court	Building	Number of Courtrooms
Contra Costa	Richard E. Arnason Justice Center	6
Imperial	New El Centro Courthouse	8
Los Angeles	Compton Courthouse	31
Monterey	Salinas Courthouse	11
Riverside	New Menifee Courthouse	9
San Benito	Hollister Courthouse	3
San Bernadino	San Bernadino Justice Center	35
San Diego	East County Regional Center	20
Santa Clara	Downtown Superior Courthouse	16
Santa Clara	Hall of Justice E	23

Available Water Quality Treatments

Chemical Water Treatment:

- Designed to purify water by removing or neutralizing contaminants for purification and safety

Water Softener:

- Focus on reducing water hardness by removing minerals that cause scale build-up

Water Filtration: *(taken out as an option)*

- Used to improve domestic water quality and safety for drinking
- Can protect equipment but is not recommended for Hydronic Systems

Water Conditioning Systems:

- Excluded from this study - does not provide reliable, quantifiable protection against scale formation or equipment degradation.

Data Collection and Assessment

- In-person water sampling
- Laboratory analysis
- Review of municipal water records
- Water Quality feeding into Hydronic Mechanical Systems equipment (i.e., Boilers, Cooling Towers)
- Turbidity levels

What is Turbidity?

- Cloudiness of fluid caused by suspended particles
- Caused by natural sources such as clay, silt and sand
- Turbidity physically destroys, clogs, and degrades equipment
- Turbid water carries abrasive soils
- Acts like liquid sandpaper circulating through plumbing

Assessment Results

County	Building	Results	Recommendation
Contra Costa	07-E3 Richard E. Arnason	Moderate amounts of hardness	Water Softener & Blend Back Piping
Imperial	13-A1 New El Centro Courthouse	High amounts of hardness	Water Softener & Blend Back Piping
Los Angeles	19-AG1 Compton Courthouse	Moderate to High amounts of hardness	Water Softener & Blend Back Piping
Monterey	27-A1 Salinas Courthouse	Moderate to High amounts of hardness	Water Softener & Blend Back Piping
Riverside	33-F2 New Menifee Courthouse	Highly corrosive and High amounts of hardness	Not recommended for softener. Need further study analysis and design to be done.
San Bernardino	36-R1 San Bernardino Justice Center	High amounts of hardness	Water Softener & Blend Back Piping
San Benito	35-C1 Hollister Courthouse	High amounts of hardness	Water Softener & Blend Back Piping
San Deigo	37-I1 East County Regional Center	High amounts of hardness	Water Softener & Blend Back Piping
Santa Clara	43-B1 Downtown Superior Courthouse	Moderate to High amounts of hardness	Water Softener & Blend Back Piping
Santa Clara	43-A1 Hall of Justice East	High amounts of hardness	Water Softener & Blend Back Piping

What is blend back piping?

- Customizes the waters final hardness instead of supplying completed softened water
- This reduces sodium levels to protect equipment that requires some hardness
- Result if blend back piping is not installed: equipment will receive fully softened water and experience increased sodium exposure reducing performance

Recap

- Study identified substantial risk related to scale, corrosion, and sediment
- Water Softeners and blend back piping are recommended to optimize asset life and reduce maintenance cost
- All sites have elevated turbidity which acts like liquid sandpaper
- One location, Menifee Courthouse, should not receive a water softener because the analyzed water is already highly corrosive and would become extremely corrosive after softening
  - Further engineering is needed.

Potential Pilot Program

- Select one to four facilities recommended by Meras Water Solution based on water corrosivity
- Install a water softener and blend-back piping at each facility selected
- Monitor corrosion levels in the pipes (can take 2 -3 years for visible evidence)

County	Building	Water Softener & Blend Back Piping ROM
Los Angeles	19-AG1 Compton Courthouse	$400,000
San Diego	37-I1 East County Regional Center	$400,000
San Bernardino	36-R1 San Bernardino Justice Center	$450,000
Imperial	13-A1 El Centro Courthouse	$200,000

Information Item 1

Preventative Maintenance Highlights
P1 Avoidance

October 30, 2026

Maria Atayde-Scholz
Principal Manager | Facilities Operations

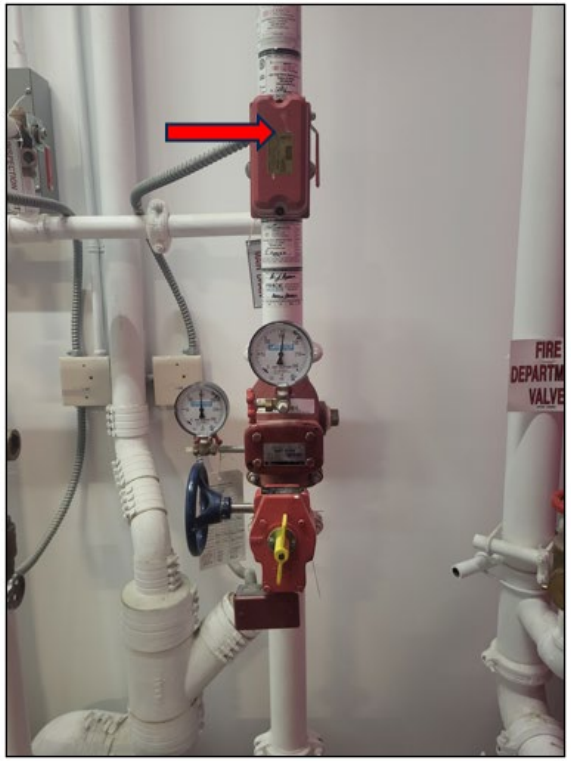
Tulare County - Porterville Courthouse – 54-I1

Annual Fire Sprinkler System Preventative Maintenance

Deficiencies Found:
Fire standpipe flow switch failed to signal the water flow for the fire sprinklers.

Prevention:
Replacement of the flow switch prevented undetected water flow causing a catastrophic flood and costly false alarms.

Cost Avoidance:
False Alarm vendor Fees: Approx $1,500 per visit
Flood damage: Thousand to millions of dollars.





Los Angeles – Santa Monica Courthouse – 19-AP1

Weekly Rounds and Readings Preventive Maintenance

Deficiencies Found:

Inspection found the slide operator for the secured exit gate showing signs of wear and failing.

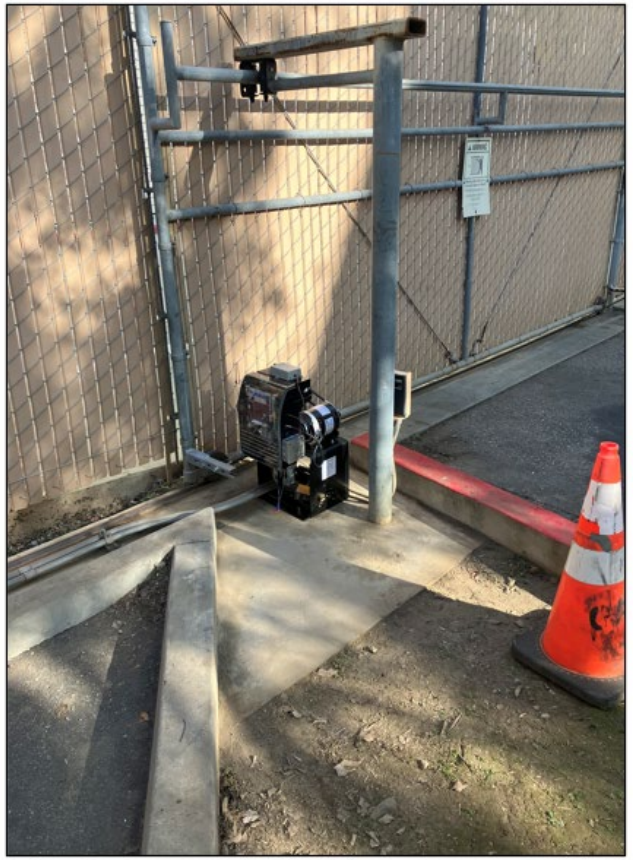
Prevention:

Replacement of slide gate operator and components avoided security concerns.

Cost Avoidance:

Service call fees for adjustments: Approx $75 - $200 per call





Solano County – Hall of Justice – 48-A1

Weekly Rounds and Readings Preventive Maintenance

Deficiencies Found:

Inspection identified an error on the thermostat serving IT equipment and found the control board needing replacement.

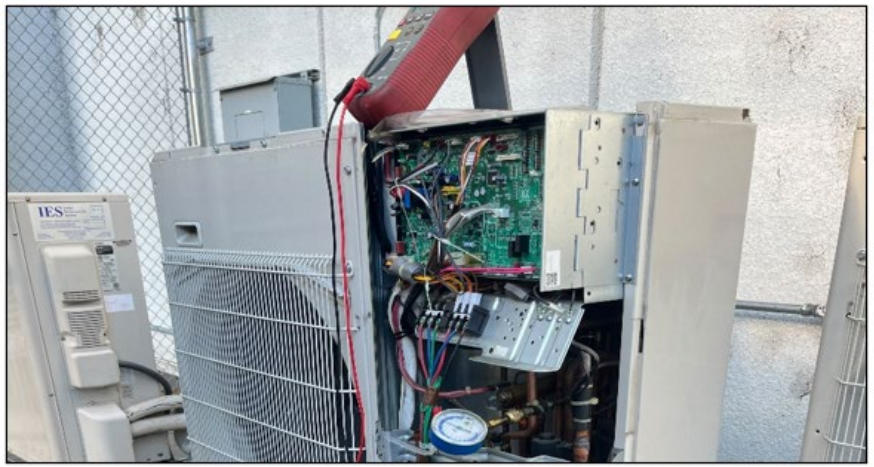
Prevention:

Replacement of the control board prevented the unit from failing and IT equipment overheating.

Cost Avoidance:

IT equipment replacement: $25,000 - $250,000 (depending on the size of the server)

Condenser Unit replacement: $7,500 - $80,000







Los Angeles– Compton Courthouse – 19-AG1

Monthly Boiler Preventive Maintenance

Deficiencies Found:

Inspection found the Boiler circulating pump was not circulating water.

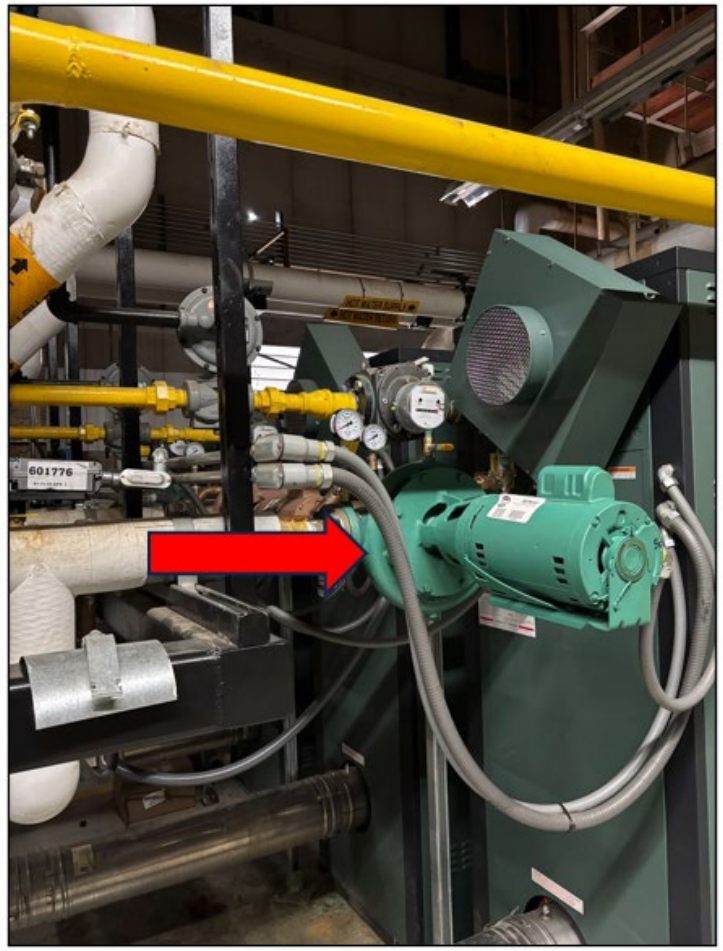
Prevention: FM-2009286

Replacement of circulating pump avoided failure of the boiler.

Cost Avoidance:

Boiler replacement: $350,000 – 1,000,000





Alameda County – Berkeley Courthouse – 01-G1

Annual Boiler Preventive Maintenance

Deficiencies Found:

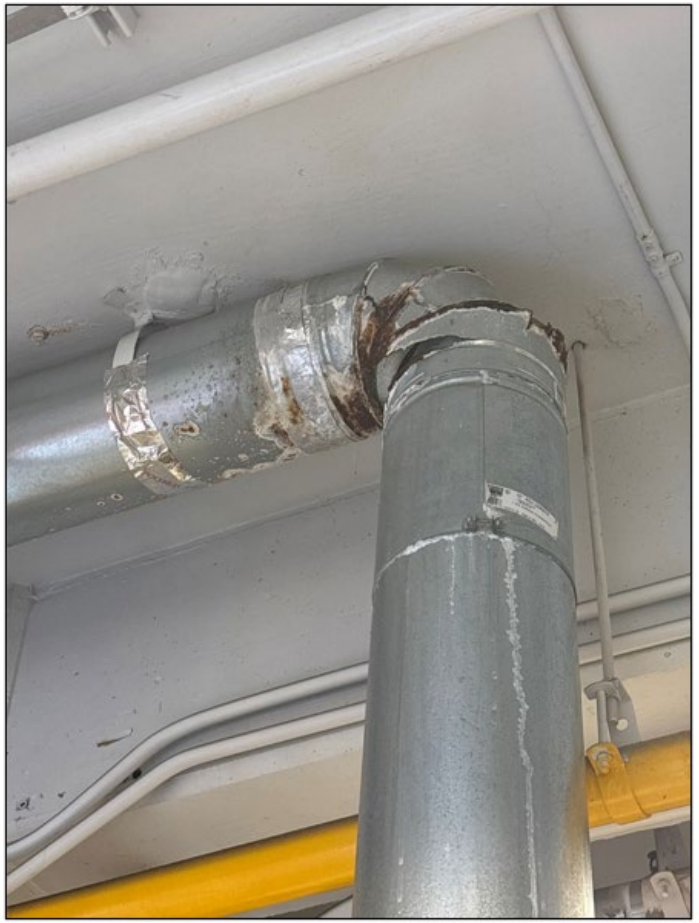
Boiler flue piping was found rusted & corroded due to age causing flue gas to escape.

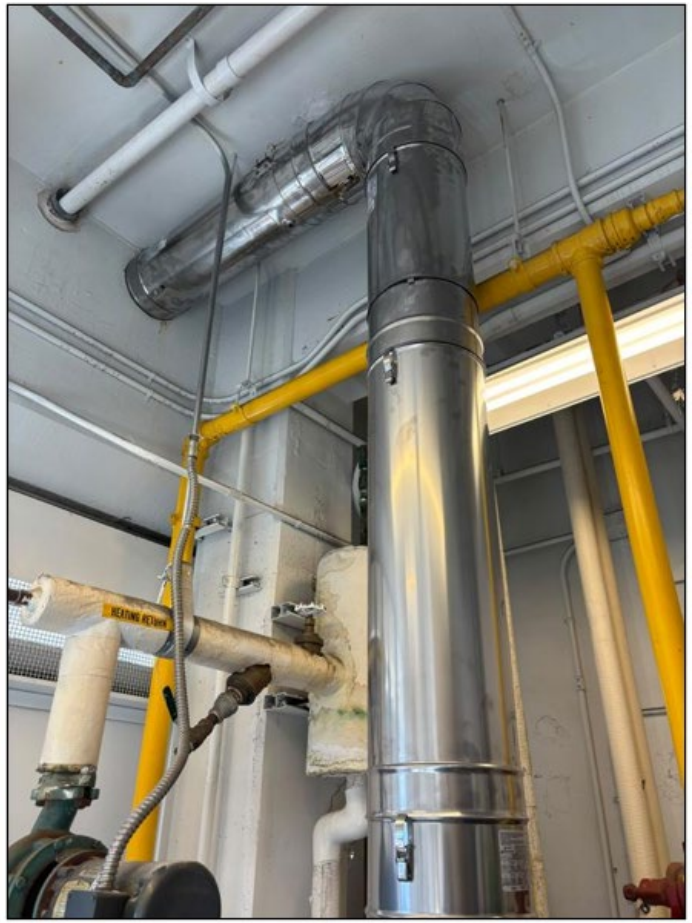
Prevention:

Replacement of the Flue Pipe avoided fire hazards and a boiler replacement due to overheating

Cost Avoidance:

Boiler replacement: $25,000 – $120,000





San Diego – Kearny Mesa Court - 37-C1

Annual Sump Pump Preventative Maintenance

Deficiencies Found:

During inspection, the pump failed due to age.

Prevention: FM 25-1575-AB $2,440.64

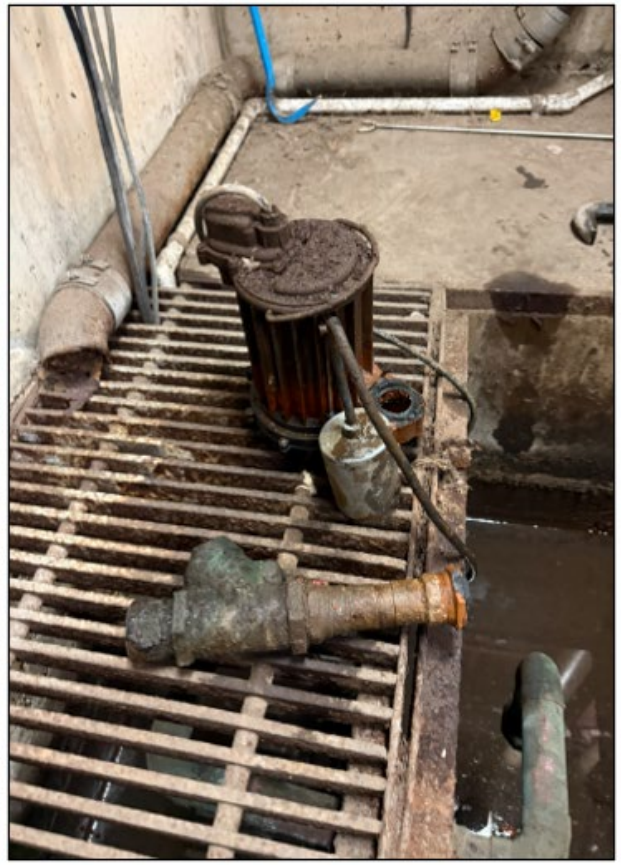
Replacement prevented flooding and potential damage to fire life safety system components.

Cost Avoidance:

Flood damage: Thousand to millions of dollars.

Fire Life Safety System: $50,000 – 1,000,000





Meeting Calendar

Meeting Date	Type of Meeting	Time
Friday, January 30, 2026	In-Person* Location: Sacramento	10:00 – 3:00
Monday, March 2, 2026	Virtual	12:00 – 1:30
Monday, April 6, 2026	Virtual	10:00 – 3:00
Monday, May 18, 2026	Virtual	12:00 – 1:30
Friday, July 10, 2026	In-Person* Location: Sacramento	10:00 – 3:00
Monday, August 24, 2026	Virtual	12:00 – 1:30
Friday, October 30, 2026	In-Person Courthouse tours-10/29/26 In-person meeting-10/30/26 Location: Lake, Mendocino, Sonoma	10:00 – 3:00
Friday, December 4, 2026	**Virtual**	**12:00 – 1:30**

Adjourn

- Closing Discussions
- Chair Closing Comments

Appendix A

List A Distribution by Description Type

Description	Count	Total Cost	Judicial Share
Holding	1	$9,395	$9,395
Security	1	$11,926	$11,926
Hoists	1	$13,523	$13,523
Grounds	1	$20,979	$19,109
Roof	2	$41,415	$33,759
Vandalism	11	$111,820	$97,610
Interior Finishes	10	$122,799	$102,533
Electrical	10	$171,765	$165,551
Fire Protection	14	$214,606	$169,039
Exterior Shell	11	$239,740	$225,216
Escalators	2	$474,729	$441,089
Elevators	23	$476,687	$391,079
HVAC	43	$1,492,540	$1,156,247
Plumbing	53	$2,306,315	$1,992,086
Total	**183**	**$5,708,237**	**$4,828,164**

Appendix B

List B Distribution by Description Type

Description	Count	Total Cost	Judicial Share
Security	1	$5,508	$5,508
Elevators	2	$8,839	$8,839
Vandalism	3	$16,493	$16,493
Escalators	1	$46,500	$46,500
Exterior Shell	8	$65,813	$60,438
Electrical	5	$84,899	$84,899
Grounds	5	$80,038	$67,306
Plumbing	11	$103,738	$93,432
Fire Protection	10	$167,527	$160,550
Interior Finishes	17	$208,876	$187,575
HVAC	21	$375,380	$350,849
Total	**84**	**$1,163,610**	**$1,082,390**