



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

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TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

MINUTES OF OPEN SESSION OF MEETING

April 10, 2023

10:00 AM - 2:28 PM

Judicial Council of California – Sacramento/Videocast for Public Access

Advisory Body Hon. Donald Cole Byrd, Chair
Members Present: Hon. William F. Highberger, Vice-Chair
Hon. John B. Ellis
Hon. Jennifer K. Rockwell
Hon. Vanessa W. Vallarta
Mr. Jarrod Orr
Mr. Darrel E. Parker
Ms. Nocona Soboleski

Advisory Body Hon. Brad R. Hill
Members Absent: Hon. Patricia M. Lucas

Staff Present: The following Judicial Council staff were present:

Mr. John Wordlaw, Chief Administrative Officer, Executive Office
Ms. Pella McCormick, Director, Facilities Services
Mr. Tamer Ahmed, Deputy Director, Facilities Services
Mr. Harry O'Hagin, Principal Manager, Facilities Services
Mr. Michael Sablich, Principal Manager, Facilities Services
Mr. Jagan Singh, Principal Manager, Facilities Services
Ms. Mimi Chung, Manager, Facilities Services
Mr. Andre Navarro, Manager, Facilities Services
Ms. Deepika Padam, Manager, Facilities Services
Ms. Peggy Symons, Manager, Facilities Services
Mr. Ed Ellestad, Supervisor, Facilities Services
Mr. Yassen Roussev, Supervisor, Facilities Services
Mr. Steve Shelley, Supervisor, Facilities Services
Mr. Randy Swan, Supervisor, Facilities Services
Mr. Paul Terry, Supervisor, Facilities Services
Mr. Patrick Treanor, Supervisor, Facilities Services
Mr. Guillermo Urena, Supervisor, Facilities Services
Mr. Doug Walthour, Supervisor, Facilities Services
Ms. Kate Albertus, Facilities Analyst, Facilities Services
Ms. Sadie Varela, Facilities Analyst, Facilities Services
Ms. Mary Li, Associate Analyst, Facilities Services
Mr. Radha Reddy, Engineering Specialist, Facilities Services
Ms. Akilah Robinson, Associate Analyst, Facilities Services
Ms. Maggie Stern, Attorney, Legal Services
Ms. Morgan Lardizabal, Legislative Advocate, Governmental Affairs
Ms. Rose Livingston, Senior Analyst, Executive Office

OPEN SESSION OF MEETING

Call to Order, Opening Remarks, and Roll Call

The chair called the open session of the meeting to order at 10:04 AM, roll was taken, and opening remarks were made. Owing to technical issues, the committee moved to its non-public education meeting. The non-public education meeting—which was not open to the public (per Cal. Rules of Court, Rule 10.75(a) and (c)(1))—was adjourned at 11:28 AM. The chair then reopened the open session of the meeting, calling it to order at 11:37 AM.

Approval of Minutes

The advisory committee voted to approve the open session minutes of its meeting held on March 10, 2023. (*Motion: Highberger; Second: Rockwell*)

PUBLIC WRITTEN COMMENTS

No public comments were received.

DIRECTOR'S REPORT

The committee received the following updates:

1. 2023–24 Budget:

- At the March 16, 2023, Senate Budget Subcommittee Hearing on Public Safety, Facilities Services staff provided an overview of the judicial branch facilities program:
 - In response to questioning from the chair about facility modification (FM) funding and the deferred maintenance funding reduction, staff emphasized that FM funding can pay dividends and lead to a reduction in deferred maintenance costs over time, and ensures facilities are reliable and resilient, preventing disruption to court operations due to unplanned system outages.
 - There were no questions from the subcommittee regarding the \$5.9 million proposal for Operations & Maintenance (O&M) funding for nine new courthouses.
 - All Judicial Council items were held open, and dates for future Senate and Assembly Budget Subcommittee hearings have not been announced but are anticipated in late-April or early-May 2023.

2. Utility Costs:

- Facilities staff continue to monitor utility costs. Overall, portfolio energy consumption has dropped; however, energy costs for electricity, natural gas, and propane continue to increase resulting in a projected utility budget shortfall of approximately \$6.5 million this fiscal year. To bridge the gap, preventative maintenance is being deferred and funds redirected to cover utility costs.

3. Supply Chain Concerns:

- The construction industry continues to be affected by supply chain issues. Many FMs and maintenance projects are being delayed due to the inability to source essential materials

such as glass, elevator parts, cabling, and electrical components. Staff and contractors are working together to minimize the impact.

4. Staff Workload for Court-Funded Facilities Requests (CFRs) and IT Modifications:

- As of April 10, 2023, 97 CFRs totaling \$77.6 million have been received. This unprecedented volume of CFRs doubles the FM workload resources needed to successfully implement the projects. Additional FM workload is also anticipated as the Information Technology Advisory Committee initiates \$32 million in AB 716 funding to upgrade courthouse audio equipment throughout the state. To address the resource shortfall, Facilities Services will retain limited-term staff using project funding to supplement the budget.

5. Storm Damage:

- Throughout March 2023, the portfolio continued to perform well, with only minor roof and envelope leaks; however, the massive storm accumulation has had a detrimental impact on the Mammoth Lakes Courthouse and the Johnson Building in South Lake Tahoe.

OPEN SESSION - ACTION ITEMS (ITEMS 1-7)

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

The committee approved 56 projects for a total of \$1,259,157 to be paid from FM program funds previously encumbered for Priority 1 projects.

(Motion: Highberger; Second: Ellis)

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

The committee approved 90 projects for a total of \$1,005,938 to be paid from FM program funds previously encumbered for Priority 2 projects under \$100K.

(Motion: Highberger; Second: Rockwell)

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

The committee approved cost increases over \$50K for three projects for a total of \$632,275 to be paid from FM program funds. The committee asked staff to defer approval of a fourth cost increase—for the Solano Justice Building (FM-2000173)—until May, pending receipt of additional information from the County of Solano.

(Motion: Highberger; Second: Rockwell)

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

The committee approved 12 Priority 2 FMs over \$100K for a total cost to the FM program budget of \$5,126,197. *(Motion: Ellis; Second: Highberger)*

Action Item 5 – October Meeting Travel Plans

The committee approved the itinerary for the offsite courthouse tours and committee meeting scheduled for October 26–27, 2023, in Los Angeles County, including tours of the Compton, Stanley Mosk, and Clara Shortridge Foltz courthouses on the first day and the committee meeting and tour of the Van Nuys Courthouse on the second day.

(Motion: Ellis; Second: Orr)

Action Item 6 – Trial Court Facility Modifications Report for Quarter 3 of Fiscal Year 2022–23

The committee approved the draft Trial Court Facility Modifications Report for Quarter 3 of Fiscal Year 2022–23, for submission to the Judicial Council as an Information-Only item.

(Motion: Highberger; Second: Ellis)

Action Item 7 – List E – Court-Funded Requests (CFRs)

The committee:

1. Reviewed 39 CFRs (36 FMs, 2 Leases, and 1 Small Project) that were approved by the Facilities Services Director since the last meeting. One CFR was cancelled during this reporting period.
2. Approved the ongoing O&M costs associated with installation of electric vehicle charging stations at the San Bernardino Justice Center (No. 36-CFR081), with the understanding that this will be a pilot project. Staff and the committee will periodically review the ongoing impact to the O&M budget to inform future decisions on similar projects.

(Motion: Highberger; Second: Vallarta)

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

Discussion Item 1 – List F – Funded Facility Modifications on Hold

The committee reviewed the list of previously funded FMs on hold.

Discussion Item 2 – Sustainability Update

The committee received an update on sustainability initiatives.

Discussion Item 3 – Facilities Maintenance Performance Report

The committee reviewed the facilities maintenance performance report.

Discussion Item 4 – Stanley Mosk Courthouse Sewer Power Washing and Replacement Project

The committee deferred receiving an update on the sewer power washing and replacement project at the Stanley Mosk Courthouse, until a future meeting.

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

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

The update on the status of DMF-2 projects was not presented due to the lack of time in the meeting agenda.

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

The update on the status of DMF-3 projects was not presented due to the lack of time in the meeting agenda.

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

The update on the status of DMF-4 projects was not presented due to the lack of time in the meeting agenda.

Information Item 4 - Architectural Revolving Fund Projects Update

The update on the status of facility modification projects in the Architectural Revolving Fund was not presented due to the lack of time in the meeting agenda.

ADJOURNMENT TO CLOSED SESSION AND ADJOURNMENT

There being no further open session business, the open session of the meeting was adjourned at 2:28 PM, and the advisory committee moved to the closed session of the meeting. The closed session of the meeting—which was closed to the public for discussion of security-related items (per Cal. Rules of Court, Rule 10.75(d))—was adjourned at 2:58 PM.

Approved by the advisory body on May 19, 2023.