

Trial Court Facility Modification Advisory Committee Meeting

December 4, 2025



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 October 24, 2025

Director's Report

- Shasta Court Update
- CAFM 2.0 Update
- 2026 TCFMAC Annual Agenda Update

Action Item 1

List A – Emergency Facility Modifications (Priority 1)

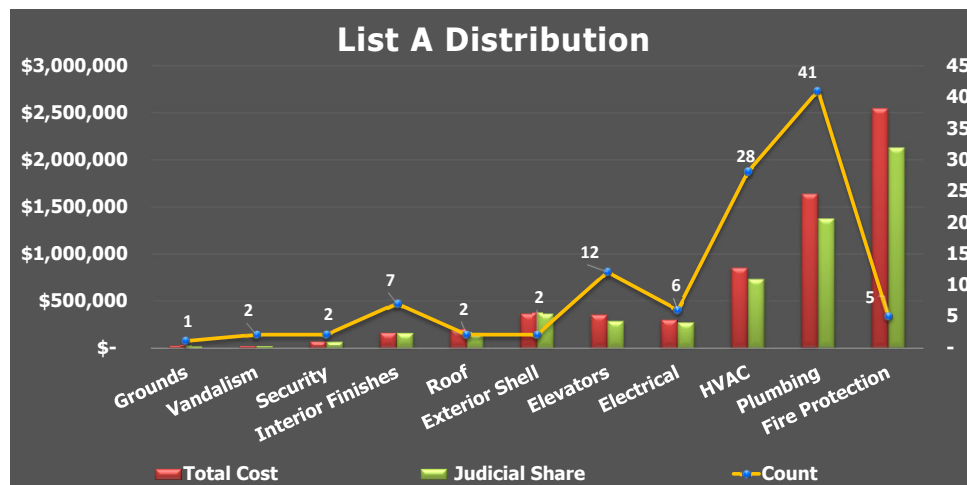
- There were 108 new P1 FM's this period
- Total estimated FM Program budget share is \$5,598,027

FY 25-26 P1 Budget Allocation	Prior Approvals for FY 25-26	Proposed Approvals	Adjustment to Prior Approvals*	Adjusted Remaining Balance
\$30,000,000	\$9,016,460	\$5,598,027	\$234,440	\$15,619,953

* Overages/savings for approved project costs

Action Item 1

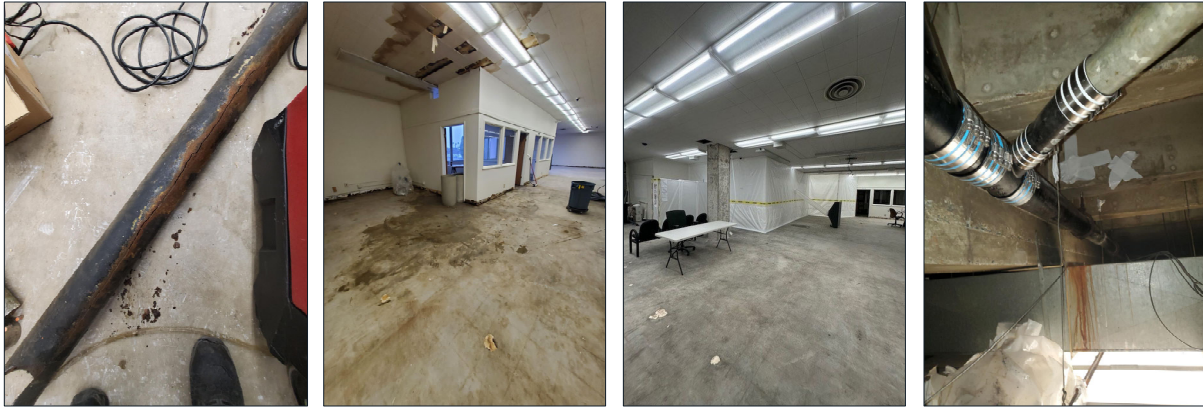
List A – Emergency Facility Modifications (Priority 1)



Action Item 1

List A – Emergency Facility Modifications (Priority 1)

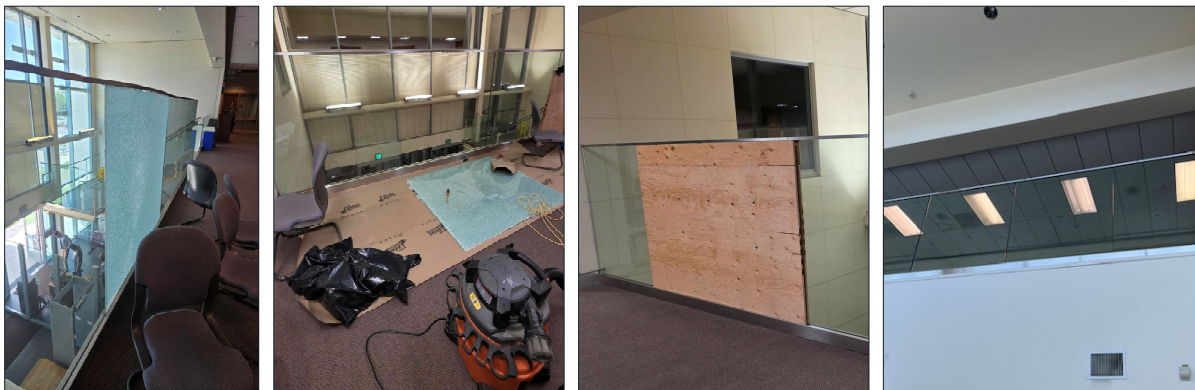
FM-2010224 – San Bernardino Courthouse Annex – Plumbing



Action Item 1

List A – Emergency Facility Modifications (Priority 1)

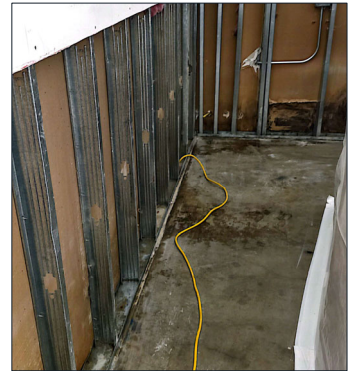
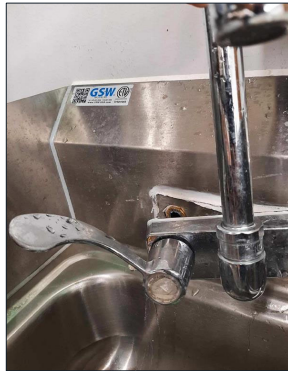
FM-2010567 – Ventura Juvenile Courthouse – Interior Finishes



Action Item 1

List A – Emergency Facility Modifications (Priority 1)

FM-2010607 – Edmund D. Edelman Children's Court- Plumbing



Action Item 2

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

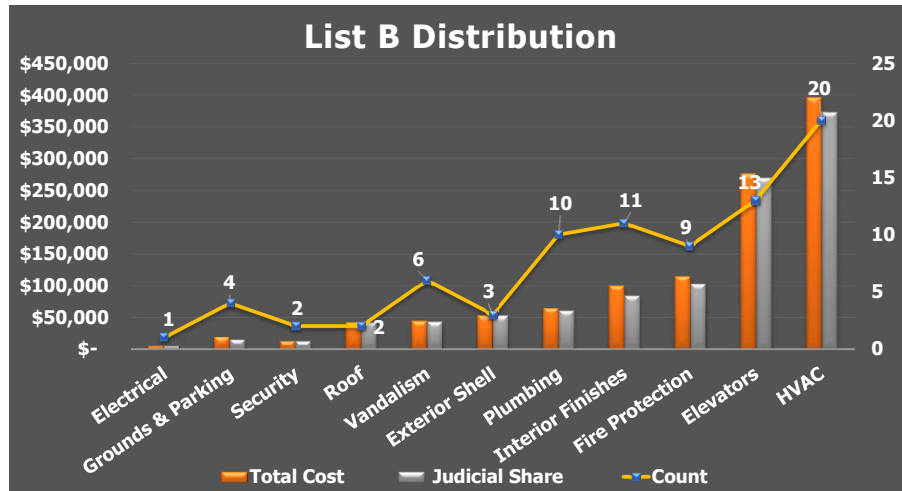
- There were 81 new P2 FMs under \$100K this period
- Total estimated FM Program budget share is \$1,061,887

FY 25-26 P2 Budget Allocation	Prior Approvals for FY 25-26	Proposed Approvals	Adjustment to Prior Approvals*	Adjusted Remaining Balance
\$8,000,000	\$4,491,205	\$1,061,887	\$88,912	\$2,535,820

* 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-2010694 – Van Nuys Courthouse West – HVAC



Action Item 2

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

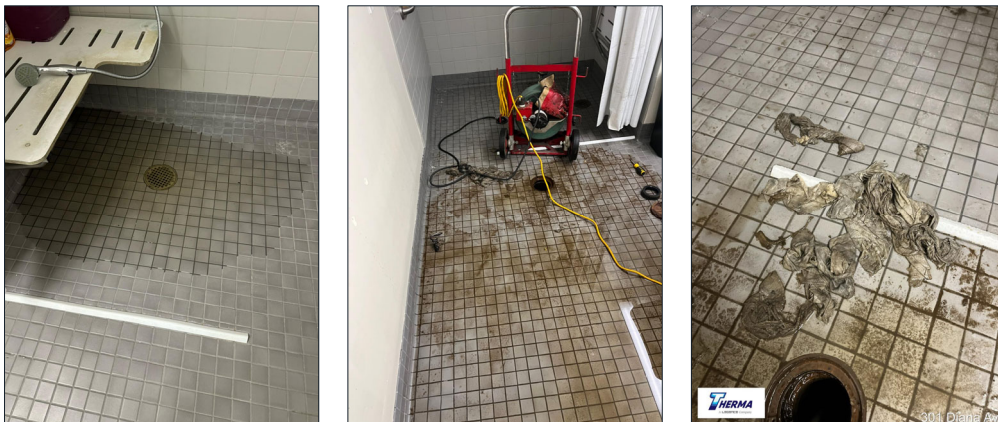
FM-2010629 – Civic Center Courthouse – Roof



Action Item 2

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

FM-2010687 – Morgan Hill Courthouse – Plumbing



Action Item 3

List C – Cost Increases Over \$50K

- Impacts 6 FM projects
- Total FM Value - \$5,478,223
- Program Budget Impact - \$5,468,478

Action Item 3

List C – Cost Increases Over \$50K

Riverside - Family Law Court - Electrical

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Riverside	Family Law Court	33-A1	FM-2005608	\$ 71,486	\$ 127,220	\$ 55,734

Reason for Increase: Cost increase is due an additional 8 months of temporary generator and transfer switch rental costs. The manufacture and delivery of new equipment was delayed.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$55,734.

Action Item 3

List C – Cost Increases Over \$50K

Orange - Central Justice Center - Exterior Shell

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Orange	Central Justice Center	30-A1	FM-2002712	\$ 109,698	\$ 189,342	\$ 79,644

Reason for Increase: The cost increase is due to the additional scaffolding and labor to remove the pole in sections. The additional scaffolding is required as a counterweight as the roof anchor points were previously roofed over.

Notes: FM Program Budget Share is 91.17%, therefore cost increase to FM Budget is \$72,612.

Action Item 3

List C – Cost Increases Over \$50K

Humboldt - Humboldt County Courthouse (Eureka) - HVAC

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Humboldt	Humboldt County Courthouse (Eureka)	12-A1	FM-2006973	\$ 186,233	\$ 484,604	\$ 298,371

Reason for Increase: Cost increase is due to additional BMS equipment for (5) additional AHUs, (1) Chiller, and (2) CRAC Units and (1) BMS head-unit with software. The new county system is not compatible with the courts equipment. Separating from the countys systems will provide the court control of court space conditioning.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$298,371.

Action Item 3

List C – Cost Increases Over \$50K

Alameda - East County Hall of Justice - Electrical

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Alameda	East County Hall of Justice	01-J1	FM-2009446	\$ 3,185,192	\$ 8,045,346	\$ 4,860,154

Reason for Increase: The cost increase is due to understated rental costs and 10 additional weeks of temporary generator rental due to delays related to the procurement and installation of the new bus duct.

Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$4,860,154.

Action Item 3

List C – Cost Increases Over \$50K

Los Angeles - Stanley Mosk Courthouse - Elevators, Escalators, & Hoists

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Stanley Mosk Courthouse	19-K1	FM-2007925	\$ 713,382	\$ 812,366	\$ 98,984

Reason for Increase: Cost increase is due to the replacement of (2) additional drive gears and restoring the gear box on escalator 25. The additional items were discovered once the step chains were removed.

Notes: FM Program Budget Share is 97.26%, therefore cost increase to FM Budget is \$96,272.

Action Item 3

List C – Cost Increases Over \$50K

Contra Costa - Wakefield Taylor Courthouse - Electrical

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Contra Costa	Wakefield Taylor Courthouse	07-A2	FM-2001292	\$ 1,243,447	\$ 1,328,783	\$ 85,336
Reason for Increase: The cost increase is due to the installation of additional fire alarm devices not identified during bid, costs related to the electric utility company's application and design and construction involvement, and additional hazardous materials observation and monitoring fees.						
Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$85,336.						

Action Item 4

List D – Facility Modifications over \$100K (Priority 2)

- Impacts 6 FM projects
- Total FM Value - \$2,774,363
- Program Budget Impact - \$2,204,076

Action Item 5

Trial Court Facility Modifications Report for Q1 of FY 2025–26

- Refer to meeting materials for FY 2025–26 Q1 report

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Action Item 6

Fiscal Year 2027–28 Budget Change Concepts

- Requesting approval for five budget change concepts to submit for funding to the Judicial Branch Budget Committee

#	FY 2027–28 Budget Change Concepts
1	Los Angeles Spring Street Courthouse - Courtrooms Relocation
2	Trial Court Facility Modifications
3	Trial Court Facilities Maintenance and Utilities
4	Trial Court Deferred Maintenance
5	Superior Court Public Lactation Rooms (AB 1576)

Action Item 7

Draft Report to the Legislature: Superior Court Lactation Rooms Funding and Expenditures

- Refer to materials for report

Discussion Item 1

List E – Court Funded Requests

Approved CFRs:

1. Kings – (Facilities Related) Kings Superior Court - \$0
2. Napa – (Facilities Related) Historic Courthouse - \$37,352.34
3. Napa – (Facilities Related) Historic Courthouse - \$21,050.71
4. San Benito – (Facilities Related) San Benito County Superior Court - \$9,626.00

There were no cancelled CFRs this reporting period.

Discussion Item 2

Facilities Maintenance Performance Report

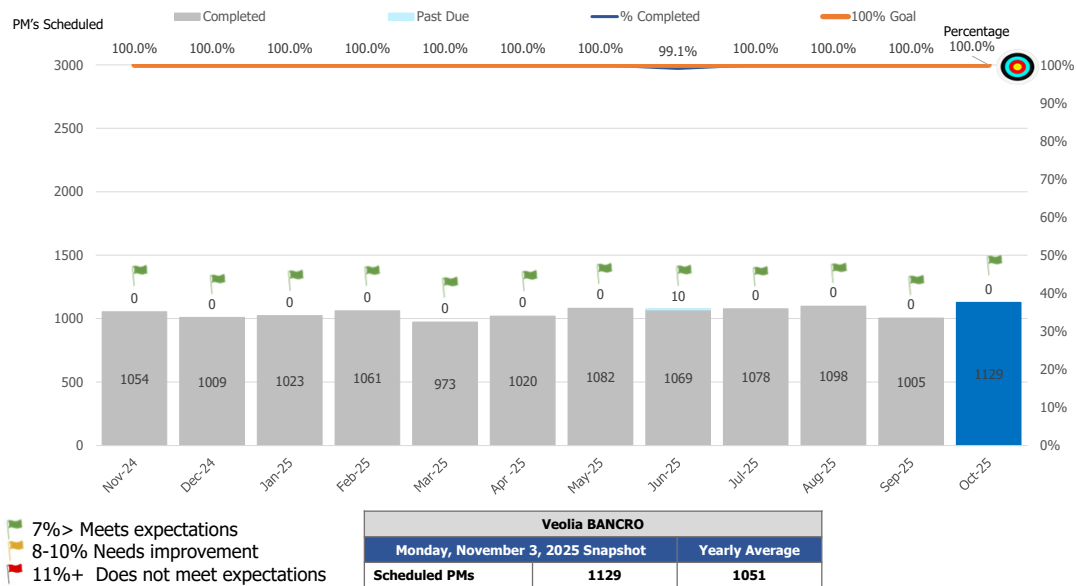
Two “Models” for Maintenance and Operations

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

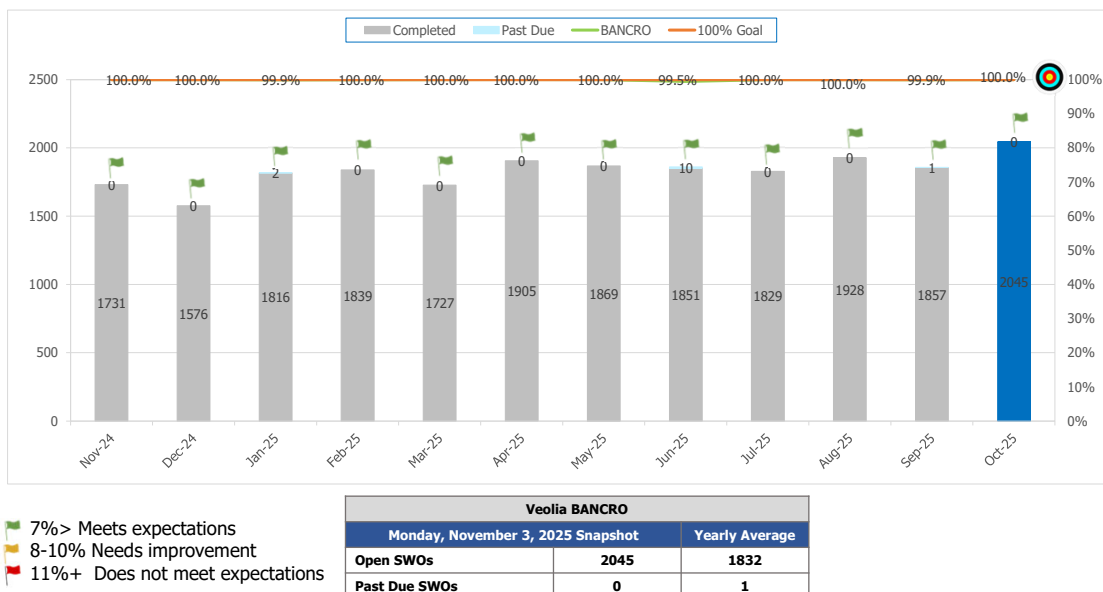


Service Provider Performance Report

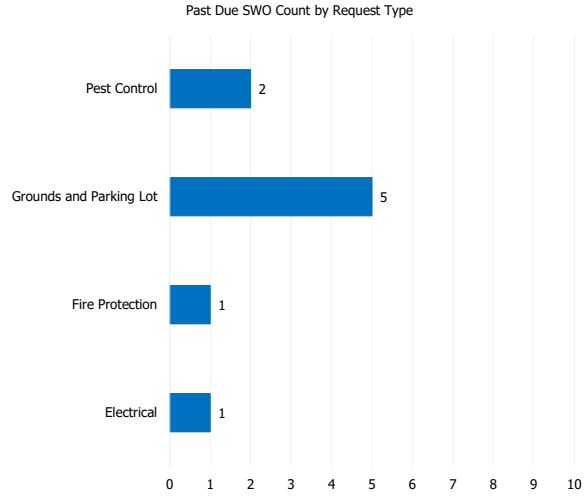
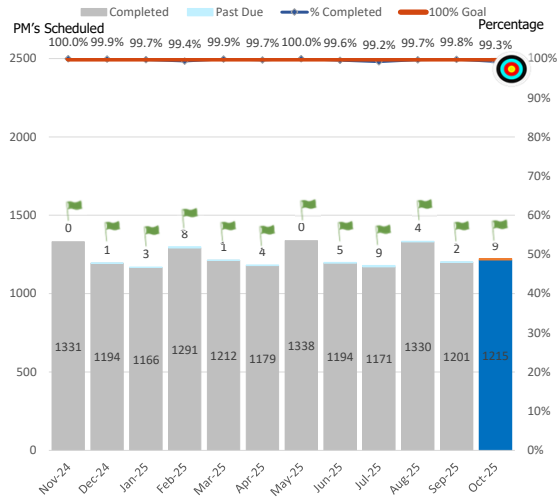
Veolia BANCRO - Preventive Maintenance



Veolia BANCRO – Past Due SWOs



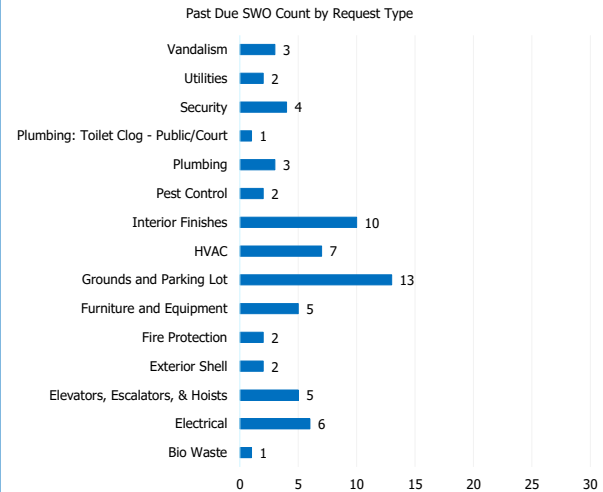
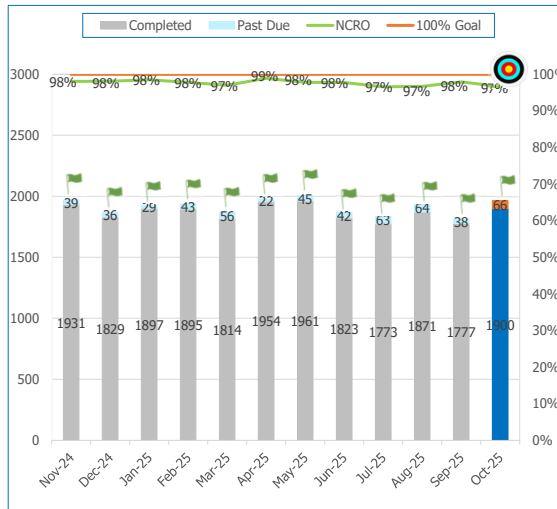
Pride NCRO - Preventive Maintenance



- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE NCRO		
Monday, November 3, 2025 Snapshot		Yearly Average
Scheduled PMs	1224	1239
Past Due PMs	9	4

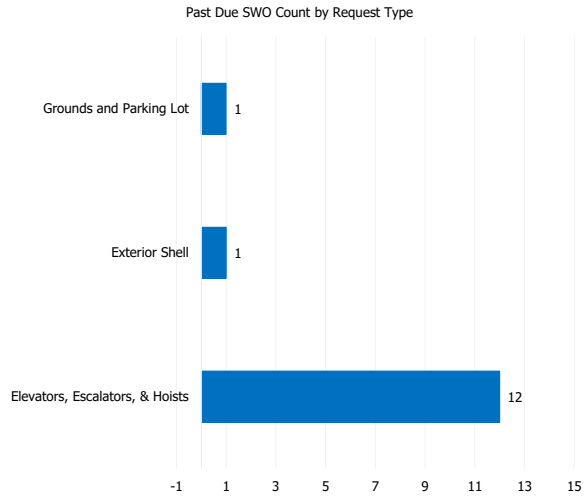
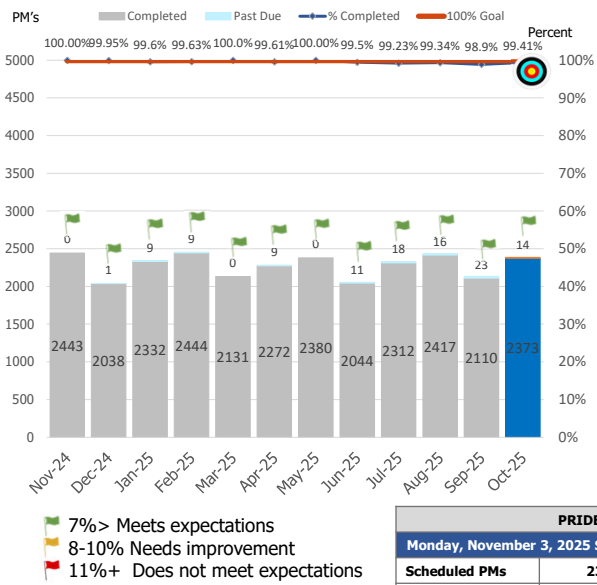
Pride NCRO – Past Due SWOs



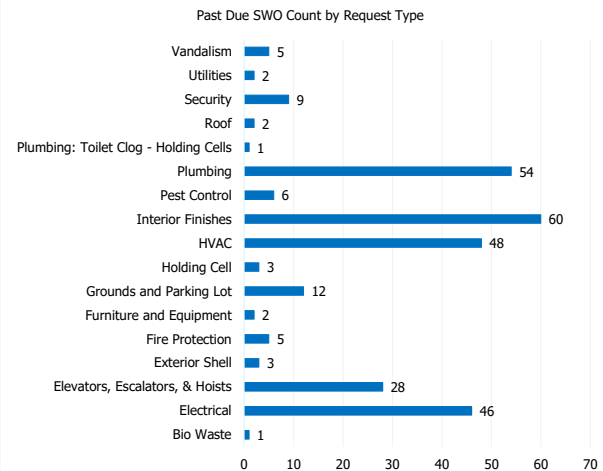
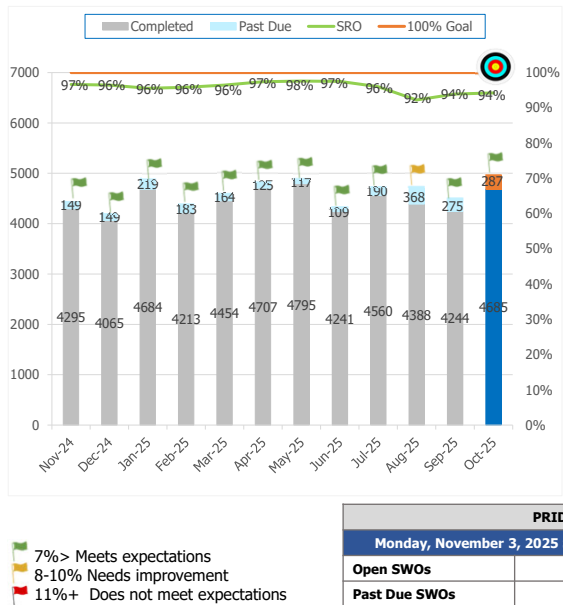
- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE NCRO		
Monday, November 3, 2025 Snapshot		Yearly Average
Open SWOs	1966	1914
Past Due SWOs	66	45

Pride SRO - Preventive Maintenance

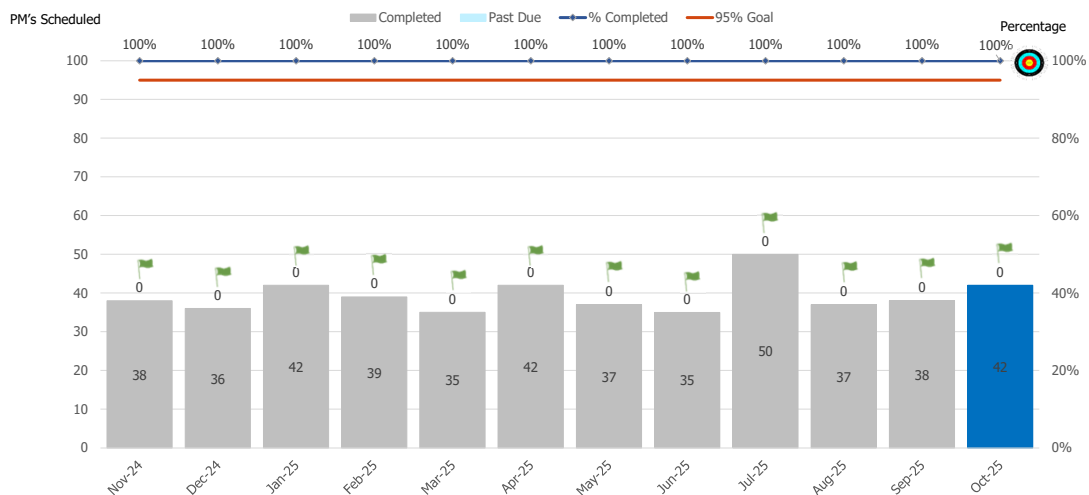


Pride SRO – Past Due SWOs



Delegated Court Performance Report

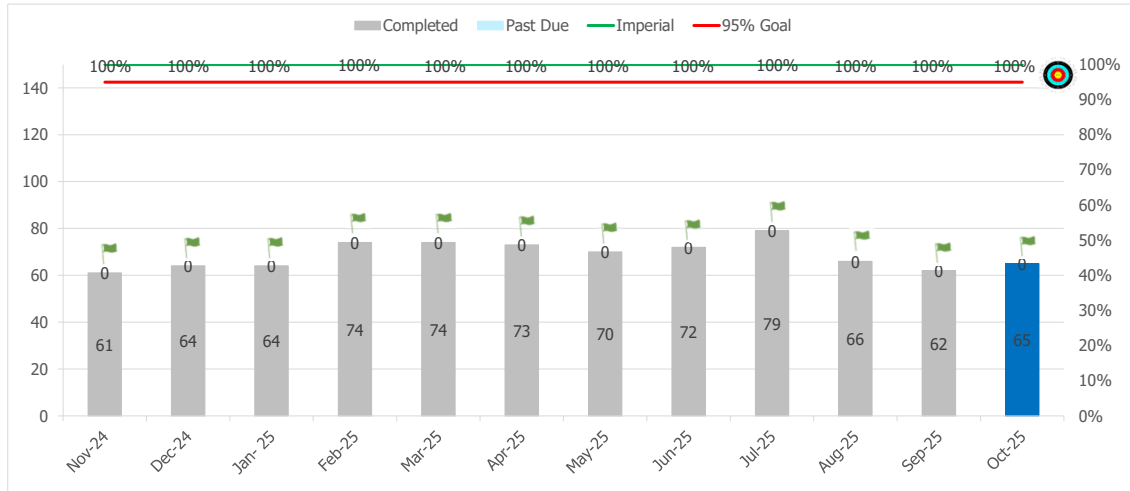
Imperial Court - Preventive Maintenance



5% or less Meets expectations
 6% + Does not meet expectations

Imperial County		
Monday, November 3, 2025 Snapshot		Yearly Average
Scheduled PMs	42	39
Past Due PMs	0	0

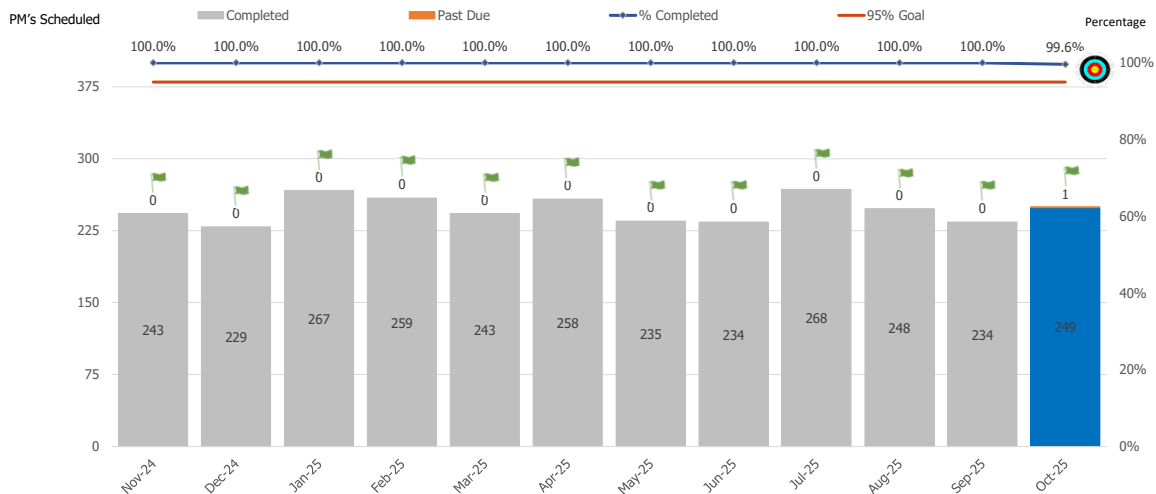
Imperial Court – Past Due SWOs



5% or less Meets expectations
 6% + Does not meet expectations

Imperial County		
Monday, November 3, 2025 Snapshot		Yearly Average
Open SWOs	65	69
Past Due SWOs	0	0

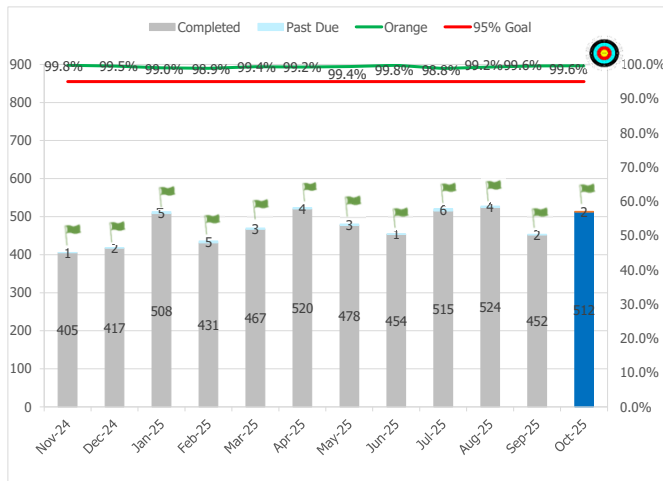
Orange Court - Preventive Maintenance



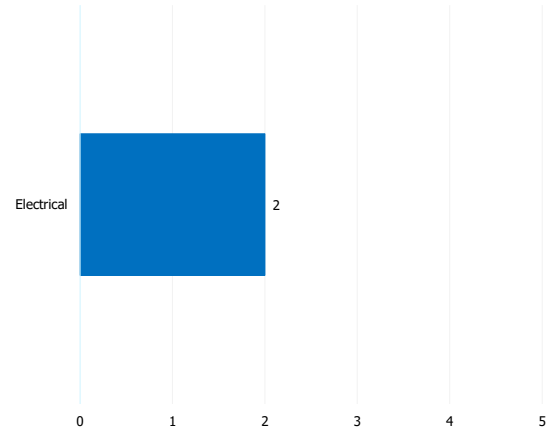
5% or less Meets expectations
 6% + Does not meet expectations

Orange County		
Monday, November 3, 2025 Snapshot		Yearly Average
Scheduled PMs	250	247
Past Due PMs	0	0.08

Orange Court – Past Due SWOs



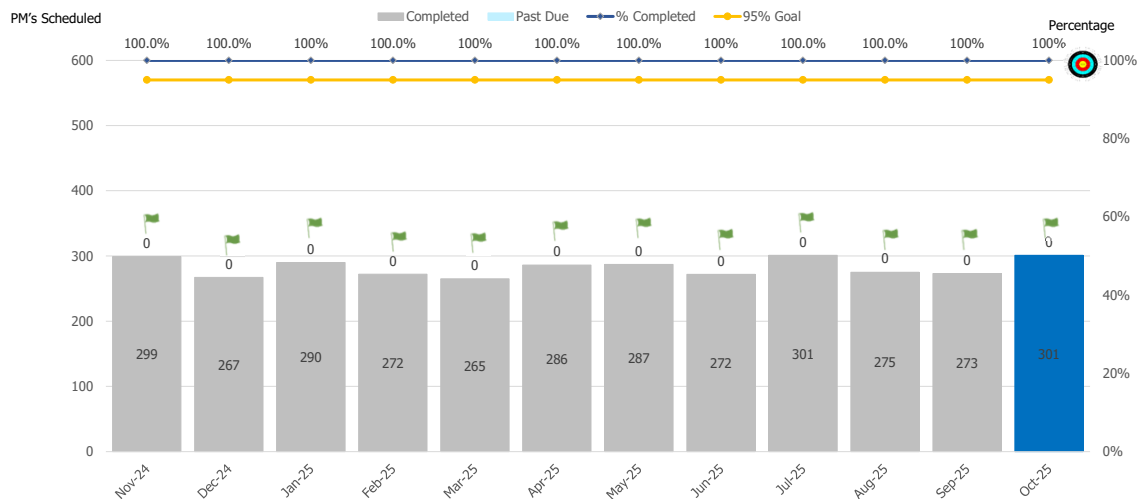
Past Due SWO Count by Request Type



5% or less Meets expectations
 6% + Does not meet expectations

Orange County		
Monday, November 3, 2025 Snapshot		Yearly Average
Open SWOs	514	477
Past Due SWOs	2	3

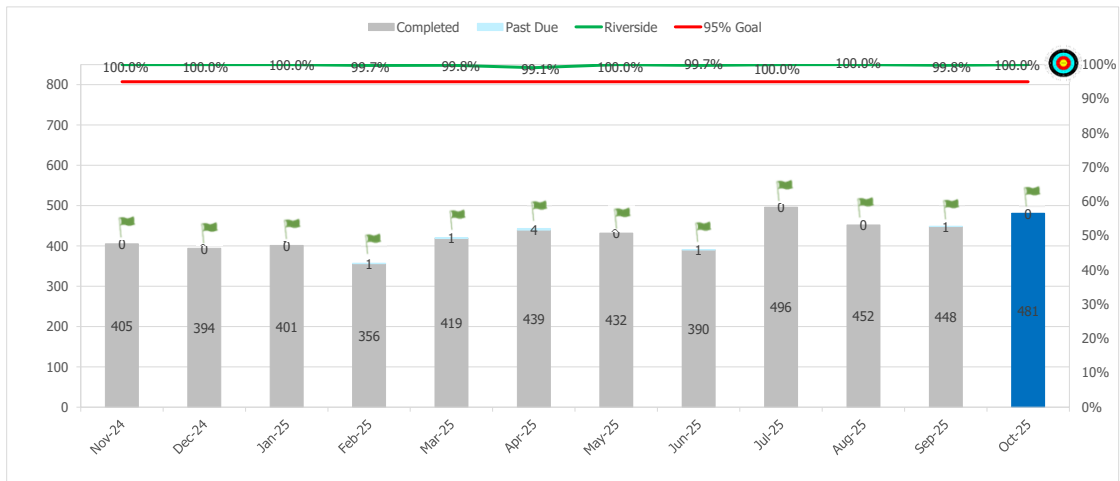
Riverside Court - Preventive Maintenance



5% or less Meets expectations
 6% + Does not meet expectations

Riverside County		
Monday, November 3, 2025 Snapshot		Yearly Average
Scheduled PMs	301	282
Past Due PMs	0	0

Riverside Court – Past Due SWOs



5% or less Meets expectations
 6% + Does not meet expectations

Riverside County		
Monday, November 3, 2025 Snapshot		Yearly Average
Open SWOs	481	427
Past Due SWOs	0	1

Information Item 1

Preventative Maintenance Highlights

P1 Avoidance



Solano – Old Solano Courthouse - 18-A3

Lighting Controls Monthly Preventive Maintenance

Deficiencies Found:

Discovered four exterior walkway lights were out.

Prevention:

Light replacement avoided unsafe conditions during the dark winter months when exiting the building.



Del Norte – Del Norte County Superior Court – 08-A1

Weekly Rounds and Readings Preventive Maintenance

Deficiencies Found:

Sallyport exhaust fan motor bearings were found to be making noise, very hot to touch, and the CO2 sensor control was intermittently failing.

Prevention:

Replacement of the fan motor and CO2 controller avoided exhaust exposure to the Sallyport area.



Imperial – El Centro Criminal Courthouse – 13-G1

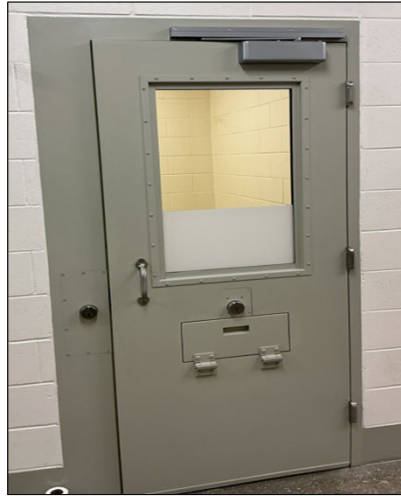
Weekly Rounds and Readings Preventive Maintenance

Deficiencies Found:

Holding cell door locking cylinder showed signs of wear and tear due to volume of use and was not functioning.

Prevention:

Locking cylinder replacement avoided an out of service holding cell.



Contra Costa – George D. Carroll Courthouse – 07-F1

HVAC Monthly Preventive Maintenance

Deficiencies Found:

Air handler unit blower shaft bearing was found to be worn and noisy.

Prevention:

Bearing replacement avoided complete failure to the fan wheel and motor affecting heating and cooling to the building.



Solano – Old Solano Courthouse - 18-A3

Annual Tree Trimming Preventive Maintenance

Prevention:

Tree trimming avoided Palm Tree fronds falling during wind and rainstorms creating a safety risk.



Orange – Central Justice Center – 30-A1

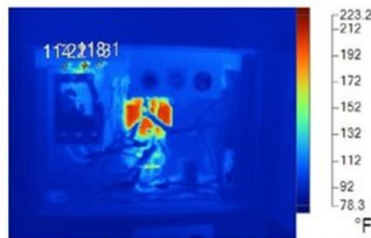
Infra-red Thermography Annual Preventive Maintenance

Deficiencies Found:

Infra-red scan found electrical breaker to be over 250 degrees on hot water pump.

Prevention:

Breaker replacement avoided a tripped breaker and loss of power to the hot water pump and inability to supply hot water to the building.



GA001561 Industrial Hot Water Pump #4 50A
Bucket - MCC BBA Image 1.IS2

9/11/2025 1:27:56 PM

Note: Severe temperature on line side of breaker B phase

Amperage: A- 22A, B- 22A, C- 22A

Recommendation: Equipment was put out of service until repair can be made



Visible Light Image

Riverside – Larson Justice Center – 33-C1

Backflow Preventer Annual Preventive Maintenance

Deficiencies Found:

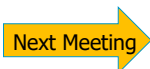
Replaced one four-inch backflow preventer that failed testing.

Prevention:

Replacement avoided contaminated water from entering the main water supply.



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: TBD	10:00 – 3:00
Friday, December 4, 2026	Virtual	12:00 – 1:30

Adjourn

- Closing Discussions
- Chair Closing Comments