



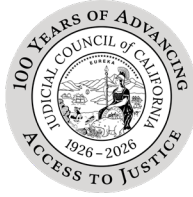
Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Documents

Meeting Date

July 10, 2026



Judicial Council of California

**TRIAL COURT FACILITY MODIFICATION ADVISORY
COMMITTEE
NOTICE AND AGENDA OF OPEN IN-PERSON AND ELECTRONIC
MEETING WITH CLOSED SESSION**

July 10, 2026

10:00am to 3:00pm

Location: Sacramento

Public Access: <https://jcc.granicus.com/player/event/5007>

Open to the public unless indicated as closed (Cal. Rules of Court, rule 10.75(c)(1), (d), and (e)(1)).

Meeting materials will be posted on the [Trial Court Facility Modification Advisory Committee](#) webpage on the California Courts website at least three business days before the meeting.

Request for ADA accommodations should be made at least three business days before the meeting and directed to: JCCAccessCoordinator@jud.ca.gov.

Members of the public seeking to make an audio recording of the meeting must submit a written request at least two business days before the meeting. Requests can be emailed to tcfmac@jud.ca.gov.

Agenda items are numbered for identification purposes only and will not necessarily be considered in the indicated order.

I. OPEN MEETING (CAL. RULES OF COURT, RULE 10.75(C)(1))

Call to Order and Roll Call

Approval of Minutes

Approve minutes of the May 18, 2026, Trial Court Facility Modification Advisory Committee meeting.

II. PUBLIC COMMENT (CAL. RULES OF COURT, RULE 10.75(K))

This meeting will be conducted both in person and via electronic means. As such, the public may make comments in writing, in person, or remotely for the open portion of this meeting.

Written Comment

In accordance with California Rules of Court, rule 10.75(k)(1), written comments pertaining to any agenda item of a regularly noticed open meeting can be submitted up to one complete business day before the meeting. For this specific meeting, comments must

be emailed to tcfmac@jud.ca.gov by noon on July 9, 2026, to be provided to advisory body members prior to the start of the meeting.

III. DIRECTOR'S REPORT

Director's Report

Update from the Director on facility related items.

Presenter: Mr. Tamer Ahmed, Director, Facilities Services

IV. ACTION ITEMS (ITEMS 1 – 5)

Item 1

Fiscal Year 2026–27 Facility Modification Budget (Action Required)

Approved the proposed Fiscal Year 2026-27 Facility Modification budget.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 2

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

Approve 198 projects for a total of \$6,039,830 to be paid from Facility Modification program funds previously encumbered for Priority 1 projects.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 3

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

Approve 74 projects for a total of \$971,617 to be paid from Facility Modification program funds previously encumbered for Priority 2 projects.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 4

List C – Facility Modification Cost Increase Over \$50K (Action Required)

Approve cost increases over \$50K for three (3) facility modification projects, totaling a cost increase of Facility Modification program budget of \$291,588.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 5

List D – Facility Modifications Over \$100k (Priority 2) (Action Required)

Approve fourteen (14) Priority 2 FMs over \$100K for a total cost to the Facility Modification program budget of \$10,922,582.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

V. DISCUSSION ITEMS (NO ACTION REQUIRED)

Discussion Item 1

List E – Court-Funded Requests (CFRs)

CFR projects approved by the Facilities Services Director since the last meeting and CFR projects cancelled.

Presenter: Mr. Tamer Ahmed, Director, Facilities Services

Discussion Item 2

Uninterruptible Power Supply (UPS) vs Generators

Provide update on purpose & function of a UPS systems and a generator to ensure instant continuous power to its servers, networking, security, and access-control systems.

Presenter: Ms. Maria Atayde-Scholz, Principal Manager, Facilities Services

Discussion Item 3

Facilities Maintenance Performance Report

Provide a brief general description of the subject matter to be discussed or presented.

Presenter: Ms. Maria Atayde-Scholz, Principal Manager, Facilities Services

Discussion Item 4

Trial Court Real Estate Portfolio Expense and Revenue for Fiscal Year 2026–27

Trial Court Real Estate Portfolio Expense and Revenue Report for 2026–27.

Presenters: Mr. James Koerner, Manager, Facilities Services

Ms. Nanci Connelly, Manager, Facilities Services

VI. INFORMATION ONLY ITEM (NO ACTION REQUIRED)

Info 1

Preventative Maintenance Spotlight Projects

Update on preventative maintenance projects.

Presenter: Ms. Maria Atayde-Scholz, Principal Manager, Facilities Services

VII. ADJOURNMENT OF OPEN SESSION

Adjourn to Closed Session

VIII. CLOSED SESSION (CAL. RULES OF COURT, RULE 10.75(D))

Call to Order and Roll Call

Approval of Minutes

Approve minutes of the May 18, 2026, Trial Court Facility Modification Committee meeting.

Item 1

Closed pursuant to California Rules of Court, Rule 10.75(d)(5))

Security plans or procedures or other matters that if discussed in public would compromise the safety of the public or of judicial branch officers or personnel or the security of judicial branch facilities or equipment, including electronic data.

**Security-Related – Emergency Facility Modification Funding - Priority 1 (Closed List A)
(Action Required)**

Approve one (1) security-related project for a total of \$4,696 to be paid from the Facility Modification Program budget.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Mr. Eddie Gonzalez, Security Coordinator, Facilities Services

Item 2

Closed pursuant to California Rules of Court, Rule 10.75(d)(5))

Security plans or procedures or other matters that if discussed in public would compromise the safety of the public or of judicial branch officers or personnel or the security of judicial branch facilities or equipment, including electronic data.

Security-Related – Facility Modifications Under \$100K – Priority 2 (Closed List B) (Action Required)

Approve one (1) security-related project for a total of \$11,330 to be paid from the Facility Modification Program budget.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Mr. Eddie Gonzalez, Security Coordinator, Facilities Services

Item 3

Closed pursuant to California Rules of Court, Rule 10.75(d)(5))

Security plans or procedures or other matters that if discussed in public would compromise the safety of the public or of judicial branch officers or personnel or the security of judicial branch facilities or equipment, including electronic data.

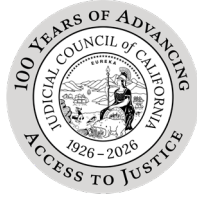
Security-Related – Facility Modifications Over \$100K – Priority 3 (Closed List D) (Action Required)

Seeking direction on two (2) security-related projects for a total of \$417,988 to be paid from the Facility Modification Program budget.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Mr. Eddie Gonzalez, Security Coordinator, Facilities Services

Adjourn Closed Session



Judicial Council of California

**TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE
MINUTES OF OPEN MEETING(DRAFT)**

May 18, 2026

10:00 a.m. – 11:28 a.m.

Judicial Council of California – Videocast for Public Access

Members Present: Hon. Donald Cole Byrd, Chair
Hon. William F. Highberger, Vice-Chair
Hon. John B. Ellis
Mr. Jarrod Orr
Ms. Anabel Z. Romero
Ms. Nocona Soboleski
Mr. David H. Yamasaki

Members Absent: Hon. Brad R. Hill
Hon. Eric J. Wersching
Hon. Jennifer K. Rockwell
Hon. Vanessa W. Vallarta

Others Present: Mr. Tamer Ahmed, Director, Judicial Council Facilities Services
Mr. Jagan Singh, Deputy Director, Judicial Council Facilities Services
Ms. Maria Atayde-Scholz, Principal Manager, Judicial Council Facilities Services
Mr. Harry O'Hagin, Principal Manager, Judicial Council Facilities Services
Ms. Peggy Symons, Principal Manager, Judicial Council Facilities Services
Mr. Jeff Anderson, Manager, Judicial Council Facilities Services
Mr. Robert Carlson, Manager, Judicial Council Facilities Services
Mr. Andre Navarro, Manager, Judicial Council Facilities Services
Mr. Paul Fitzgerald, Supervisor, Judicial Council Facilities Services
Ms. Donna Jorgensen, Supervisor, Judicial Council Facilities Services
Mr. Chris Magnusson, Supervisor, Judicial Council Facilities Services
Ms. Jennifer Merrill, Supervisor, Judicial Council Facilities Services
Mr. Steve Shelley, Supervisor, Judicial Council Facilities Services
Mr. Robert Stetson, Supervisor, Judicial Council Facilities Services
Mr. Randy Swan, Supervisor, Judicial Council Facilities Services
Mr. Patrick Treanor, Supervisor, Judicial Council Facilities Services
Mr. Guillermo Urena, Supervisor, Judicial Council Facilities Services
Mr. Edward Gonzalez, Security Coordinator, Judicial Council Facilities Services
Ms. Erin Stagg, Attorney II, Judicial Council Legal Services
Ms. Morgan Lardizabal, Legislative Advocate, Government Affairs

OPEN MEETING

Call to Order and Roll Call

The chair called the meeting to order at 10:00 a.m., roll was taken, and opening remarks were made.

Approval of Minutes

The advisory body reviewed and approved the open session minutes of the April 6, 2026, Trial Court Facility Modification Advisory Committee (TCFMAC) meeting. (*Motion: Romero; Orr*)

Public Written Comments

No public comments were received.

Director's Report

The committee received the following update:

1. Facility Modification (FM) Funding Update:

- To date, the committee has approved approximately \$74.9 million for FMs:
 - \$26.1 million for *Emergency FMs* (List A);
 - \$7.9 million for *FMs Under \$100K* (List B);
 - \$9.4 million for *FM Cost Increases Over \$50K* (List C);
 - \$28.4 million for *FMs Over \$100K* (List D); and
 - \$3.1 million for *Planned FMs Over \$100K* (List G).

2. Service Provider Analysis for Contract Recompete:

- Judicial Council Facilities Services' Facility Operations Unit currently delivers the maintenance program through three separate contracts across three regions:
 - The contracts were extended until December 2028, with an additional extension through 2031.
 - The Facility Operations Unit will conduct a comprehensive analysis to inform the decision of whether to issue a Request for Proposal (RFP) prior to the expiration of the contracts.

3. May Revision Update:

- The committee received an update on the May Revision to the Governor's Budget:
 - No changes were made to previously proposed facilities funding included in the January Governor's Budget for FY 2026–27.
 - Trailer bill language was added to extend the Assembly Bill 1576 implementation deadline—to make lactation space available to court users in courthouses that provide lactation rooms for court employees—for three years until July 1, 2029.
 - Staff will continue to monitor the budget process and provide updates on facilities funding and related legislative actions as information becomes available.

DISCUSSION AND ACTION ITEMS (ITEMS 1–6)

Item 1

Fiscal Year 2025–26 Facility Modification Program Budget Actions

Action: For fiscal year 2025–26, the committee approved reallocating \$500,000 from *Statewide FM Planning* to *Priority 2 FMs Over \$100,000*.

(Motion: Yamasaki; Second: Highberger)

Item 2

List A – Emergency Facility Modification Funding (Priority 1)

Action: The committee approved 102 projects for a total of \$3,414,879 to be paid from FM program funds previously encumbered for Priority 1 projects.

(Motion: Yamasaki; Second: Orr)

Item 3

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

Action: The committee approved 72 projects for a total of \$1,014,202 to be paid from FM program funds previously encumbered for Priority 2 projects under \$100K.

(Motion: Highberger; Second: Ellis)

Item 4

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

Action: The committee approved cost increases over \$50K for seven projects for a total of \$4,054,463 to be paid from FM program funds. (Motion: Yamasaki; Second: Orr)

Item 5

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

Action: The committee approved eight Priority 2 FMs over \$100K for a total cost to the FM program budget of \$4,619,958. (Motion: Highberger; Second: Romero)

Item 6

Trial Court Facility Modifications Report for Quarter 3 of Fiscal Year 2025–26

Action: The committee approved the draft *Trial Court Facility Modifications Report for Quarter 3 of Fiscal Year 2025–26*, for submission to the Judicial Council as an Information-Only item. The committee requested Attachment A line #391 to be amended to reflect FM Priority 2 and report page 2 revised accordingly.

(Motion: Highberger; Second: Soboleski)

DISCUSSION ITEMS (ITEMS 1–3) (NO ACTION REQUIRED)

Item 1

List E – Court-Funded Facilities Requests (CFRs)

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

Item 2

Equipment Facility Condition Assessments

The committee received a report comparing results of 2019 Facility Condition Assessments (FCAs) to 2025 FCAs on 11 buildings with a high number of equipment replacements, to determine whether deferred maintenance projects have improved building operating life.

Item 3

Facilities Maintenance Performance Report

The committee reviewed the report on facilities maintenance performance.

INFORMATION ITEMS (ITEMS 1–2) (NO ACTION REQUIRED)

Item 1

Deferred Maintenance Funding - DMF-4 Projects Update

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

Item 2

Architectural Revolving Fund Projects Update

The committee received an update on the status of FM projects in the Architectural Revolving Fund.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:28 a.m., and the advisory committee moved to the closed session of the meeting.

Approved by the advisory body on _____.



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date: 07/10/2026

Director's Report

Summary:

Update on the following:

- Budget Update
- JBBC FY27-28 BCP Approval
- 5-Year Capital Outlay Plan to the Judicial Council

Supporting Documentation:

- See Presentation

Director's Report

1. Budget Update
2. JBBC FY27-28 BCP Approval
3. Five Year Capital Outlay Plan to the Judicial Council



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date: 07/10/2026

Action Item 1 – (Action Required) – Fiscal Year 2026–27 Facility Modification Budget

Action Requested:

Approve the proposed Fiscal Year 2026–27 Facility Modification budget.

Supporting Documentation:

- See Presentation

Action Item 1

Fiscal Year 2026–2027 Facility Modification Budget

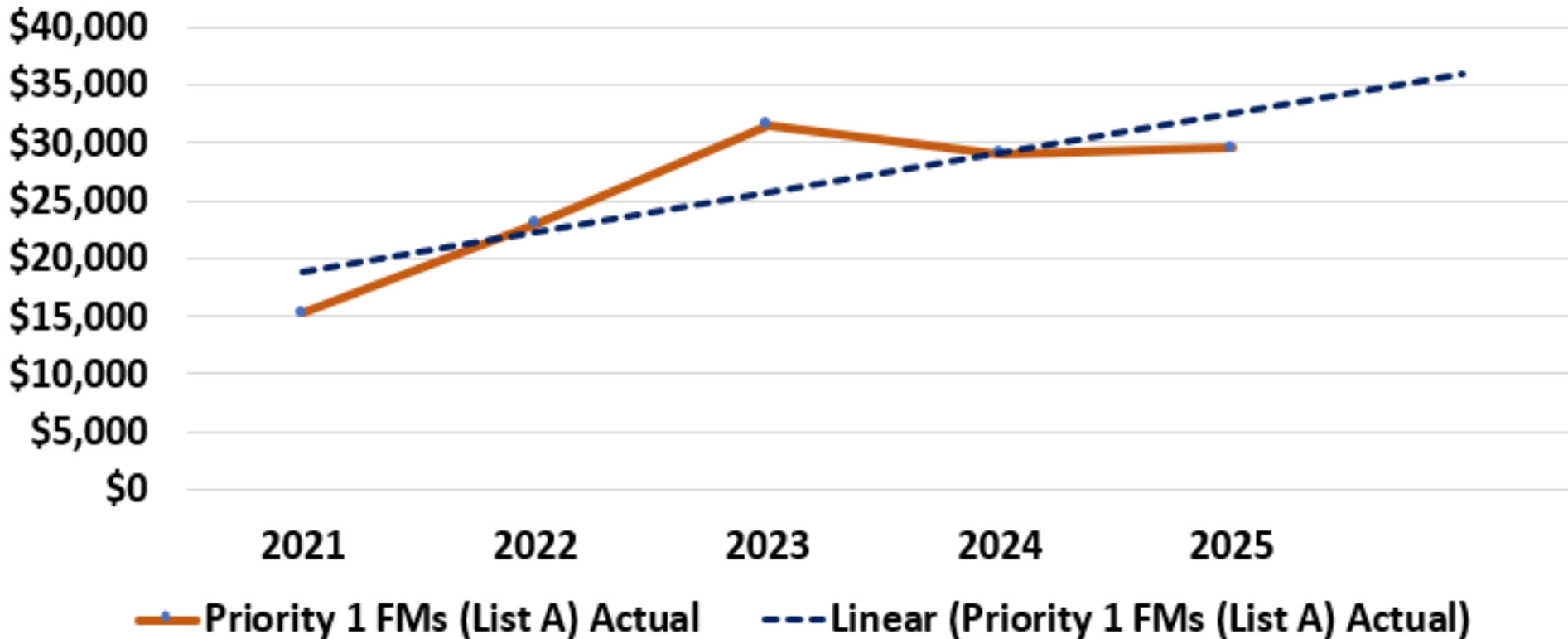
FY 2026–2027 Facility Modification Budget (\$1,000s)

Budget Categories	Allocation	Percentage
Statewide Planning	\$3,000	4%
Priority 1 FMs	\$30,000	38%
FMs Less Than \$100K	\$9,000	11%
Planned FMs	\$0	0%
FMs Over \$100K	\$38,000	48%
Total	\$80,000	100%

Action Item 1

Fiscal Year 2026–2027 Facility Modification Budget

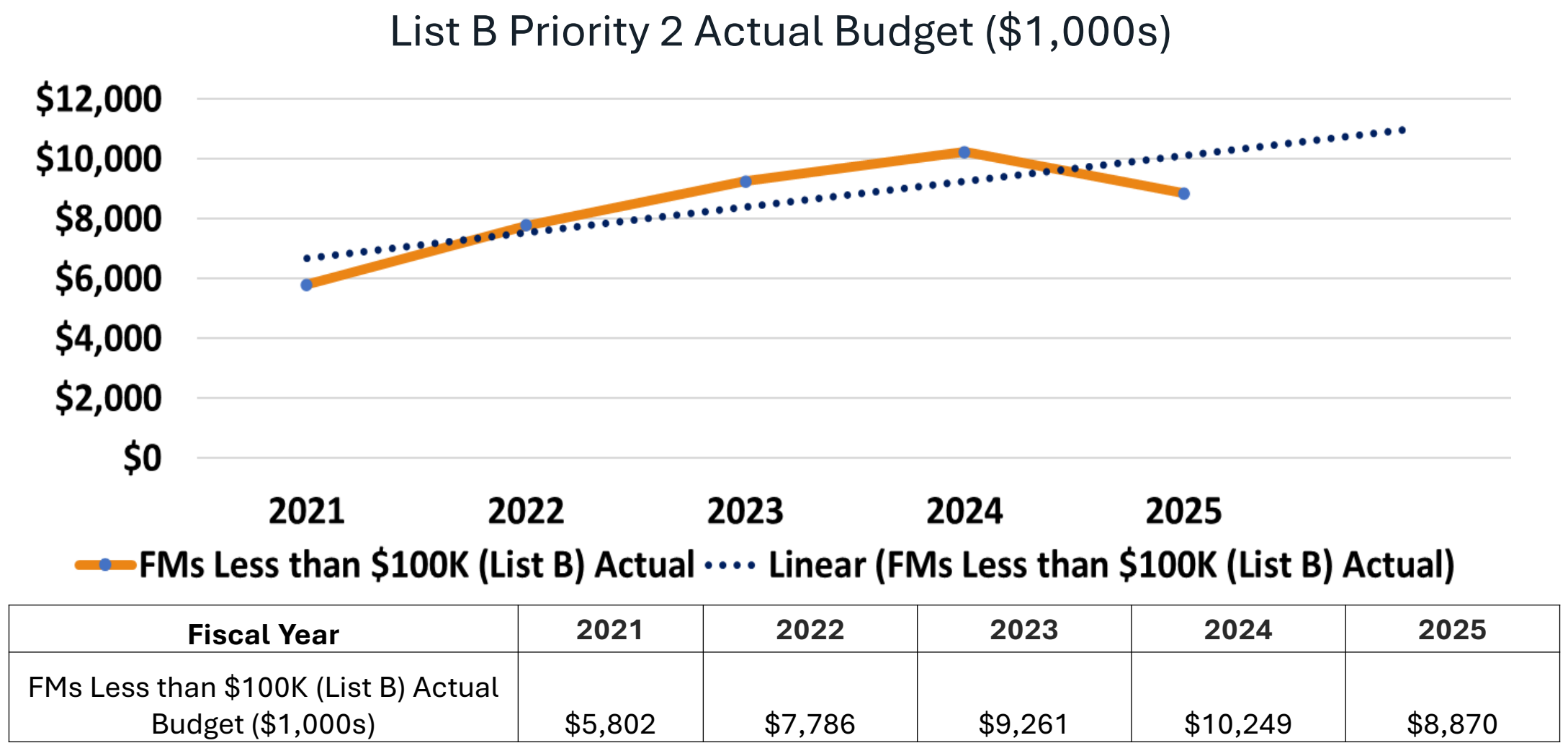
List A Priority 1 Actual Budget (\$1,000s)



Fiscal Year	2021	2022	2023	2024	2025
Priority 1 FMs (List A) Actual Budget (\$1,000s)	\$15,294	\$23,016	\$31,570	\$29,096	\$29,514

Action Item 1

Fiscal Year 2026–2027 Facility Modification Budget



Action Item 1

Fiscal Year 2026–2027 Facility Modification Budget

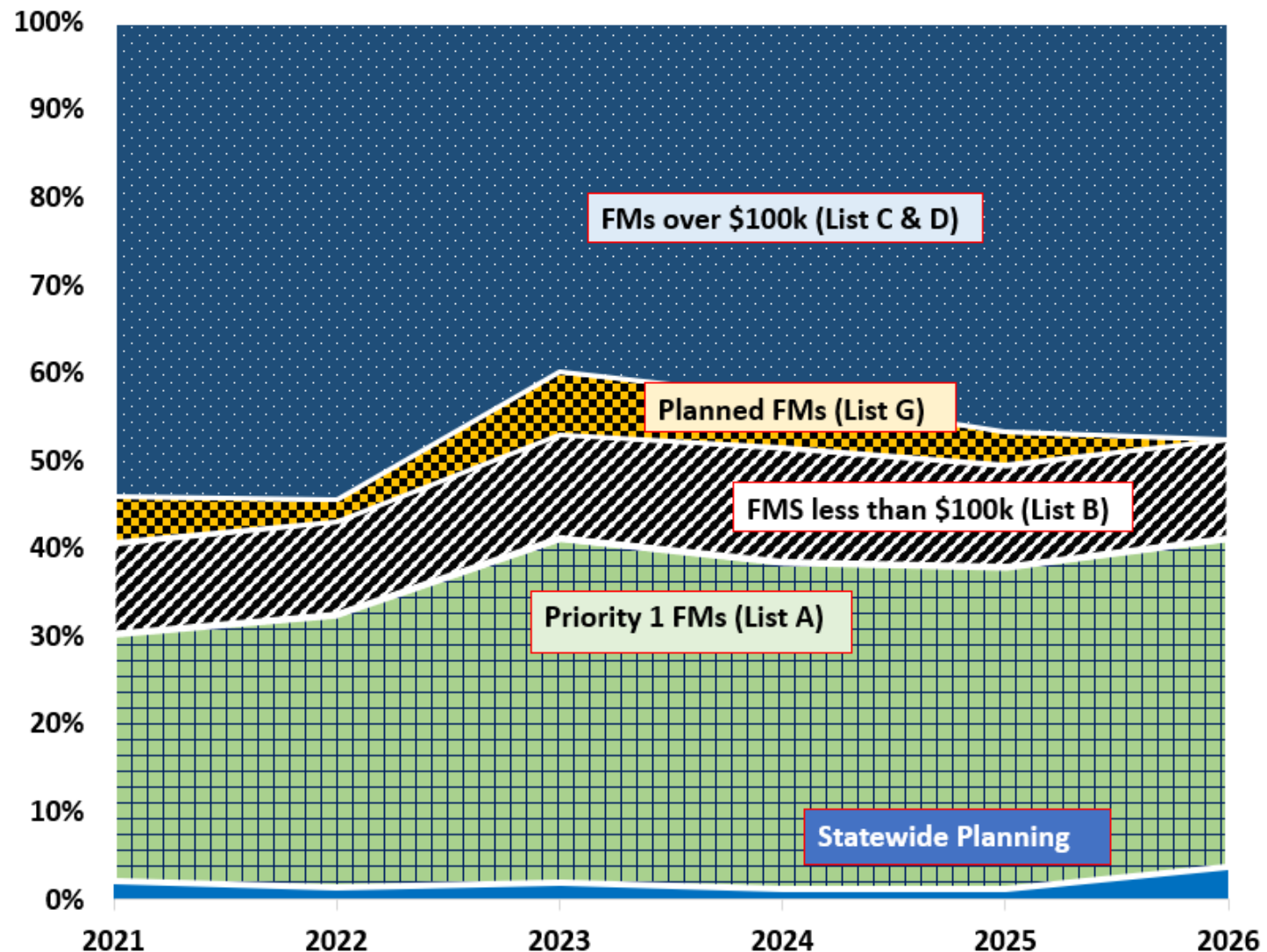
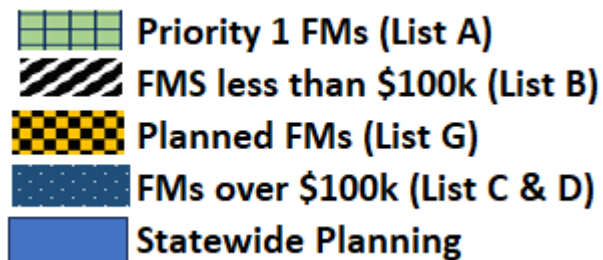
FY 2026–2027 FM Budget Allocation (\$1,000s)

Budget	2021	2022	2023	2024	2025	2026
Statewide Planning	\$1,400	\$1,092	\$1,500	\$1,000	\$1,000	\$3,000
Priority 1 FMs (List A)	\$18,300	\$25,000	\$31,450	\$30,000	\$30,000	\$30,000
FMs Less than \$100K (List B)	\$6,700	\$8,411	\$9,500	\$10,400	\$9,500	\$9,000
Planned FMs (List G)	\$3,424	\$1,995	\$5,758	\$4,679	\$3,137	\$0
FM Portion of O&M FFP	\$0	\$0	\$0	\$0	\$0	\$0
FMs Less than \$2K	\$90	\$12	\$0	\$0	\$0	\$0
Cost Increases (List C) and FMs over \$100K (List D)	\$35,086	\$43,490	\$31,792	\$34,321	\$38,127	\$38,000
Total	\$65,000	\$80,000	\$80,000	\$80,400	\$81,764	\$80,000

Action Item 1

Fiscal Year 2026–2027 Facility Modification Budget

FM Budget Allocation FY 2021–2026



Action Item 1

Fiscal Year 2026–2027 Facility Modification Budget

FY 2026–2027 Spending Plan (\$1,000s)

Spending Plan FY 2026-2027	Amount
July 2026	\$51,000
August 2026	\$6,000
October 2026	\$5,000
December 2026	\$5,000
January 2027	\$5,000
March 2027	\$4,000
April 2027	\$2,000
May 2027	\$2,000
Total	\$80,000



July 2026 Spending	Amount
Statewide Planning	\$0
Priority 1 FMs	\$30,000
FMs Less Than \$100K	\$9,000
Planned FMs	\$0
FMs Over \$100K	\$12,000
Total	\$51,000



Meeting Date: 07/10/2026

Action Item 2 – (Action Required) - List A – Emergency Facility Modifications (Priority 1)

Action Requested:

Approve 198 projects for a total of \$6,039,830 to be paid from Facility Modification program funds previously encumbered for Priority 1.

Supporting Documentation:

- List A – Emergency Facility Modification Funding Report (Priority 1)

Priority 1 = Immediately or Potentially Critical.

Condition requires immediate action to return a facility to normal operations, or a condition that will become immediately critical if not corrected expeditiously. Such conditions necessitate the need to stop accelerated deterioration or damage, to correct a safety hazard that imminently threatens loss of life or serious injury to the public or court employees, or to remediate intermittent function and service interruptions as well as potential safety hazards. Such conditions may include, but are not limited to, the following: major flooding; substantial damage to roofs or other structural building components; or hazardous material exposure. Depending on scope and impact, a severe deterioration in life safety protection may also be considered a priority 1 condition requiring a facility modification.

Owing to their critical nature, priority 1 requests will be addressed immediately by JCC staff using internal procedures that ensure timely and effective responses to unplanned emergency or potentially critical conditions, including a method and a process for setting aside funds to address priority 1 conditions.

**Judicial Council of California**Trial Court Facility Modification
Advisory Committee**Draft Report**Trial Court Facility Modification
Emergency and Priority 1 (List A)
06/01/2005 to 06/03/2026
Meeting Date: 07/10/2026

Line	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FM PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FM PROGRAM BUDGET % OF COST
1	FM-25-0392-AB	Los Angeles	Edelman Court Parking Structure	19-Q2	1	Elevators - Perform hoist rope shortening for public elevator 2. The rope has elongated due to use causing leveling issues. It was discovered during preventive maintenance.	\$7,117	\$4,981	Completed	69.99
2	FM-25-0656-AB	Los Angeles	Compton Courthouse	19-AG1	1	Elevators - Perform hoist rope shortening for public elevator 2. The rope failed due to use causing leveling issues and was discovered during preventive maintenance.	\$48,190	\$31,868	Completed	66.13
3	FM-25-0989-AB	Solano	Old Solano Courthouse	48-A3	1	HVAC - Replace (1) heating hot water coil in judges chambers. Parts failed due to age impacting comfort heating in courtroom 3. Work will occur after hours.	\$10,467	\$10,467	In Work	100
4	FM-25-1011-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Electrical - Replace (2) 20A lighting circuit breakers above the ceiling in 6th floor courtroom. Breakers failed due to age. Environmental oversight and remediation required due to hazardous materials.	\$45,755	\$45,755	In Work	100
5	FM-25-1012-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Domestic Water Pipe Leak - Replace (1) 2 inch pressure relief valve, (2) 3/4 inch braided flex lines, (3) 2 inch copper couplings, and 3 LF x 3/4 inch copper lines. Pressure relief valve and fittings failed due to age causing the domestic hot water heater to leak and impacting public and private restrooms on floors 1-3.	\$3,600	\$2,477	In Work	68.79
6	FM-25-1024-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior Finishes - Replace (1) push panic bar, (1) trim handle kit, (1) cylinder and associated hardware to 6th floor secured entrance door. The push panic bar and components failed due to age creating a security issue.	\$4,194	\$3,567	Completed	85.03
7	FM-25-1025-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Vandalism - Replace (2) 2 ft x 2 ft ceiling tiles on the 3rd floor secured elevator lobby. An unknown in-custody continuously flushed the toilet on 4th floor holding cell, causing it to overflow down to the 3rd floor secured elevator lobby. Environmental oversight and remediation required due to category 2 water. Erect (1) 5 ft x 6 ft x 10 ft containment on the 3rd floor secured elevator lobby. Extract water, clean and sanitize 290 sf of hard surface on the 4th floor holding cell and 480 sf on the 3rd floor secured elevator lobby.	\$15,762	\$15,762	In Work	100



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Draft

Trial Court Facility Modification

Emergency and Priority 1 (List A)

04/17/2026 to 06/16/2026

Meeting Date 07/10/2026

8	FM-25-1087-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Vandalism - Mechanically clear 20 LF of cast iron drain line in the 12th floor holding cell and replace (118) 12 inch x 12 inch ceiling tiles in media room, and 390 sf of carpet in the 11th floor courtroom. Drain line was blocked with rags by unknown in-custody, causing the toilet to overflow down to the 11th floor. Erect (1) 40 ft x 50 ft x 8 ft containment, (1) 6 ft x 6 ft x 11 ft containment, and (1) 20 ft x 25 ft x 8 ft containment, and (5) 36 inch x 76 inch decontamination chambers. Clean and sanitize 9,651 sf of hard surface. Environmental oversight and remediation required due to category 3 water.	\$105,408	\$105,408	In Work	100
9	FM-25-1103-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Domestic Water Pipe Leak - Replace (1) domestic hot water heat-exchanger assembly, (1) 2 1/2 inch strainer and check valve, (1) 2 1/2 inch inlet/outlet pipe, (1) 1 inch bypass line, (1) 1 1/4 inch pump lines and (6) 1 1/4 inch threaded coupler. Heat exchanger failed due to age and impacting domestic hot water to the building.	\$52,660	\$36,225	In Work	68.79
10	FM-25-1107-AB	San Diego	Juvenile Court	37-E1	1	Interior Finishes - Exterior Leak - Replace (31) 2 ft x 2 ft ceiling tiles. Heavy rains caused water intrusion on 2nd floor near HVAC roof equipment and atrium windows on the 1st floor. Environmental oversight required due to category 2 water. Erect (1) 10 ft x 14 ft containment and (1) 5 ft x 6 ft containment, five catch-alls with water collectors, (2) dehumidifiers, and (2) fans located in the 2nd floor womens restroom and public hallway and 1st floor main lobby. Water leak repairs will be completed under a separate FM. Clean, dry, and sanitize 72 LF of metal T-bar grid and 30 LF of soffit.	\$36,523	\$27,253	Completed	74.62
11	FM-25-1110-AB	Contra Costa	Bray Courts	07-A3	1	Elevators - Install (2) magnetic proximity switches, and associated parts for elevator 1. Components failed due to age, impacting the elevators operation.	\$9,715	\$9,715	In Work	100
12	FM-25-1117-AB	Contra Costa	Walnut Creek Courthouse	07-C1	1	Plumbing - Fixture Leak - Mechanically clear 2nd floor public restroom sink and replace (2) 2 ft x 4 ft ceiling tiles over 1st floor clerks desk. Sink was blocked resulting in it overflowing down to the first floor. Cost includes environmental testing.	\$5,802	\$5,802	In Work	100
13	FM-25-1120-AB	Contra Costa	Bray Courts	07-A3	1	Plumbing - Fixture Leak - Replace (1) diaphragm and (1) vacuum breaker in 2nd floor public restroom. Components failed due to age, which caused the flushometer to leak through the floor penetrations to the 1st floor. Environmental testing costs included.	\$5,506	\$5,506	In Work	100
14	FM-25-1121-AB	San Diego	East County Regional Center	37-I1	1	HVAC - Replace (1) controller, (3) power supplies, (3) bus connector, and (8) digital input modules for air handler unit 1. The components failed due to age and usage, impacting temperatures in the south side ground floor.	\$37,758	\$25,566	In Work	67.71
15	FM-25-1127-AB	San Bernardino	San Bernardino Justice Center	36-R1	1	Interior Finishes - Replace (2) top door pivots on courtroom entry doors. Pivots failed due to wear causing the doors to slam when closing.	\$9,847	\$9,847	In Work	100



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Draft

Trial Court Facility Modification
Emergency and Priority 1 (List A)
04/17/2026 to 06/16/2026
Meeting Date 07/10/2026

16	FM-25-1128-AB	Los Angeles	Compton Courthouse	19-AG1	1	Interior Finishes - Replace (4) 1 ft x 1 ft concealed spline ceiling tiles and 12 sf of carpet in a 6th floor courtroom. Ceiling tiles failed due to age. Environmental oversight and remediation required due to hazardous materials. Erect (1) 6 ft x 9 ft x 17 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean and sanitize 400 sf of flooring and 8 sf of ceilings.	\$18,167	\$18,167	Completed	100
17	FM-25-1130-AB	Kern	Metropolitan Division	15-A1	1	Exterior Shell - Replace (1) vertical rod for the rear entrance door latching system. The part failed to due to age, preventing the door from latching.	\$2,298	\$1,437	Completed	62.50
18	FM-25-1133-AB	Los Angeles	Airport Courthouse	19-AU1	1	Fire Protection - Replace (4) fire hoses and (2) regulators for the kitchen fire suppression system. The hoses failed due to corrosion and regulators are obsolete and required replacement. Deficiencies were identified during annual AHJ inspection. Work was performed afterhours.	\$13,761	\$13,761	Completed	100
19	FM-25-1135-AB	Los Angeles	Airport Courthouse	19-AU1	1	HVAC - Replace (1) 30 HP motor, (1) motor pulley, and (3) belts for air handler 3 in the basement mechanical room. The motor failed due to age resulting in a alarm.	\$13,322	\$10,280	Completed	77.17
20	FM-25-1136-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Sewer line leak- Mechanically clear 75 LF of drain line in the 2nd floor Public Defenders breakroom. Sewer main line was blocked, allowing water to leak in the breakroom. Debris was punched through and not recovered. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 3 ft x 7 ft decontamination chamber. Sanitize 70 sf of vinyl floors, 170 sf of carpet, and 8 sf of countertop.	\$22,916	\$15,154	Completed	66.13
21	FM-25-1137-AB	Los Angeles	Bellflower Courthouse	19-AL1	1	Fire Protection - Fire Protection System Leak - Replace (1) flow tamper switch, (1) 4 inch valve, and (1) 4 inch hinge flange. Tamper switch failed due to age. During the replacement of the tamper switch, it was discovered that the valve failed and would not hold allowing water to leak.	\$7,103	\$5,536	In Work	77.94
22	FM-25-1138-AB	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Replace (1) 600V 30 AMP electrical disconnect, (3) 600V 15AMP fuses, and associated hardware for rooftop exhaust fan unit 5. Disconnect failed due to age affecting the ventilation in the secured parking lot.	\$3,239	\$2,142	Completed	66.13
23	FM-25-1139-AB	Los Angeles	Compton Courthouse	19-AG1	1	Interior Finishes - Replace (2) 1 inch x 1 inch concealed spline ceiling tiles in judges chambers on the 11th floor. Ceiling tiles failed due to age. Environmental oversight and remediation required due to hazardous materials. Erect (1) 3 ft x 6 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean, dry, and sanitize 200 sf of shelves and 90 sf for flooring.	\$14,237	\$14,237	Completed	100
24	FM-25-1140-AB	Los Angeles	Torrance Courthouse	19-C1	1	HVAC - Mechanical Systems Leak - Replace (2) 1 inch isolation valves on hot water loop and (16) 1 ft x 1 ft ceiling tiles in attorneys interview room in basement lockup. The valves failed due to age, allowing water to leak from the 1st floor to the basement hallway below. Environmental oversight and remediation required due to category 2 water. Erect (1) 8 ft x 6 ft x 10 ft containment and (1) 36 inch x 76 inch DECON chamber. Clean and sanitize 960 sf of concrete flooring.	\$35,620	\$35,620	Completed	100



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25	FM-25-1141-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Sewer line leak - Mechanically clear 80 LF of drain line in basement holding cells. Sewer line was blocked allowing water to leak in the holding cells. Debris was punched through and not recovered. Environmental oversight and remediation required due to hazardous materials and category 3 water. Erect (5) 60 inch x 90 inch containments and (1) 40 inch x 90 inch critical barrier. Sanitize 480 sf of concrete flooring.	\$30,530	\$20,189	In Work	66.13
26	FM-25-1142-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Elevators - Replace (1) door operator, (1) door clutch, (8) hall door rollers and hangers, (8) door tracks, (1) cab door roller and hanger, and (1) door safety edge on public elevator 4. Components failed due to age, impacting the elevators operation.	\$78,587	\$66,823	In Work	85.03
27	FM-25-1143-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Elevators - Replace (1) door operator, (1) door clutch assembly, (8) hall door roller and hangers, (8) door tracks, (1) cab door roller and hangers, and (1) door safety edge on public elevator 2. Components failed due to age, impacting the elevators operation.	\$79,741	\$67,804	In Work	85.03
28	FM-25-1144-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior Finishes - Replace (2) push panic bars, (2) handle kits, (2) strike latches and associate hardware on 3rd floor public entrance courtroom doors . Door components failed due to age creating a security issue.	\$11,447	\$9,733	Completed	85.03
29	FM-25-1145-AB	Los Angeles	Norwalk Judges Parking Structure	19-AK2	1	Exterior Shell - Replace (1) 16 ft roll up door barrel, (1) 16 ft x 11 ft x 4 in roll up door curtain, (1) safety edge with a 20 ft take up reel, and (1) 1/2 HP 230V motor in the Judges parking garage. The door barrel and components failed due to age, causing a security issue.	\$26,481	\$26,481	In Work	100
30	FM-25-1146-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Sewer Line Leak - Replace 10 LF of 4 inch cast iron pipe, 10 LF of 3 inch cast iron pipe, 10 LF of 2 inch cast iron pipe, (118) 1 ft x 1 ft ceiling tiles, and associated fittings. Pipe failed due to age allowing water to leak down from the plenum into the 8th floor offices and secured hallway. Environmental oversight and remediation required due to hazardous materials and category 3 water. Erect (1) 17 ft x 6 ft x 9 ft and (1) 7 ft x 8 ft x 9 ft containments. Erect (2) 36 inch x 76 inch decontamination chambers. Clean, dry and sanitize 300 sf of ceilings, 166 sf of walls and 400 sf of floors.	\$38,502	\$25,461	Completed	66.13
31	FM-25-1147-AB	San Bernardino	San Bernardino Justice Center	36-R1	1	Plumbing - Domestic Water Leak - Replace (1) 3/4 inch copper tee and associated fittings, (6) 2 ft x 2 ft of ceiling tiles, 35 sf of insulation, and install (1) 3/4 inch isolation valve. The tee connection failed due to corrosion, allowing water to leak down to the managers office affecting the ceilings and desk. Environmental testing included. Clean dry and sanitize 2 sf of ceiling vent and 6 sf of desktop.	\$14,940	\$14,940	Completed	100
32	FM-25-1148-AB	Los Angeles Metro Area	Van Nuys Courthouse East	19-AX1	1	Exterior Shell - Replace (1) 47 inch x 117 inch tempered glazing on the 2nd floor cafeteria. Glazing failed due to unknown reason.	\$13,318	\$11,952	In Work	89.74



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33	FM-25-1149-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Storm Drain Leak - Mechanically clear 50 LF of drain line, replace 8 LF of roof sealant, (4) 2 ft x 4 ft ceiling tiles, (2) 2 ft x 2 ft ceiling tiles, 608 sf of carpet, 976 sf of plaster walls/ceiling. The storm drain was clogged with debris, resulting in rain water pooling on the roof and entering the building through the failed sealant, traveling down to the 6th floor public hallway. It was also determined that the roof sealant on the west wing had failed due to age, allowing additional water intrusion into 3 offices on the 2nd floor and 1st floor chambers. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 4 ft x 8 ft containment, (2) 18 ft x 22 ft containments, (1) 20 ft x 25 ft containment. Clean, dry, and sanitize 1,580 sf of floors, 1,138 sf of walls, and 442 sf of ceiling.	\$112,873	\$78,277	Completed	69.35
34	FM-25-1150-AB	Los Angeles	Pomona Courthouse South	19-W1	1	Elevators - Replace (1) door operator, (1) door clutch, (8) hall door rollers and hangers, (8) door tracks, (1) elevator cab door hangers and rollers, and (1) door safety edge on public elevator 4. Components have failed due to age, affecting the elevators operation.	\$79,391	\$72,357	In Work	91.14
35	FM-25-1151-AB	Kern	Arvin/ Lamont Branch	15-H1	1	Vandalism - Replace (1) 31 inch x 70 inch tempered glazing panel at the main entrance doors. The glazing was broken by an unknown person over the weekend, affecting the security of the courthouse. Costs include temporary board-up of door.	\$3,219	\$1,961	Completed	60.91
36	FM-25-1152-AB	Kern	Bakersfield Juvenile Center	15-C1	1	Elevators - Replace (1) set of generator brushes and (1) generator commutator for the public elevator. The components failed due to use, impacting the elevators operation.	\$19,341	\$12,912	Completed	66.76
37	FM-25-1153-AB	San Diego	South County Regional Center	37-H1	1	Plumbing - Sewer Line Leak - Mechanically clear 75 LF of main sewer line, replace (25) SF of 1 ft x 1 ft vinyl floor tile, 30 SF drywall, 30 LF of cove base, 20 SF carpet, and 200 SF of wall paneling in the 1st floor judges chambers, cafeteria, and janitor closet. Main line backed up causing water intrusion to pool onto the affected areas of the 1st floor and elevator pit. The blockage was not recovered. Environmental oversight and remediation required due to category 3 water. Erect (1) 3 ft x 7 ft x 8 ft containment in the judges chambers. Clean, dry, and sanitize 100 SF of concrete, 300 SF of ceramic floors.	\$97,860	\$35,905	In Work	36.69
38	FM-25-1158-AB	San Diego	Central Courthouse	37-L1	1	Plumbing - Domestic Water Pipe Leak - Replace (1) 1/6 hp domestic hot water circulating pump on 5th floor. Pump failed due to age allowing water to leak from the system. Environmental oversight and remediation required due to category 2 water. Erected (1) 4 ft x 8 ft critical barrier at entrance to janitors closet. Clean, dry and sanitize (90) sf drywall, (40) LF of copper pipe, (20) sf concrete, (15) sf carpet and cove base in restricted corridor.	\$20,258	\$20,258	In Work	100
39	FM-25-1161-AB	Los Angeles	Mental Health Court	19-P1	1	Vandalism - Remove 6,000 sf of graffiti throughout the grounds and remove miscellaneous trash. The property was vandalized by unknown individuals.	\$15,589	\$11,116	Completed	71.31
40	FM-25-1162-AB	Orange	North Justice Center	30-C1	1	HVAC - Replace (1) 5-ton condenser unit compressor in the server room. The compressor failed due to age, impacting server room temperatures.	\$3,624	\$3,624	In Work	100



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41	FM-25-1164-AB	Orange	Central Justice Center	30-A1	1	Plumbing - Domestic Water Pipe Leak - Replace (1) 2 1/2 inch gate valve and (1) 2 1/2 inch copper tee in the 3rd floor cafeteria. The valve and tee have failed due to age allowing water to leak from the system.	\$9,917	\$9,041	In Work	91.17
42	FM-25-1165-AB	San Diego	East County Regional Center	37-I1	1	Plumbing - Sewer Line Leak - Mechanically clear 15 LF of piping, install (1) 2 ft x 2 ft access panel, replace 2 sf of drywall, (1) 2 inch x 2 inch x 1 1/2 inch cast iron sanitary tee and (2) husky bands in Sheriffs mens locker room. Pipe was blocked by unknown debris, allowing water to back-up to the tee. The tee failed due to age, allowing water to leak from the system. Environmental oversight and remediation required due to category 2 water. Clean, dry, and sanitize (1) sink in Sheriffs breakroom.	\$16,412	\$11,113	In Work	67.71
43	FM-25-1168-AB	Orange	Betty Lou Lamoreaux Justice Center	30-B1	1	Vandalism - Replace 850 sf of vandalized drywall surfaces in the 4th floor public lobby. Surfaces were damaged by unknown persons.	\$2,440	\$1,950	In Work	79.92
44	FM-25-1174-AB	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Roof - Exterior Leak - Restore 700 sf of single ply membrane roofing and replace 10 sf of ceiling tiles and 4 sf of insulation in the 5th floor judges chambers. The roof membrane failed due to age, allowing rain to leak from the roof down to the 5th floor. Environmental oversight and remediation required due to category 2 water. Erect (1) 4 ft x 8 ft x 9 ft water diverter. Clean, dry, and sanitize 40 sf of carpet.	\$82,630	\$57,833	Completed	69.99
45	FM-25-1175-AB	Orange	Central Justice Center	30-A1	1	Fire Protection - Replace (3) 2 1/2 inch butterfly valves serving the fire sprinkler system standpipe on floors 9, 10, and 11. The valves have failed due to age, preventing isolation of the standpipe system during maintenance.	\$8,911	\$8,125	In Work	91.17
46	FM-25-1176-AB	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	HVAC - Replace (1) 20 HP return fan motor, (1) pulley, and (3) belts for AHU 5. The parts failed due to age, impacting the 4th floor courtrooms conditioning	\$19,927	\$14,649	Completed	73.51
47	FM-25-1177-AB	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	Roofing - Exterior Leak - Restore 700 sf of roofing and replace (2) 24 inch x 24 inch ceiling tiles in the 3rd floor judges chambers. Roofing failed due to age. Environmental oversight and remediation required due to hazardous materials. Erect (1) 6 ft x 10 ft x 9 ft containment and (1) 36 inch X 76 inch Decon chamber. Clean, dry, and sanitize 10 sf of metal ceiling grid, (1) wooden table, (3) wood and leather chairs, 16 sf of carpet, and (1) yoga mat.	\$34,791	\$34,791	In Work	100
48	FM-25-1184-AB	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	Fire Protection - Replace (3) fire suppression tank heads and HFC-227 fire suppressant. Tank failed due to age and were identified during preventive maintenance.	\$9,225	\$9,225	In Work	100
49	FM-25-1186-AB	San Bernardino	San Bernardino Courthouse - Annex	36-A2	1	HVAC - Replace 3 sections of steam heating coils on AHU 1 located in the roof mechanical room. Coils failed due to age allowing water to leak down to the 5th floor courtroom.	\$65,366	\$62,516	Completed	95.64
50	FM-25-1187-AB	Los Angeles Metro Area	Chatsworth Courthouse	19-AY1	1	HVAC - Replace (1) condenser fan motor (1) blade, (1) contactor, and (1) capacitor on the heat pump in the roof elevator machine room. Components failed due to age, impacting room temperatures.	\$17,559	\$14,714	In Work	83.80



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51	FM-25-1189-AB	Kern	Taft Courts Bldg.	15-F1	1	Exterior Shell - Install plywood over (4) exterior glass doors and (45) windows. Due to structural issues identified in the building's foundation, the courthouse has been deemed unsafe for occupancy. Plywood is required to secure the facility from unauthorized access.	\$27,930	\$27,930	Completed	100
52	FM-25-1191-AB	Imperial	El Centro Criminal Courthouse	13-G1	1	Exterior Shell - Replace (1) 74 inch x 42 inch x 1 13/16 inch glazing pane and apply tint in 2nd floor judges chambers. Window had scratches and cracks that were not covered under warranty.	\$58,872	\$58,872	Completed	100
53	FM-25-1193-AB	Kern	Delano/North Kern Court	15-D1	1	Plumbing - Replace (1) tankless water heater for the courthouse. The water heater failed due to age affecting the hot water to the building.	\$5,465	\$4,407	In Work	80.64
54	FM-25-1194-AB	San Bernardino	San Bernardino Justice Center	36-R1	1	Elevators - Replace (5) traction belts, (1) car top hoist, (1) counterweight hoist, and (1) drive motor on staff elevator 9 that failed due to age causing the elevator to be inoperable.	\$336,235	\$336,235	Completed	100
55	FM-25-1195-AB	Los Angeles	Airport Courthouse	19-AU1	1	HVAC - Mechanical Systems Leak - Replace (2) 12 inch x 12 inch ceiling tiles, 6 LF of 3/4 inch copper pipe, (1) 3/4inch 3-way valve, (1) hot water valve actuator, (1) hot water mixing valve, and 10 LF of 3/4 inch fiberglass on the VAV above the ceiling on the 8th floor clerks reporter office. The components failed due to age, allowing water to leak from the VAV onto the ceiling and flooring below. Environmental oversight and remediation required due to category 2 water. Erected (1) 40 inch x 90 inch critical barrier on the doorway. Cleaned, dried, and sanitized 290 sf flooring.	\$20,673	\$20,673	Completed	100
56	FM-25-1196-AB	San Bernardino	San Bernardino Justice Center	36-R1	1	HVAC - Replace (1) BMS controller and module, and (8) 5-port network switches. Components failed due to age, impacting building temperatures.	\$50,759	\$50,759	In Work	100
57	FM-25-1197-AB	Los Angeles	Compton Courthouse	19-AG1	1	Elevators - Replace (1) drive and associated wiring on Judges elevator 10. Drive failed due to age causing the elevator not to respond.	\$72,227	\$72,227	Completed	100
58	FM-25-1198-AB	Los Angeles	Downey Courthouse	19-AM1	1	Vandalism - Install (1) cellular dialer modem for elevator phone system. Phone lines for the elevator phone system were damaged due to vandalism between the courthouse and the street, causing all elevators to lose the ability to dial out. Installation of a cellular dialer will mitigate issue in the future and was more cost effective. 24-hour on site monitoring was required for 22 days to remain in compliance.	\$182,870	\$153,062	In Work	83.70
59	FM-25-1200-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Sewer Line Leak - Replace (1) 2 inch cast iron P-trap, associated fittings, and (1) 3 ft x 3 ft ceramic tile. Basement drinking fountain P-trap failed due to age allowing water to backup into the basement hallway. Environmental oversight and remediation required due to hazardous materials and Category 3 water. Erect (1) 5 ft x 5 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean, dry and sanitize 185 sf of ceramic tiles and 60 sf of walls.	\$16,193	\$10,708	Completed	66.13
60	FM-25-1201-AB	Los Angeles Metro Area	Van Nuys Courthouse West	19-AX2	1	HVAC - Mechanical System Leak - Replace (1) PRV valve and (1) condenser coil assembly. The valve and condenser tubes failed due to age impacting server room temperatures. The PRV valve leaked water upon startup, which caused the condenser pipes to leak into the basement storage space. Erect a 4 ft x 7 ft barrier containment. Clean, dry and sanitize 15 sf of hard ceiling.	\$72,085	\$58,014	In Work	80.48



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61	FM-25-1203-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior Finishes - Replace (2) push bars, (2) trim handle kits, (2) upper and lower door strike latches and associated hardware to 6th floor courtroom entrance door. The push bars and components failed due to age creating a security issue.	\$11,166	\$9,495	Completed	85.03
62	FM-25-1204-AB	San Diego	Central Courthouse	37-L1	1	Elevators - Replace (2) brake relays on Judges elevator 1. The brake relays have failed due to age, impacting the elevators operation.	\$18,830	\$18,830	Completed	100
63	FM-25-1205-AB	Los Angeles	Whittier Courthouse	19-AO1	1	HVAC - Replace (1) 480V 15HP drive motor and (3) belt motors in air handler unit 5. Motors failed due to age affecting the HVAC throughout the building.	\$13,637	\$11,787	Completed	86.43
64	FM-25-1206-AB	Orange	Central Justice Center	30-A1	1	HVAC - Replace (1) 24 inch steam-rated main flange gasket serving the HVAC steam heat exchanger. The existing gasket assembly has failed due to age, allowing steam to escape the system.	\$3,670	\$3,346	In Work	91.17
65	FM-25-1207-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Sewer Line Leak - Replace 20 LF of 2 inch cast iron pipe and (10) 2 ft x 2 ft ceiling tiles. The cast iron pipe in the 2nd floor plenum failed due to age allowing water to leak down to the 2nd floor office and public hallway. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 9 ft x 10 ft containment, (1) 3 ft x 24 ft containment, and (2) 3 ft x 7 ft decontamination chambers. Clean, dry, and sanitize 1,006 sf of floors, 600 sf of walls, and 90 sf of ceiling.	\$41,002	\$28,435	In Work	69.35
66	FM-25-1208-AB	Los Angeles Metro Area	Van Nuys Courthouse West	19-AX2	1	Elevators - Replace (1) door edge on freight elevator 8. The door edge has failed due to use, impacting the elevators operation.	\$5,305	\$4,270	Completed	80.48
67	FM-25-1210-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Domestic Water System Leak - Replace (1) 3/4 inch water hammer arrestor, associated fittings, 10 sf of plaster wall, and 10 sf of ceramic tile. The water hammer device failed due to age, allowing water to leak in 5th floor mens jury room restroom and down to the 4th floor mens jury room restroom. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (2) 3 ft x 7 ft critical barriers and (2) 3 ft x 7 ft decontamination chambers. Clean, dry, and sanitize 480 sf of floors, 860 sf of walls, and 480 sf of ceiling.	\$37,606	\$26,080	In Work	69.35
68	FM-25-1211-AB	Los Angeles	Burbank Courthouse	19-G1	1	Plumbing - Domestic Water System Leak - Replace (1) 3 inch domestic pressure regulator, (1) 1 inch pressure regulator, (1) 1 inch strainer, (1) filter housing, 10 LF of 3 inch copper pipe, associated fittings, (15) 2 ft x 2 ft ceiling tiles, 240 sf of drywall, and 110 LF of cove base. The pressure regulator failed due to age allowing water to leak into the 2nd floor mechanical room, secured hallway, and leaking down to the 1st floor clerks offices and secured hallway. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 20 ft x 45 containment, (2) 8 ft x 11 ft containments, (1) 5 ft x 13 ft containment, (2) 3 ft x 12 ft containments. Clean, dry, and sanitize 2,000 sf of floors, 400 sf of walls, and 400 sf of ceiling.	\$109,325	\$99,224	Completed	90.76



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69	FM-25-1212-AB	San Diego	North County Regional Center - North	37-F2	1	Plumbing - Domestic Water leak - Replace (1) 3/4 inch brass valve on hot water supply line and 48 sf of 2 ft x 4 ft ceiling tiles on the 1st floor. Supply line failed due to age allowing water to leak onto ceiling in 2 staff offices and storage room on the 1st floor. Environmental oversight required due to category 2 water. Erect (2) containments 15 ft x 18 ft x 8 ft & 21 ft x 27 ft x 8 ft, install (2) dehumidifiers and (2) fans. Clean, dry and sanitize 48 sf of metal T-bar, 630 sf of carpet, 100 sf of vinyl tile flooring, 85 LF of cove base, 85 sf of drywall, 70 sf of cubicle walls, 3 filing cabinets, 2 bookshelves, and 1 desk.	\$40,691	\$40,691	In Work	100
70	FM-25-1213-AB	Merced	Charles James Ogletree, Jr. Courthouse	24-A8	1	HVAC - Replace (1) compressor, (1) crankcase heater, (1) refrigerant filter dryer, and (1) contactor switch on Package Unit 2. The components failed due to age, impacting building conditioning.	\$44,518	\$44,518	In Work	100
71	FM-25-1214-AB	Riverside	Southwest Justice Center	33-M1	1	Hoists - Replace (2) wheelchair lift door-interlock solenoids in the 2nd and 3rd floor courtrooms. The solenoids have failed due to age, impacting the lifts operation. Deficiencies were discovered during the annual preventative maintenance.	\$13,528	\$13,528	In Work	100
72	FM-25-1216-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Sewer Line Leak - Replace 30 LF of 4 inch cast iron pipe, 10 LF of 2 inch cast iron pipe, associated fittings, and (40) 2 ft x 2 ft ceiling tiles and 200 sf of carpet tiles. Cast iron pipes failed due to age, allowing water to leak down to the 4th floor court room and office. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 20 ft x 11 ft containment, (1) 5 ft x 5 ft containment, and (2) 3 ft x 7 ft decontamination chambers. Clean, dry, and sanitize 1,430 sf of floors, 400 sf of walls, and 100 sf of ceiling. Scaffolding was used due to height of cast iron pipes.	\$86,856	\$60,235	In Work	69.35
73	FM-25-1219-AB	Los Angeles	Airport Courthouse	19-AU1	1	Electrical - Replace (51) sealed lead acid batteries for (2) fire alarm control panels (FACP) and (11) notification appliance circuit (NAC) power booster panels throughout the building. The batteries failed due to operating beyond their specified useful life during a recent power outage.	\$13,313	\$10,274	In Work	77.17
74	FM-25-1220-AB	Riverside	Riverside Hall of Justice	33-A3	1	HVAC - Hydronic Mechanical Pipe Leak - Replace (2) 2 inch ball valves, (2) 2 inch dielectric unions, and (4) 2 inch copper 90 degree elbow on the 2nd floor HVAC hot water line. The components failed due to age and use, and the leak was identified during a monthly PM inspection. Work includes using a 20 ft lift to access high ceiling.	\$8,468	\$8,468	In Work	100
75	FM-25-1221-AB	Los Angeles	Airport Courthouse	19-AU1	1	Plumbing - Replace (1) trap primer, and associated fittings on the pre-action system drain in sheriffs basement lock-up control booth. Trap primer in drain failed due to age causing a foul gas smell throughout the control booth.	\$3,072	\$2,370	Completed	77.17
76	FM-25-1222-AB	Los Angeles	Airport Courthouse	19-AU1	1	Grounds and Parking Lot - Replace (1) 460V 1/2 HP operator and 300 LF of wiring from the top of the exit ramp to the operator of the secured judges parking roll-up entrance gate. The operator failed due to age. Work includes performing manual daily gate opening and closing operations for 7 days while parts were ordered and installed.	\$16,710	\$16,710	Completed	100



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77	FM-25-1223-AB	Los Angeles	Torrance Courthouse	19-C1	1	Vandalism - Replace (1) 18 1/2 inch x 81 1/2 inch bronze 1/4 inch tempered glazing on the front entrance exterior window. Glazing was damaged by unknown person after-hours. Work includes emergency boarding up of window.	\$5,225	\$4,449	Completed	85.14
78	FM-25-1224-AB	Los Angeles	Torrance Courthouse	19-C1	1	Plumbing - Domestic water Leak - Replace (3) 2 ft x 2 ft ceiling tiles, 10 LF of 2 1/2 inch copper pipe and (1) 4 inch copper line tee in the basement plenum. The copper pipe failed due to age and corrosion allowing water to travel through the plenum into the basement. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erected (1) 6 ft x 6 ft x 10 ft containment and clean, dry, and sanitize 376 sf of vinyl flooring and metal ceiling grid.	\$40,267	\$34,283	In Work	85.14
79	FM-25-1225-AB	Los Angeles	Torrance Courthouse	19-C1	1	Interior Finishes - Repair 3 LF of concrete flooring threshold between a 4th courtroom and lock up. The concrete flooring deteriorated due to age becoming loose and cracked causing a trip hazard. Work includes grinding down and leveling the concrete flooring.	\$7,967	\$7,967	Completed	100
80	FM-25-1227-AB	Los Angeles	Torrance Courthouse	19-C1	1	Plumbing - Domestic Water Leak - Replace 12 LF of 3/4 inch copper pipe and 15 LF of 7/8 inch fiberglass insulation between the 3rd and 4th floor mens public restroom. Copper pipe was corroded due to age causing it to leak. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 4 ft x 6 ft x 8 ft containment, (1) 40 inch by 90 inch critical barrier in the 4th floor mens public restroom, (1) 40 inch by 90 inch critical barrier and (1) 12 ft x 6 ft x 8 ft containment in 3rd floor mens public restroom. Clean, dry and sanitize 419 sf of flooring, ceramic wall tile and ceiling.	\$32,831	\$27,952	In Work	85.14
81	FM-25-1228-AB	Los Angeles	Inglewood Courthouse	19-F1	1	Fire Protection - Replace (2) pull stations, (2) glass rods, (1) 24v bell, and (1) resistor on the 1st floor and 4th floor Court offices . Small electrical short from wall mounted motion sensor on the 4th floor County space caused employees to activate pull stations revealing the failed pull stations.	\$6,180	\$4,608	In Work	74.56
82	FM-25-1229-AB	Los Angeles	Santa Monica Courthouse	19-AP1	1	Security - Replace 50 LF of chain with master link at sally port exit roll up gate. Chain oxidized due to weather and age and broke while the gate was in the open position posing a security risk.	\$2,413	\$2,413	Completed	100
83	FM-25-1230-AB	Los Angeles	Inglewood Juvenile Court	19-E1	1	HVAC - Replace (1) 1/2 inch fitting and (1) regulator spring on boiler 2 heat exchanger located in the basement mechanical room. The heat exchanger fitting failed due to age and corrosion, causing a strong gas/burning odor throughout the basement.	\$8,734	\$7,055	Completed	80.78
84	FM-25-1232-AB	Los Angeles	S. Bay Muni Court Jury Assembly Trailer	19-C3	1	Roof - Install (4) 6 inch x 8 inch wire screens at roof corners, six (6) 24 inch x 10 inch wire screens at intermediate roof caps, and one (1) 32 inch x 8 inch wire screen on the awning above the main door to prevent animals from nesting or entering the structure.	\$6,111	\$6,111	Completed	100
85	FM-25-1233-AB	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	Fire Protection - Replaced (1) 4 ft x 8 ft x 4 inch and (1) 7 ft x 8 ft x 9 inch sliding fire doors on the 4th floor public elevator. The doors failed due to age.	\$56,072	\$44,588	In Work	79.52



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86	FM-25-1236-AB	Los Angeles	Airport Courthouse	19-AU1	1	Grounds and Parking Lot - Replace (1) barrier arm, (1) gearbox and associated fittings on the judges parking lot exit gate. Gate arm and gearbox failed due to age causing gate to stay in the upright position.	\$11,858	\$11,858	Completed	100
87	FM-25-1238-AB	Los Angeles	Airport Courthouse	19-AU1	1	Plumbing - Replace (2) 15 HP sewage pumps and associated fittings in the basement main electrical room. Pumps failed due to age and were discovered during a rain event when the electrical room flooded. Work includes pumping 2,500 gallons of water and debris found at the bottom of the sump pit.	\$91,997	\$70,994	In Work	77.17
88	FM-25-1239-AB	Los Angeles	Compton Courthouse	19-AG1	1	Elevators - Replace (1) drive on Judges elevator 8 and adjust door rollers and operator. Parts failed due to age which caused the elevator to be unresponsive.	\$42,096	\$42,096	Completed	100
89	FM-25-1240-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	HVAC - Replace (1) overhaul gasket kit, (1) shaft seal, and associated fittings on the boiler pump. The pump seal failed due to age allowing water to leak and causing a loss of pressure affecting heating throughout the building.	\$29,430	\$25,024	Completed	85.03
90	FM-25-1241-AB	El Dorado	Johnson Bldg.	09-E1	1	Plumbing - Storm Drain Leak - Replace 10 LF of 1 inch copper pipe, (1) 1 inch copper 90 degree elbow, (3) 1 inch copper tees, (3) 1 inch copper adapters, (1) 2 inch cast-iron p-trap, (1) 2 inch short sweep-elbow, (3) no-hub couplings, 304 sf of carpet, (8) 2 ft x 4 ft ceiling tiles, epoxy seal 100 sf of concrete, and repaint 507 sf of walls in 1st floor sheriffs office. Storm drain failed due to age, allowing water to leak below. While work on the storm drain line was occurring, the failed copper pipe was identified. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 3 ft x 7 ft barrier, (1) negative air machine, and (1) fan blower.	\$51,990	\$51,990	In Work	100
91	FM-25-1242-AB	Los Angeles Metro Area	Van Nuys Courthouse West	19-AX2	1	Interior Finishes - Replace 1,300 sf of 3/4 inch plywood, 250 LF of 2 inch x 8 inch wood blocking, and 500 sf of 1 ft x 1 ft carpet squares on (16) judges bench platforms. Platforms failed due to age, resulting in compromised platform stability and potential floor failure.	\$62,516	\$62,516	In Work	100
92	FM-25-1243-AB	Los Angeles Metro Area	Chatsworth Courthouse	19-AY1	1	Fire Protection - Replace (1) duct detector, (1) 4 ft x 8 ft metal sampling tube, (2) monitoring modules, and (1) photo sensor in the 2nd floor mechanical room. Components failed due to age, resulting in constant alarm activations.	\$9,078	\$7,608	In Work	83.80
93	FM-25-1246-AB	Orange	Central Justice Center	30-A1	1	Plumbing - Sewer Line Leak - Mechanically clear 75 LF of sewage line and replace (5) 2 ft x 4 ft ceiling tiles in 1nd floor staff space. The blockage allowed water to flood the 2nd floor and travel down to the 1st floor. The blockage was punched through. Environmental oversight and remediation are required due to hazardous materials and category 3 water. Clean and sanitize 50 sf of ceramic floor tile, and 300 sf of carpeting.	\$3,391	\$3,091	In Work	91.17
94	FM-25-1247-AB	San Diego	Hall of Justice	37-A2	1	County Managed - Fire Protection - Replace 50 LF of 6 inch steel standpipe on floors 3, 4, and at parking level P1-P3. The existing standpipe has deteriorated due to age, resulting in multiple leaks.	\$5,810	\$5,810	In Work	100



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95	FM-25-1249-AB	Los Angeles Metro Area	Chatsworth Courthouse	19-AY1	1	HVAC - Replace (2) shaft bearings, (1) fan pulley, and (1) set of fan belts on AHU 2 in the roof mechanical room. Components failed due to age and impacting building temperatures.	\$23,812	\$19,954	In Work	83.80
96	FM-25-1250-AB	Riverside	Larson Justice Center	33-C1	1	HVAC - Hydronic Mechanical Pipe Leak - Replace (2) 4 inch heating hot water isolation valves. The valves have failed due to age, allowing water to leak from the system, affecting the heating hot water system.	\$19,623	\$19,111	In Work	97.39
97	FM-25-1253-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Mechanically clear 75 LF of drainpipe in the 7th floor mens public restroom sink and replace (10) 2 ft x 2 ft ceiling tiles in 5th floor court office space. Drain failed due to unknown blockage, causing water to travel down to the 5th floor. Environmental oversight and remediation required due to category 2 water. Clean, dry and sanitize 150 sf of vinyl floor, 100 sf ceramic floor, 100 sf of carpet and 10 LF of metal T-bar.	\$35,438	\$34,467	In Work	97.26
98	FM-25-1255-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	HVAC - Replace (1) electric duct heater, (1) controller, (1) heat sensor and (1) thermostat for an VAV box located in the 5th floor judges chambers. Components failed due age impacting temperatures in the space.	\$17,480	\$17,480	In Work	100
99	FM-25-1256-AB	Los Angeles	Alhambra Courthouse	19-I1	1	Plumbing - Replace (1) 1/2 HP 120V submergible pump and associated parts. Basement submergible pump has failed due to age, allowing rainwater to build up in the basement electrical and mechanical rooms.	\$5,255	\$4,519	Completed	86.00
100	FM-25-1257-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Fixture Leak - Replace (1) angle stop and (4) 2 ft x 2 ft ceiling tiles. The angle stop failed in the 4th floor mens jury restroom, leaking down to the 3rd floor cafeteria seating area. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 6 ft x 6 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean, dry, and sanitize 276 sf of floors, and 100 sf of ceiling.	\$20,813	\$20,813	In Work	100
101	FM-25-1258-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevators - Replace (4) 10 AMP and (4) 6 AMP 600V time delay fuses for public elevator 7. Electrical fuses failed due to age, preventing normal elevator operation.	\$2,246	\$2,184	Completed	97.26
102	FM-25-1259-AB	Los Angeles	Burbank Courthouse	19-G1	1	Plumbing - Mechanically clear 75 LF of 6 inch cast iron drain line and replace 20 LF of 6 inch cast iron pipe, and associated fittings. The blockage resulted in water backing up into the basement. While clearing the blockage it was discovered the pipe had failed due to age.	\$18,034	\$16,368	In Work	90.76
103	FM-25-1260-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Vandalism - Replace (1) autodialer on existing fire alarm communication panel. Communication lines were cut by unknown person on the street equipment which stopped communication between court and first responders requiring 4 weeks of fire watch until repairs could be made. Communication to elevators and fire alarm panel were impacted. New dialer will be wireless.	\$286,304	\$270,672	In Work	94.54
104	FM-25-1262-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Replace (2) 2 ft x 2 ft ceiling tiles in the 6th floor court space. The 5 gallon drinking water container spilled in the 7th floor sheriffs gym and traveled to the floor below. Environmental oversight and remediation required due to category 2 water. Erect (1) 40 inch x 90 inch containment. Clean and sanitize 436 sf of hard surface concrete on the 7th floor sheriffs gym and 9 sf of carpet on the 6th floor court space.	\$14,541	\$14,541	Completed	100



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105	FM-25-1263-AB	Los Angeles	Pomona Courthouse South	19-W1	1	HVAC - Replace (1) bearing set, (1) seal and gasket set, and associated fittings for heating hot water pump 2. Bearings failed due age affecting the HVAC heating throughout the building.	\$13,758	\$12,539	Completed	91.14
106	FM-25-1264-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Roof - Exterior Leak - Replace 10 LF of roofing sealant and (22) 12 inch x 12 inch concealed spline ceiling tiles. The roof sealant at the roof drain failed due to age on the lower roof, allowing rainwater to leak down to the 1st floor clerks office and public lobby. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 5 ft x 7 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean, dry, and sanitize 480 sf of floors, and 50 sf of ceiling.	\$26,797	\$22,786	Completed	85.03
107	FM-25-1265-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Sewer Line Leak - Replace 20 LF of 4 inch cast iron pipe, associated fittings, and 25 sf of plaster in the 1st floor womens Sheriffs locker room. Cast iron pipe failed due to age, allowing water to leak from the plenum down to the 1st floor womens and mens public restrooms. Environmental oversight and remediation required due to hazardous materials and category 3 water. Erect (2) 6 ft x 21 ft containments, (2) 3 ft x 7 ft decontamination chambers. Clean, dry, and sanitize 492 sf of floors and 100 sf of walls.	\$76,368	\$50,502	In Work	66.13
108	FM-25-1267-AB	San Joaquin	Stockton Courthouse	39-F1	1	Fire Protection - Fire Protection Systems Leak - Replace (2) 1 1/2 inch bearings and (2) 1 1/2 brass sleeves on the B2 basement fire pump. Components failed due to age, impacting the pumps operation.	\$15,117	\$15,117	In Work	100
109	FM-25-1268-AB	Fresno	Fresno County Courthouse	10-A1	1	HVAC - Replace (1) supply fan motor, (1) motor starter, and associated electrical fittings on AHU 9, and install (1) offset bracket to mount motor. Motor failed due to age, impacting cooling on multiple floors.	\$19,233	\$19,233	In Work	100
110	FM-25-1269-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Plumbing - Domestic Water Pipe Leak - Replace 2 LF of 1/2 inch copper pipe, 4 sf of 4 inch x 4 inch ceramic wall tile, (1) 1/2 inch valve and associated fittings in the 4th floor sheriffs shower. Replace (10) 1 ft x 1 ft ceiling tiles, and 4 sf of carpet tiles in 3rd floor court reporters office. Pipe failed due to age, allowing water leak into adjacent spaces. Environmental oversight and remediation required due to category 2 water. Erect (1) 5 1/2 ft x 4 ft x 8 ft containment and (1) 9 ft x 5 ft x 11 ft containment. Clean and sanitize 4 sf of carpet and 4 sf of vinyl floor.	\$45,405	\$45,405	In Work	100
111	FM-25-1272-AB	Stanislaus	Modesto Main Courthouse	50-A1	1	Plumbing - Storm Drain Leak - Mechanically clear 50 LF of drain line and replace (8) 2 ft x 2 ft ceiling tiles, 32 sf of T-Bar ceiling grid, and 8 LF of 4 inch rubber cove base. Install (1) 6-inch wye fitting and (1) clean out cap. Drain line was blocked with debris. Water backed up in the pipe and leaked through a failed fitting and into the basement courtroom. Fitting was replaced with a wye fitting for future access. Environmental oversight and remediation were required due to hazardous materials and category 2 water. Erect (1) 8 ft x 10 ft x 9 ft containment. Clean and sanitize 64 sf of carpet.	\$19,607	\$19,607	Completed	100



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112	FM-25-1274-AB	San Diego	East County Regional Center	37-I1	1	Plumbing - Domestic Water Pipe Leak - Replace 1 LF of 1 1/2 inch copper pipe, (2) 1 1/2 inch copper couplings, and (1) 1 1/2 inch copper 90 degree elbow on the domestic cold water line, and (12) 1 ft x 1 ft ceiling tiles and (40) sf of drywall in the 3rd floor conference room. The pipe failed due to age, allowing water to leak from the plenum of 4th floor courtroom down to the 3rd floor. Environmental oversight and remediation were required due to category 2 water. Erect (1) 10 ft x 8 ft x 9 ft containment on the 3rd floor and (1) 10 ft x 13 ft x 9 ft containment on the 4th floor. Use of scaffolding to access and repair the leak.	\$59,444	\$40,249	In Work	67.71
113	FM-25-1275-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Vandalism - Mechanically clear 10 LF of drain line on the 4th floor holding cell toilet. Blockage was caused by an unknown in-custody, causing water to overflow and travel down to the 3rd floor secured elevator lobby. Environmental oversight and remediation required due to category 2 water. Erect (1) 5 ft x 12 ft x 10 ft containment, (1) 48 inch x 90 inch critical barrier, and (1) 36 inch x 76 inch decontamination chamber. Extract, clean and sanitize 310 sf of hard surface on the 4th floor holding cell and 430 sf of hard surface 3rd floor secure elevator lobby.	\$19,815	\$19,815	In Work	100
114	FM-25-1276-AB	Los Angeles	Compton Courthouse	19-AG1	1	Fire Protection - Fire Protection Systems Leak - Replace 10 LF of 6 inch steel pipe, associated fittings, (120) 1 ft x 1 ft concealed spline ceiling tiles, and 63 sf of drywall on the 12th floor. The steel fire service pipe failed due to age, allowing water to leak down from the 12th floor into the hallway, courtroom and chambers. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 6 ft x 6 ft containment, (1) 22 ft x 12 ft containment, (1) 6 ft x 33 ft containment and (3) 3 ft x 7 ft decontamination chambers. Clean, dry, and sanitize 1,502 sf of floors and 400 sf of walls.	\$110,760	\$73,246	In Work	66.13
115	FM-25-1277-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Plumbing - Fixture Leak - Mechanically clear 150 LF of drain line, and replace (1) vacuum breaker valve in the 4th floor mens public restroom and (3) 2 ft x 2 ft concealed spline ceiling tiles in the 3rd floor public hallway. The valve failed due to age. During repair, it was discovered the drain line was clogged due to unknown debris allowing water to overflow and leak down to the 3rd floor. Environmental oversight and remediation required due to hazardous materials and category 3 water. Erect (1) 10 ft x 7 ft containment, (1) 8 ft x 6 ft containment, and (2) 3 ft x 7 ft decontamination chambers. Clean, dry, and sanitize 101 sf of floors and 52 sf of walls.	\$25,468	\$21,656	Completed	85.03
116	FM-25-1281-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Plumbing - Replace (2) sink faucets on the 2nd floor womens employee restroom. Water faucets have failed due age.	\$3,351	\$3,351	In Work	100
117	FM-25-1282-AB	Los Angeles	Pomona Courthouse South	19-W1	1	Roof - Exterior Leak - Replace 10 LF of roof sealant on the east roof. The roofing sealant failed due to age allowing rainwater to leak down into 7th floor court reporters office. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 3 ft x 3 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean, dry, and sanitize 80 sf of floors and 160 sf of ceiling.	\$11,780	\$10,737	Completed	91.14



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118	FM-25-1284-AB	San Bernardino	San Bernardino Justice Center	36-R1	1	Plumbing - Mechanical System Leak - Mechanically clear 200 LF of main line, and replace (1) 480v 4.6 hp pump, (4) floats and parts, (8) 24 inch x 24 inch ceiling tiles, and 550 sf carpet in 1st floor Jury Administration Office. Pump failed due to blockage from unknown debris in the main line allowing water to leak from 1st floor to lower level. Environmental oversight and remediation required due to hazardous materials and category 3 water. Erect (1) 17 ft x 20 ft containment with (1) 36 inch x 76 inch decontamination chamber in 1st floor jury assembly room, (1) 18 ft x 21 ft containment in court cafe, and (1) 7 ft x 10 ft containment in lower level exhibits room.	\$155,862	\$155,862	Completed	100
119	FM-25-1285-AB	Los Angeles	El Monte Courthouse	19-O1	1	Plumbing - Replace (1) 1/3 HP 208V circulating pump and associated fittings. The domestic hot water circulating pump failed due to age, affecting the domestic hot water thought the building.	\$7,482	\$4,349	In Work	58.12
120	FM-25-1286-AB	San Diego	East County Regional Center	37-I1	1	Plumbing - Storm Drain Leak - Replace 10 LF of 2 inch cast iron pipe, (2) 2 inch no-hub connectors, and 18 sf drywall and restore 28 sf of drywall in the 4th floor courtroom. The pipe failed due to corrosion, allowing water to leak from hard lid ceiling into the 4th floor. Environmental oversight and remediation are required due to category 2 water. Erect (1) 8 ft x 5 ft containment. Clean, dry, and sanitize 18 sf of metal studs.	\$20,218	\$13,690	In Work	67.71
121	FM-25-1287-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Elevators - Replace (1) door operator, (1) door clutch, (8) hall door rollers and hangers, (8) door tracks, (1) elevator cab door hangers and rollers, (1) door safety edge on public elevator 3. Components failed due to age, affecting the elevators operation.	\$80,000	\$68,024	In Work	85.03
122	FM-25-1288-AB	Los Angeles	El Monte Courthouse	19-O1	1	Roof - Exterior Leak - Replace 10 LF of roofing sealant and (4) 12 inch x 12 inch concealed spline ceiling tiles in 3rd floor secured hallway. The roofing sealant failed due to age, allowing water to leak down to the 3rd floor. Environmental oversight and remediation required due to hazardous materials, lead, and category 2 water. Erect (2) 4 ft x 17 ft containments and (2) 3 ft x 7 ft decontamination chambers. Clean, dry, and sanitize 290 sf of floors, 400 sf of walls, and 100 sf of ceiling.	\$17,899	\$10,403	Completed	58.12
123	FM-25-1290-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Plumbing Fixture Leak - Replace (1) auto flush toilet valve in the mens public restroom on the 7th floor, and 12 sf of plaster ceiling on the 6th floor mens private restroom. Flush valve failed due to age, resulting in the toilet to overflow and travel to the 6th floor.. Environmental oversight and remediation required due to category 2 water. Clean, dry and sanitize 24 sf of ceramic floor on the 6th floor mens private restroom, 175 sf of ceramic floor tile, 2 LF of ceramic threshold, and 1 toilet 7th Floor, mens public restroom.	\$21,990	\$21,990	In Work	100
124	FM-25-1291-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Vandalism - Replace (1) fire alarm autodialer on fire alarm communication panel. Communication lines were cut by unknown person at the street level which stopped communication between court and first responders. Building communication to elevators and fire alarm panel were impacted. New dialer will be wireless to mitigate this issue.	\$68,382	\$47,040	In Work	68.79



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125	FM-25-1293-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Roof - Install 15 LF of roofing sealant and replace (30) 2 ft x 4 ft ceiling tiles. Roof failed due to age, allowing rain water to enter the building during a storm. Clean, dry, and sanitize 5 LF of metal T-bar, 20 sf of carpet, (1) light fixture in 6th floor court office, 800 sf of 9 inch x 9 inch vinyl flooring, 20 LF of metal T-bar, (1) light fixture in the 5th floor private corridor, and 200 sf of 9 inch x 9 inch vinyl floor tile, (6) chairs, (1) sofa, (1) table in 2nd floor court office.	\$62,002	\$60,303	In Work	97.26
126	FM-25-1295-AB	Los Angeles	Pomona Courthouse South	19-W1	1	HVAC - Replace (1) refrigerant monitor pump, (1) control board, (2) refrigerant monitor filters and associated wiring. The control board and refrigerant monitor pump failed due to age, preventing the refrigerant monitor system from activating during an emergency.	\$14,388	\$13,113	Completed	91.14
127	FM-25-1296-AB	Orange	Betty Lou Lamoreaux Justice Center	30-B1	1	HVAC - Replace (1) VFD supporting the air handler 7 supply fan. The VFD has failed due to age, impacting building conditioning.	\$18,212	\$14,555	In Work	79.92
128	FM-25-1297-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Plumbing - Fixture Leak - Replace (1) 1/2 inch brass fitting, and (1) 1/2 inch plug for water fountain in the 1st floor court office. Parts failed due to age, allowing water to leak from the 1st floor to the basement. Environmental oversight and remediation required due to category 2 water. Erect (1)6 ft x 8 ft x 10 ft containment in the court office, and (1) 10 ft x 3 ft x 8 ft containment on the 1st floor lobby. Clean, dry and sanitize, 408 sf of concrete flooring, cast iron pipe and metal shelves.	\$29,567	\$29,567	In Work	100
129	FM-25-1298-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Mechanically clear 50 LF of drain line, replace (1) 2 inch cast iron drain plug and 5 sf of drywall in P Level secured corridor. Water backed-up behind the blockage and leaked from the drain line that failed due to age, allowing water to leak into the P Level secured corridor and sheriffs gym. Blockage was not recovered. Environmental oversight and remediation required due to category 2 water. Clean, dry and sanitize 40 sf of concrete.	\$31,104	\$21,396	In Work	68.79
130	FM-25-1303-AB	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	1	Plumbing - Replace (1) 235 gallon water storage tank. The water storage tank was found leaking due to corrosion and age, affecting the hot water system.	\$32,363	\$23,790	In Work	73.51
131	FM-25-1309-AB	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Exterior Shell - Install (1) metal support bracket for the retaining wall at the playground and cleared (1) drain of mud runoff. This is a continuation of FM-25-0645-AB.	\$79,952	\$55,959	In Work	69.99
132	FM-25-1312-AB	Los Angeles	Santa Monica Courthouse	19-AP1	1	Plumbing - Replace (24) 1 ft x 1 ft ceiling tiles in the 1st floor sheriffs office. 2nd floor custodial sink was left on and overtook the floor drain causing water to flood the janitorial closet and leak down to the 1st floor sheriffs office. Environmental oversight and remediation were required due to hazardous materials and category 2 water. Erect (1) 8 ft x 12 ft x 9 ft containment, (1) 7 ft x 5 ft x 9 ft containment, and (1) 6 ft x 16 ft x 9 ft containment. Clean, dry and sanitize 2,673 sf of hard surfaces.	\$24,129	\$24,129	Completed	100



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133	FM-25-1318-AB	Los Angeles	Santa Monica Court Annex	19-AP3	1	Elevators - Replace (1) hydraulic valve, and oil for public elevator. Components parts failed due to age, impacting the elevators operation, resulting in an entrapment.	\$34,121	\$26,781	Completed	78.49
134	FM-25-1324-AB	Colusa	Courthouse Annex	06-A2	1	County Managed - HVAC - Replace (1) ductless AC unit for the courts main server room. Unit failed due to age, impacting cooling in the server room.	\$10,782	\$10,782	In Work	100
135	FM-25-1325-AB	Ventura	Juvenile Courthouse	56-F1	1	Elevators - Replaced (1) control board relay for public elevator 1. The control board relay had failed due to age, impacting the elevators operation.	\$2,639	\$2,639	Completed	100
136	FM-25-1326-AB	Los Angeles	Pomona Courthouse South	19-W1	1	HVAC - Exterior Leak - Replace 30 LF of epoxy sealant, (4) 1 ft x 1 ft concealed spline ceiling tiles, and 36 sf of carpet. The HVAC sealant failed due to age allowing rainwater to enter through the 2nd floor fresh air intake vent and down to the 1st floor clerks office. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 5 ft x 7 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean, dry, and sanitize 140 sf of floors and 60 sf of ceiling.	\$14,680	\$13,379	Completed	91.14
137	FM-25-1327-AB	San Bernardino	Barstow Courthouse	36-J1	1	HVAC - Replace (1) 1/2 HP motor, (2) bearings, and (2) pulleys for the exhaust fan in the penthouse. The exhaust fan components failed due to age, impacting ventilation and airflow throughout the courthouse restrooms.	\$7,953	\$7,953	Completed	100
138	FM-25-1328-AB	Los Angeles	Pomona Courthouse South	19-W1	1	Plumbing - Replace (1) domestic water expansion tank and water flow sensor. The expansion tank failed due to age, affecting the domestic water supply throughout the building.	\$24,765	\$22,571	In Work	91.14
139	FM-25-1329-AB	Los Angeles	Pomona Courthouse South	19-W1	1	HVAC - Replace (1) duct damper assembly for hot and cold ducts in the 7th floor conference room. The dampers failed due to age, affecting the ability to control temperatures. Environmental oversight and remediation required due to hazardous materials. Erect (1) 3 ft x 6 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean, dry, and sanitize 50 sf of floors.	\$15,717	\$14,325	Completed	91.14
140	FM-25-1330-AB	Los Angeles	El Monte Courthouse	19-O1	1	Plumbing - Fixture Leak - Mechanically clear 20 LF of 2 inch cast iron drain line and replace (1) urinal diaphragm in the 1st floor mens public restroom. The diaphragm failed due to age and during the repair it was discovered that the drain line was clogged allowing water to leak from the 1st floor mens public restroom down to the secured basement hallway and holding interview rooms. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (3) 3 ft x 7 ft critical barriers. Clean, dry, and sanitize 280 sf of floors, 100 sf of walls, and 80 sf of ceiling.	\$13,074	\$7,599	Completed	58.12
141	FM-25-1337-AB	San Bernardino	San Bernardino Justice Center	36-R1	1	Plumbing - Replace (3) 6 inch check valve retainers and associated components for the backflow device on the southwest side of the building. The backflow device failed due to age, impacting water flow to the drinking fountains and restrooms.	\$3,151	\$3,151	Completed	100
142	FM-25-1345-AB	Orange	North Justice Center	30-C1	1	Fire Protection - Replace (1) public stairwell fire door actuator. The actuator has failed due to age and will no longer close the door in the event of a fire. Deficiency noted during rounds and readings.	\$3,020	\$2,727	In Work	90.31



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143	FM-25-1346-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Vandalism - Mechanically clear 25 LF of main sewer line and remove debris from S-Level hold cell toilet. An unknown in-custody blocked toilet with clothing and debris and continually flushed the toilet causing flooding from the S level down to the P level. Environmental oversight and remediation required due to category 3 water. Erect (2) 3 ft x 4 ft x 11 ft containments, and (2) 10 ft x 15 ft shelf coverings for protection of files on the P level. Sanitized 1,780 sf of hard surface area in S level. Sanitized 46 sf of hard surface in P-level.	\$27,226	\$27,226	In Work	100
144	FM-25-1347-AB	Lassen	Hall of Justice	18-C1	1	HVAC - Replace (2) 110 ton compressors, (2) 1/2 inch liquid line driers, and (2) 27amp 3-phase motor starters along with associated wire connectors. Equipment failed due to age and affecting the trouble signal to the Northside of the building. Cost includes aerial lift to access and hoist equipment onto the roof.	\$17,633	\$17,633	In Work	100
145	FM-25-1349-AB	Contra Costa	Bray Courts	07-A3	1	Elevators - Replace (2) leveling sensors on public elevator 1. Components failed due to age, impacting the elevators operation.	\$8,465	\$8,465	In Work	100
146	FM-25-1354-AB	Los Angeles	Compton Courthouse	19-AG1	1	Elevators - Replace (1) drive, oilers, hangers, and associated wiring on public elevators 6 and 7. Drives and components failed due to age causing the elevator not to respond.	\$97,415	\$64,421	In Work	66.13
147	FM-25-1355-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Fixture Leak - Replace 412 ceiling tiles and 2,120 sf of carpet on floors 12 through 15. A flush valve in the 15th floor public restroom was stuck open, allowing water to continuously run overnight. Flush valve was replaced under a different work order. Environmental oversight and remediation required due to hazardous materials and category 2 water. Extract 2,938 sf water from multiple areas. Erect 2,760 sf of containments.	\$300,000	\$206,370	In Work	68.79
148	FM-25-1356-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Exterior Shell - Replace (2) motor gearboxes, (1) 3 position switch, (1) wiring harness and associated fittings for the main entrance doors. The components failed due to age, causing the doors not to respond and allowing them to slam abruptly.	\$8,639	\$7,346	In Work	85.03
149	FM-25-1357-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Replace (1) 1/2 inch irrigation connector. Drip line connection failed due to age causing large planter to saturate and allowed water to penetrate exterior wall into 1st floor court office space. Environmental oversight and remediation required due to category 2 water. Clean and sanitize 313 sf carpet, (6) office chairs, (1) wooded desk, (5) metal file cabinets and 46 LF of cubicle walls.	\$24,399	\$23,731	In Work	97.26
150	FM-25-1360-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Roof - Exterior Leak - Replace (4) 2 ft x 2 ft ceiling tiles and (32) 2 ft x 4 ft ceiling tiles on 5th floor and (8) 2 ft x 4 ft ceiling tile and (16) 2 ft x 2 ft ceiling tile on the 6th floor. The roof failed due to age, allowing water to enter the building. Environmental oversight and remediation required due to category 2 water. Clean and dry 100 sf of vinyl floor tiles, 10 sf of carpet, and 30 sf plaster wall. Roof repair was managed by a separate P1.	\$88,666	\$86,237	In Work	97.26



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151	FM-25-1362-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Sewer Line Leak - Replace (1) 2 inch cast iron floor drain and associated parts. Floor drain in the 13th floor mechanical room failed due to age allowing water to leak down to the 12th floor holding cells and secured hallway. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 6 ft x 8 ft containment, (1) 3 ft x 7 ft decontamination chamber, and (2) 3 ft x 7 ft critical barriers. Clean, dry and sanitize 660 sf of concrete floors and 100 sf of ceilings.	\$44,495	\$29,425	Completed	66.13
152	FM-25-1363-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Mechanically clear 100 LF of 5th floor main sewer line and replace 72 sf of carpet in 3rd floor courtroom. The main sewage drain line on 5th floor snack bar was clogged by unknown debris causing water to overflow onto surrounding hard surface area and leak down to the 4th floor mechanical room and 3rd floor courtroom. The debris was punched through and not recovered. Erect (1) 80 inch x 90 inch containment in the 5th floor snack shop, (1) 40 inch x 90 inch containment in the 4th floor mechanical room and (1) 15 ft x 10 ft x 8 ft containment in the 3rd floor courtroom. Clean, dry and sanitize 2,028 sf of vinyl floor tile and 135 sf of concrete.	\$42,001	\$28,893	In Work	68.79
153	FM-25-1364-AB	Los Angeles	Compton Courthouse	19-AG1	1	Interior Finishes - Replace (4) 1 ft x 1 ft floor tiles and 4 sf of mastic in the 4th and 5th floor public hallways. The floor tiles failed due to age, resulting in uneven walking surfaces and potential trip hazards. Environmental oversight and remediation is required due to hazardous materials. Erect (2) 3 ft x 7 ft containments. Clean and sanitize 100 sf of flooring and 80 sf of wall surfaces.	\$14,914	\$9,863	Completed	66.13
154	FM-25-1365-AB	Los Angeles	Compton Courthouse	19-AG1	1	Elevators - Replace (1) hydraulic jack packing unit on parking structure elevator 12. Hydraulic jack packing unit failed due to age and a leak was discovered during quarterly preventative maintenance.	\$5,639	\$3,729	Completed	66.13
155	FM-25-1366-AB	Los Angeles	Downey Courthouse	19-AM1	1	Elevators - Replace (1) reader switch on Judges elevator. Switch failed due to age causing the elevator not to respond.	\$3,668	\$3,668	Completed	100
156	FM-25-1367-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior Finishes - Replace (2) push panic bar, (2) trim handle kits, (2) upper and lower door strike latches, (2) surface mount door closers and associated hardware on the 6th floor courtroom exit door. The push panic bar and components failed due to age creating a security issue.	\$14,035	\$11,934	In Work	85.03
157	FM-25-1368-AB	Los Angeles	Whittier Administrative Center Parking Structure	19-AO2	1	Vandalism - Replace (1) 3 ft x 3 ft of 1/2 inch steel fencing. The parking structure fence was damaged by an unknown individual, creating a security issue.	\$2,965	\$2,563	Completed	86.43
158	FM-25-1369-AB	San Bernardino	Historic Courthouse	36-A1	1	Plumbing - Sewer Line Leak - Replace 10 LF of 4 inch cast iron pipe, 20 LF of 2 inch cast iron pipe and associated fittings, and (1) 3/4 inch isolation valve. Pipe and valves failed due to age allowing water to leak down to the 3rd floor public hallway. Environmental oversight and remediation required due to category 3 water and hazardous materials. Erect (1) 8 ft x 20 ft containment on 3rd floor, and (2) 4 ft x 10 ft critical barriers on 3rd and 4th floors. Clean and sanitize 1,500 sf of ceilings, 1,000 sf of walls, and 1,200 sf of floors.	\$56,643	\$54,173	In Work	95.64



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159	FM-25-1371-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Mechanically clear 20 LF of sewer drain at janitorial sink on the 18th floor, and replace 100 sf of carpet tiles and 14 sf of splined ceiling tiles within 17th floor secure corridor and 16th floor office space. Drainline was blocked on the 18th floor janitorial sink allowing water to leak down to floors 17 and 16. Environmental oversight and remediation required due to category 2 water. Erect (1) 10 ft x 15 ft containment on the 16th floor, (1) 3 ft x 10 ft x 8 ft containment on the 17th floor, and (1) critical room barrier on the 18th floor.	\$70,577	\$48,550	In Work	68.79
160	FM-25-1372-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Plumbing - Replace 10 LF of 4 inch cast iron pipe, (1) 4 inch 90-degree elbow, (4) 4 inch no hub couplings, (54) 1 ft x 1 ft ceiling tiles, and 150 sf of carpet. Cooling tower drainpipe failed due to age above the ceiling leaking down to the Court space on the 8th floor. Environmental oversight and remediation required due to category 2 water. Erect (1) 14 ft x 11 ft, (1) 5ft x 9 ft, and (1) 36 inch x 76 inch containment. Clean, dry and sanitize 604 sf concrete, (1) light fixture, (2) leather seats, (6) red plastic crates and (1) table.	\$30,400	\$28,740	In Work	94.54
161	FM-25-1373-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Mechanical Systems Leak - Replace (1) pressure gauge on AHU 14 and install 15 LF epoxy sealant in the 14th floor mehcanical room and replace (9) 1 ft x 1 ft ceiling tiles 13th floor grand jury room. Pressure gauge failed due to age allowing water to leak from the 14th floor mechanical room to the 13th floor. The sealant will prevent future leaks from the mechanical room. Environmental oversight and remediation required due to category 2 water. Erect (1) 6 ft x 10 ft x 8 ft containment and (1) 36 inch x 76 inch decon chamber on the 13th floor. Clean, dry and sanitize 180 sf of concrete surface on the 14th floor mechanical room and 960 sf of vinyl floor tile on the 13th floor.	\$38,550	\$26,519	In Work	68.79
162	FM-25-1374-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Condensation Leak - Replace 12 LF of 6 inch fiberglass insulation, and 3 sf of drywall. Chilled water line insulation failed due to age allowing condensation water to leak from the 16th floor mechanical room down to a 15th floor Courtroom. Environmental oversight and remediation required due to category 3 water. Erect (1) 6 ft x 12 ft x 20 ft containment and (1) 36 inch x 76 inch decon chamber on the 15th floor Courtroom, and (1) 6 ft x 10 ft x 10 ft containment and (1) 36 inch x 76 inch decon chamber in the 16th floor mechanical room. Dried and sanitized 400 sf of concrete surface within 16th floor mechanical room and 300 sf of vinyl floor tile 15th floor courtroom. Work includes the use of scaffolding.	\$35,075	\$24,128	In Work	68.79
163	FM-25-1379-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Fixture Leak - Replace (1) toilet flush valve tail piece in the 19th floor womens public restroom and (50) 1 ft x1 ft ceiling tiles, 150 LF of cove base, and 56 sf of carpet 18th floor office spaces. Tail piece failed due to age allowing water to flood the restroom and into the stairwell down to floors 7 to 18. Environmental oversight required for category 2 water. Clean, dry and sanitize 5,092 sf of carpet, terrazzo, concrete, vinyl tile and plaster walls/ceiling on multiple floors.	\$437,156	\$300,720	In Work	68.79
164	FM-25-1383-AB	Los Angeles Metro Area	Chatsworth Courthouse	19-AY1	1	HVAC - Replace (1) 480 volt 3/4 hp condensate pump. The pump failed due to age, impacting temperatures to the IT room.	\$3,742	\$3,742	Completed	100



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165	FM-25-1384-AB	Merced	Los Banos Division - The Robert M. Falasco Justice Center	24-G1	1	HVAC - Replace (1) fan motor and (1) propeller fan on rooftop condenser unit ACU03. Components failed due to age, affecting cooling in the main server room.	\$3,535	\$3,535	In Work	100
166	FM-25-1385-AB	Los Angeles	West Covina Courthouse	19-X1	1	County Managed - Plumbing - Sewer line Leak - Mechanically clear 75 LF of sewer main line and extract 5,000 gallons of water. The pumps shutdown due to debris blocking the discharge pipe, allowing water to flood the basement level and disable the in-custody elevator. Environmental oversight and remediation required due to hazardous materials and category 3 water. Erect (2) 3 ft x 7 ft critical barriers. Clean, dry, and sanitize 2500 sf of flooring.,	\$45,656	\$45,656	In Work	100
167	FM-25-1388-AB	Imperial	El Centro Criminal Courthouse	13-G1	1	Elevators - Replace (1) 650-volt 360 Watts elevator emergency backup battery. Battery failed due to multiple extended power outages impacting the elevators operation.	\$7,389	\$7,389	Completed	100
168	FM-25-1390-AB	Los Angeles Metro Area	Van Nuys Courthouse West	19-AX2	1	Plumbing - Sewer Line Leak - Replace 3 LF of 2 inch cast iron pipe, (2) 2 inch couplings, and 40 SF of 1 ft x 1 ft ceiling tiles in the office on the 10th floor. The cast iron pipe failed due to age, allowing water to leak from the plenum space soaking the ceiling tiles. Environmental oversight and remediation required due to category 3 water. Erect (1) 8 ft x 8 ft x 9 ft containment.	\$11,723	\$9,434	Completed	80.48
169	FM-25-1394-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Vandalism - Mechanically clear 25 LF of sink drain in the 6th floor jury deliberation restroom and replace (4) 2 ft x 4 ft ceiling tiles on the 5th floor Court office space. The drain line was blocked by unknown debris allowing water to leak from the 6th floor down to the 5th floor. Environmental oversight and remediation required due to category 2 water. Erect (1) 40 inch x 90 inch door barrier, and (1) 13 ft x 13 ft x 8 ft containment. Cleaned, disinfected 40 sf of ceramic floor tile on the 6th floor, and 100 sf of carpet, (1) ceramic sink, (2) light fixtures, and (1) wooden desk on the 5th floor.	\$18,496	\$18,496	In Work	100
170	FM-25-1397-AB	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Plumbing - Domestic Water Pipe Leak - Replace (6) metering valves for the 6th floor lockup, 1,316 sf of drywall, 2,632 sf of insulation, 380 sf of 2 ft x 2 ft ceiling tiles, 200 LF of 6 inch cove base, and 1,500 sf of paint for the 3rd, 4th, and 5th floor Court offices. A metering valve failed due to heavy use causing continuous water flow over the weekend. The water traveled from the 6th floor all the way down to the 3rd floor impacting court offices. The remaining (5) valves were replaced as a preventative measure. Environmental oversight and remediation required due to category 2 water. Erect 2,610 SF of critical barriers. Clean, dry, and sanitize 250 SF of drywall, 270 SF of carpet, and 150 SF of concrete flooring.	\$349,511	\$244,623	In Work	69.99
171	FM-25-1398-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Replace (1) domestic water booster system controller and (1) suction pressure sensor. VFD controller failed due to age causing loss of signal to VFD drives, impacting water pressure. Building system required draining and refill after hours.	\$46,057	\$31,683	In Work	68.79



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172	FM-25-1399-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Interior Finishes - Replace (2) 1 ft x 1 ft concealed spline ceiling tiles in the 9th floor secure hallway. Ceiling tiles fell due to unknown causes. Environmental oversight and remediation required due to hazardous materials. Erect (1) 4 ft x 5 ft containment with decon chamber. Clean 12 sf of t-grid system, 32 sf of wall, and 12 sf of floor tile.	\$12,730	\$12,730	In Work	100
173	FM-25-1400-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace (1) air drier, (1) isolation valve, (1) electrical outlet, and (1) air drier prefilter housing within the 5th floor mechanical space. The air dryer failed due to age, allowed water to accumulate in the system, causing a malfunction and resulting in the fan motor seizing.	\$17,097	\$11,761	In Work	68.79
174	FM-25-1401-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace (1) 7 1/2 HP motor, (1) 7 inch pulley, (2) fan belts, (1) starter on exhaust fan in the main electrical vault in the basement. Exhaust fan failed due to age.	\$17,952	\$12,349	In Work	68.79
175	FM-25-1402-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Vandalism - Replace (1) urinal flush valve in the 5th floor mens public restroom. The urinal flush valve was damaged by unknown person, causing water to travel down to the 4th floor lock up rooms. Environmental oversight and remediation required due to category 2 water. Erect (1) 20 ft x 12 ft x 10 ft containment, (2) 40 inch x 90 inch critical barriers, and (1) DECON chamber on the 5th floor and (1) 7 ft x 18 ft x 8 ft containment, and (1) 7 ft x 4 ft x 8 ft containment on the 4th floor. Sanitize 3,210 sf of concrete and terrazzo surfaces.	\$22,264	\$15,316	In Work	68.79
176	FM-25-1403-AB	Orange	North Justice Center	30-C1	1	HVAC - Replace (1) condenser solenoid relief valve on chiller 2. The valve has failed due to age, allowing refrigerant to leak from the system. Work requires recovery and recharge of existing refrigerant.	\$6,851	\$6,187	In Work	90.31
177	FM-25-1405-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Vandalism - Remove 140 sf of graffiti on exterior surfaces of the building at seven (7) separate locations. Building was vandalized by unknown person(s).	\$2,449	\$2,315	In Work	94.54
178	FM-25-1406-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Grounds and Parking Lot - Replace (1) Roll up gate operator in the employee parking. Gate operator failed due to age, leaving it a closed position and not allowing staff to enter/exit the parking structure.	\$9,539	\$9,018	In Work	94.54
179	FM-25-1408-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Elevators - Replace (1) load weigher on public elevator 8. Part failed due to age and heavy use rendering elevator inoperable.	\$28,497	\$26,941	In Work	94.54
180	FM-25-1409-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Vandalism - Replace (1) 36 inch x 84 inch tempered door glazing pane at the main entrance door. Glazing was broken by unknown person during off hours. Costs include emergency board-up of door.	\$5,146	\$3,540	In Work	68.79
181	FM-25-1410-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Interior Finishes - Replace (9) sf of carpet and (2) 2 ft x 4 ft ceiling panels on the 9th floor private corridor. Ceiling tiles fell due to unknown cause. Environmental remediation and cleaning are required due to hazardous material. HEPA vacuum, wet-wipe, and re-HEPA vacuum 9 sf of concrete substrate, one (1) door, and 184 sf of walls and ceiling.	\$16,068	\$16,068	In Work	100



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182	FM-25-1411-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Roof - Exterior Leak - Restore 14 sf of roof and replace 36 sf of 2 ft x 2 ft ceiling tiles. Roof failed due to age, allowing water to penetrate to the 6th floor court office. Environmental oversight and remediation required due to category 2 water. Erect (1) 4 ft x 4 ft x 10 ft water diverter. Clean, dry and sanitize 126 sf vinyl floor, metal ceiling grid, (1) plastic floor mat and (1) bookshelf legs.	\$11,101	\$10,797	In Work	97.26
183	FM-25-1413-AB	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Plumbing - Sewer Line Leak - Replace 8 LF of 10 inch PVC pipe, (2) 8 inch couplings, (1) 8 inch x 4 inch combination fitting, and 36 sf of 2 ft x 2 ft carpet tiles in the basement lockup. Install (3) manhole covers and (1) 10 ft x 8 ft shoring to access the sewage mainline. The PVC sewage mainline cracked due to age, causing a blockage that affected the basement lockup. Water backed up through the lockup cell drains. It was also discovered that (3) manhole covers were missing. Environmental oversight and remediation required due to category 3 water. Clean, dry, and sanitize 4,014 sf of concrete floor and 1,050 sf of concrete walls.	\$170,354	\$119,230	In Work	69.99
184	FM-25-1414-AB	Los Angeles	Whittier Courthouse	19-AO1	1	Interior Finishes - Exterior Leak - Replace (12) 1 ft x 1 ft ceiling tiles. Ceiling tiles failed due to a rainwater event in the 1st floor public hallway. Roof repairs were completed under a separate task order. Environmental oversight and remediation required due to Category 2 water. Erect (1) 4 ft x 9 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean, dry and sanitize 125 sf of ceramic floor tiles and 75 sf of ceilings.	\$12,790	\$11,054	In Work	86.43
185	FM-25-1415-AB	Kern	Shafter/Wasco Courts Bldg.	15-E1	1	HVAC - Replace (1) filter drier and (2) refrigerant valves for package unit 1. The components have failed due to age, impacting the clerks office and the secured hallway temperatures.	\$5,407	\$5,407	In Work	100
186	FM-25-1418-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Hydronic Mechanical Pipe Leak - Replace (2) isolation valves, (1) thermostat, (1) control valve, 40 LF of 3/4 inch copper drain line, 40 LF of 2 inch insulation, 30 LF of 3/4 inch copper chilled water line, (1) fan coil, and (6) 12 inch x 12 inch ceiling tiles in 5th floor courtroom. The 6th floor Mechanical Rm chilled water line failed due to age allowing water leak through the plenum to the 5th floor. Environmental oversight and remediation required due to hazardous materials. Erect (1) 12 sf water diverter, (1) 6 ft x 9 ft x 8 ft containment, (1) 40 inch x 90 inch containment.	\$89,737	\$61,730	In Work	68.79
187	FM-25-1423-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace (1) 15 hp motor, (1) VFD, (2) bearings, (2) pulleys, and (2) belts. Parts failed due to age. Identified during rounds and readings, supply fan found to be overamping drawing more electrical current than its motor is rated to handle and tripping the circuit breaker.	\$30,100	\$20,706	In Work	68.79
188	FM-25-1429-AB	Los Angeles	Downey Courthouse	19-AM1	1	HVAC - Replace (1) 460 volt contactor, (1) overload switch, and (1) pressure switch on the HVAC air compressor. Components failed due to age affecting the temperatures throughout the building.	\$2,651	\$2,219	In Work	83.70
189	FM-25-1430-AB	Los Angeles	Compton Courthouse	19-AG1	1	Vandalism - Replace (2) 9 inch x 9 inch glazing panes for holding cells. Glazing was damaged by an unidentified in-custody.	\$2,719	\$2,719	In Work	100



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190	FM-25-1433-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Replace (1) flush valve, (1) 1/2 inch angle stop and associated fittings within the 13th floor pipe chase. Parts failed due to age allowing water to travel to the floors below. Erect (1) 3 ft x 5 ft x 6 f containment on the 11th floor courtroom, and (1) 3 ft x 6 ft x 6 ft containment on the 13th floor hallway. Sanitize 12 sf vinyl floor tile and 10 sf hard surface the 11th floor. Environmental oversight and remediation required due to hazardous materials.	\$25,927	\$17,835	In Work	68.79
191	FM-25-1434-AB	Los Angeles	Torrance Courthouse	19-C1	1	HVAC - Replace (1) 7 1/2 HP motor, (1) 6 inch pulley, and (2) belts for transfer fan on air handler unit 2 within the 1st floor mechanical room. The transfer fan failed due to age, impacting building conditioning.	\$8,325	\$7,088	Completed	85.14
192	FM-25-1435-AB	Los Angeles	Torrance Annex	19-C2	1	Plumbing - Domestic Water Line Leak - Replace 20 LF of 1 inch copper pipe, 20 LF of 1 inch insulation and associated fittings for hot water supply line within plenum of the lobby and (1) 24 inch x 48 inch ceiling tile. Pipe failed due to corrosion allowing water to leak to area below. Environmental oversight and remediation required due to hazardous materials. Erect (1) 3 ft x 6 ft x 10 ft containment, (1) 12 inch x 12 inch x 20 ft water diversion, and (1) 36 inch x 76 inch DECON chamber. Clean, dry and sanitize 540 sf of hard flooring, metal ceiling grid and light fixtures.	\$19,233	\$16,375	Completed	85.14
193	FM-25-1437-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Grounds & Parking - Replace (2) bollards, and 14 cubic ft of concrete. Saw cut and remove damaged concrete surrounding the impacted bollards. Bollards located at the entrance of the courthouse were struck after hours, by unknown vehicle requiring replacement.	\$6,197	\$6,027	In Work	97.26
194	FM-25-1438-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Interior Finishes - Replace (1) 1 ft x 1 ft concealed spline ceiling tile and realign (1) ceiling tile that was dislodged within the 7th floor courtroom foyer. Tile failed due to age. Environmental oversight and remediation required due to hazardous materials. Cleaned and sanitized 50 sf of terrazzo floor.	\$11,511	\$11,511	In Work	100
195	FM-25-1439-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevators - Replace (1) failed network hub for freight elevator. Network hub failed due to age, impacting the elevators operation.	\$2,496	\$2,428	In Work	97.26
196	FM-25-1446-AB	Los Angeles	El Monte Courthouse	19-O1	1	Fire Protection - Replace (1) jockey pump controller. Pump controller failed due to age and was identified during annual preventive maintenance.	\$19,515	\$11,342	In Work	58.12
197	FM-25-1449-AB	Ventura	Juvenile Courthouse	56-F1	1	Interior Finishes - Replace (1) push panic bar and door handle assembly for the main entrance courtroom doors. The push bar failed due to age preventing staff from securing the courtroom.	\$9,498	\$9,498	In Work	100
198	FM-25-1450-AB	Kern	Metropolitan Division	15-A1	1	HVAC - Replace (1) compressor, (1) filter drier, and associated fittings for air handler unit. The compressor failed due to age affecting temperature for the court's training room.	\$6,481	\$6,481	In Work	100
Total							\$7,338,024	\$6,039,830		



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date: 07/10/2026

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

Action Requested:

Approve 74 projects for a total of \$971,617 to be paid from Facility Modification program funds previously encumbered for Priority 2 Under \$100,000.

Supporting Documentation:

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

Priority 2—Necessary, but Not Yet Critical. Condition requires correction to preclude deterioration, potential loss of function or service, or associated damage or higher costs if correction is further deferred.

**Judicial Council of California**Trial Court Facility Modification
Advisory Committee

Trial Court Facility Modification

FMs Under \$100K (List B)

06/01/2005 to 06/05/2026

Meeting Date: 07/10/2026

Draft Report

Line	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FM PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FM PROGRAM BUDGET % OF COST
1	FM-25-0947-AB	San Diego	Central Courthouse	37-L1	2	Grounds and Parking Lot - Replace one (1) rubber seal kit on the irrigation backflow and install one (1) 1 inch check valve in the irrigation system located at the buildings exterior. The seal failed due to age, allowing water to leak from the system. The valve was installed to reduce water hammer.	\$3,532	\$3,532	Completed	100
2	FM-25-0978-AB	Contra Costa	Richard E. Arnason Justice Center	07-E3	2	Fire Protection - Replace autodialer on the MDF Room Fire Panel. The autodialer does not auto dial due to the aging phonelines and equipment causing the Fire Panel to go into a trouble status. New dialer will utilize radio technology to mitigate hardware failures.	\$2,000	\$2,000	In Work	100
3	FM-25-1010-AB	Humboldt	Humboldt County Courthouse (Eureka)	12-A1	2	Interior Finishes - Replace 256 sf of electronic window tint and 2nd floor in-custody transfer hall. The tint is failing due to age.	\$21,596	\$21,596	In Work	100
4	FM-25-1052-AB	Los Angeles	Santa Monica Court Annex	19-AP3	2	Elevators - Replace phone system in Elevators 1 - 5. Phone systems are failing due to age. New phones will utilize wireless cellular gateway systems.	\$6,974	\$6,974	In Work	100
5	FM-25-1056-AB	Contra Costa	George D. Carroll Courthouse	07-F1	2	HVAC - Replace (2) bearings, and associated hardware for return fan on AHU-08 and AHU-09. Bearings failed due to age, impacting building conditioning.	\$7,474	\$5,770	In Work	77.20
6	FM-25-1064-AB	San Diego	Central Courthouse	37-L1	2	HVAC - Replace (1) Direct Digital Control (DDC) supervisory field panel controller for the BMS serving the 11th floor. Controller failed due age and impacting the command and status signals to HVAC equipment.	\$19,764	\$19,764	In Work	100
7	FM-25-1072-AB	San Diego	Central Courthouse	37-L1	2	HVAC - Replace (1) Direct Digital Control (DDC) supervisory field panel controller for the BMS serving the 1st floor. Controller failed due age and impacting the command and status signals to HVAC equipment.	\$19,764	\$19,764	In Work	100
8	FM-25-1076-AB	San Diego	Central Courthouse	37-L1	2	HVAC - Replace (1) Direct Digital Control (DDC) supervisory field panel controller for the BMS serving the 19th floor. Controller failed due age and impacting the command and status signals to HVAC equipment.	\$19,764	\$19,764	In Work	100
9	FM-25-1083-AB	Contra Costa	Bray Courts	07-A3	2	Interior Finish - Replace (1) 83 1/4 inch x 35 1/2 inch 1st floor stairwell fire door and hardware. The door has failed due to age.	\$5,575	\$5,575	In Work	100
10	FM-25-1111-AB	Shasta	Redding Main Courthouse	45-E1	2	HVAC - Replace 3/4 hp exhaust fan motor. The motor failed, impacting building conditioning.	\$4,254	\$4,254	In Work	100
11	FM-25-1119-AB	San Diego	Central Courthouse	37-L1	2	HVAC - Replace (1) process communication module controller for the BMS system. The controller has reached the end of its service life, resulting in communication failures within the BMS.	\$19,764	\$19,764	In Work	100



12	FM-25-1125-AB	Los Angeles	Downey Courthouse	19-AM1	2	Fire Protection - Replace (18) sprinkler heads and (1) escutcheon and restore (2) main drain overflows. Components failed due to age and were identified during annual preventative maintenance	\$10,548	\$8,829	In Work	83.70
13	FM-25-1131-AB	Riverside	Banning Justice Center	33-G4	2	HVAC - Replace (2) 72 mm bearings on the chilled water pump and rebuild the pump using (1) seal rebuild kit, (1) 2 inch flange gasket ring, and (1) 3 inch flange gasket ring. The components have failed due to age and use and were identified during monthly HVAC preventative maintenance.	\$6,964	\$6,964	In Work	100
14	FM-25-1134-AB	San Diego	Central Courthouse	37-L1	2	Interior Finish - Replace (1) 55 7/8 inch x 1/4 inch x 81 inch laminated decorative tempered glazing panel located between the 3rd and 4th floor plenum area adjacent to the escalator. The panel failed due to unknown reasons.	\$17,982	\$17,982	In Work	100
15	FM-25-1156-AB	San Diego	Central Courthouse	37-L1	2	Vandalism - Replace (1) 22 inch x 35 inch detention grade interior glazing pane in the 13th floor courtroom holding tank. The glazing was broken by an in custody, and restitution is being pursued.	\$15,806	\$15,806	In Work	100
16	FM-25-1157-AB	San Diego	Central Courthouse	37-L1	2	Plumbing - Replace (1) 4 inch backflow preventer for the main domestic water line. The backflow assembly failed due to age.	\$16,186	\$16,186	In Work	100
17	FM-25-1159-AB	San Diego	Central Courthouse	37-L1	2	HVAC - Replace (1) controller for AHU 2 and AHU 6. The controller is failing due to age, impacting building conditioning. Costs includes programming the BAS.	\$22,180	\$22,180	In Work	100
18	FM-25-1160-AB	Orange	North Justice Center	30-C1	2	HVAC - Replace (1) low temperature valve on the boiler. The valve has failed due to age, impacting building heating.	\$3,408	\$3,078	In Work	90.31
19	FM-25-1163-AB	Orange	Central Justice Center	30-A1	2	Plumbing - Replace (1) 2 1/2 inch gate valve and (1) 2 inch gate valve located on the 8th floor judges chambers. The valves have failed due to age, are leaking and will no longer shut the water off to the restroom.	\$10,791	\$10,791	In Work	100
20	FM-25-1166-AB	San Diego	Hall of Justice	37-A2	2	Interior Finish - Replace (1) Drive cable at HOJ bridge automatic sliding door. Cable failed due to use rendering the door inoperative.	\$4,485	\$4,485	In Work	100
21	FM-25-1167-AB	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	HVAC - Replace (1) 10 HP motor and rebuild chilled water pump serving chiller 4. The motor has failed due to age, impacting building conditioning.	\$7,151	\$5,715	In Work	79.92
22	FM-25-1180-AB	San Diego	South County Regional Center	37-H1	2	HVAC - Replace (1) hp motor, (1) pulley, (1) shaft, and (1) belt on exhaust fan 3. Exhaust fan assembly failed due to age and was found during the rounds and readings.	\$7,479	\$7,479	In Work	100
23	FM-25-1181-AB	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	2	Interior Finishes - Install (36) Braille Exit signs throughout building emergency stairwells. Deficiencies were identified during the annual AHJ inspection.	\$6,272	\$4,390	In Work	69.99
24	FM-25-1182-AB	Los Angeles	Central Arraignment Courts	19-U1	2	County Managed - Roof - Replace - 1,100 sf of failed roofing materials including 150 LF 2 inch x 6 inch wood Nailers, 1,100 sf 2 inch x 4 ft x 8 ft sheet insulation, 150 LF of 6 inch x 4 inch x 10 inch metal drip edge, 20 LF 3 inch strip insulation, (2) 30 inch x 30 inch lead sheet flashings, 1,100 sf of base grip underlayment, 1,100 sf smooth membrane, 1,100 sf of Granular membrane, 1 gallon asphalt primer, ½ gallon of sealant, and 40 gallons elastomeric roof coating. Existing roof is original construction and has failed due to age. Roof failure causes leaking and water damage into Court and County space during rain related events.	\$53,236	\$53,236	In Work	100
25	FM-25-1183-AB	Los Angeles	Inglewood Courthouse	19-F1	2	Plumbing - Replace (1) Commercial mop sink faucet in the 4th floor Janitors closet. Faucet has failed due to age resulting in the faucet continuously leaking. Local isolation valve is not present, therefore works includes draining the hot and cold water and refilling several floors to complete the repairs.	\$8,497	\$8,497	In Work	100



Judicial Council of California

Trial Court Facility Modification
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Trial Court Facility Modification

FM's Under \$100K (List B)

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26	FM-25-1188-AB	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Exterior Shell - Replace (1) 94 inch x 76 inch x 1/4 inch bronze annealed glazing at 1st floor staff breakroom window. Window glazing cracked due to unknown cause. Environmental testing costs included. Work requires multiple technicians due to the size of the glazing pane.	\$10,086	\$10,086	In Work	100
27	FM-25-1190-AB	Ventura	Juvenile Courthouse	56-F1	2	Vandalism - Replace (1) restroom mirror and resurface (1) dual sink countertop in the mens public restroom. An unknown person vandalized the mens public restroom with gang related writing.	\$6,576	\$6,576	In Work	100
28	FM-25-1192-AB	San Diego	North County Regional Center - North	37-F2	2	Plumbing - Replace (2) porcelain sinks, (1) 1 1/2 inch P trap, all associated fittings, (6) sf of drywall, (1) faucet, and (4) 5/16 inch bolts in the basement level women's employee restroom. The sinks and faucet have failed due to age.	\$4,677	\$4,677	Completed	100
29	FM-25-1199-AB	Madera	Main Courthouse - Madera	20-F1	2	HVAC - Replace (1) fan motor on chiller 2. Motor failed due to age, impacting building cooling.	\$11,495	\$11,495	In Work	100
30	FM-25-1217-AB	Riverside	Banning Justice Center	33-G4	2	Plumbing - Replace (1) 3/4 inch domestic water bypass backflow preventer. The unit has failed due to age and was identified during the annual PM inspection.	\$5,413	\$5,413	In Work	100
31	FM-25-1218-AB	Riverside	Larson Justice Center	33-C1	2	HVAC - Replace (3) 2 1/2 inch boiler temperature mixing valves on all three boilers. The valves failed due to age and were discovered during annual boiler PM inspection.	\$8,838	\$8,608	In Work	97.39
32	FM-25-1226-AB	Los Angeles	Inglewood Courthouse	19-F1	2	HVAC - Replace (1) compressor pump with pulley, (1) drive belt and (2) quarts of synthetic compressor oil on the 1st floor Mechanical room Air Compressor 1. The compressor failed due to age, which affected comfort heating throughout the building.	\$10,644	\$7,936	In Work	74.56
33	FM-25-1234-AB	Madera	Main Courthouse - Madera	20-F1	2	Exterior Shell - Replace (1) bottom bracket and (1) pivot on first floor main lobby entry door. Parts failed due age and were impeding proper door operation.	\$5,328	\$5,328	In Work	100
34	FM-25-1237-AB	Los Angeles Metro Area	Chatsworth Courthouse	19-AY1	2	Fire Protection - Replace 10 LF of 1/4 inch copper pipe and (1) air release regulator in the basement control room. The regulator failed due to age and was found during preventative maintenance.	\$2,000	\$1,676	In Work	83.80
35	FM-25-1251-AB	Riverside	Southwest Justice Center	33-M1	2	HVAC - Replace (1) 100 HP, 460 volt air handler supply fan motor and (1) variable frequency drive (VFD), including all associated wiring and connections, on AHU 4. The components have failed due to age, and no longer communicate with the building control system. These deficiencies were identified during the preventative maintenance. Work will require crane support to lift the equipment to the third floor roof level.	\$80,332	\$61,374	In Work	76.40
36	FM-25-1252-AB	Los Angeles	Inglewood Courthouse	19-F1	2	Holding - Replace (1) 12 inch X 12 inch, 3/4 inch door laminated tempered wire glass at Floor 2 Holding Cell. Glazing was found damaged by unknown cause.	\$2,152	\$1,604	In Work	74.56
37	FM-25-1254-AB	Madera	Main Courthouse - Madera	20-F1	2	HVAC - Replace (1) flare fitting, (1) room heat resistor, and (1) unit heat resistor set and 115 lbs of refrigerant on on condensing unit 2. Parts failed due to age allowing refrigerant to escape and impede proper cooling on multiple floors.	\$14,035	\$14,035	In Work	100
38	FM-25-1261-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	2	Plumbing - Replace (1) 3/4 hp, 460V, 1.2A pump motor, and one 30 gallon sand filter. Exterior decorative water feature pump motor and sand filter have failed due to age causing algae build up	\$13,200	\$12,838	In Work	97.26



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39	FM-25-1266-AB	San Diego	East County Regional Center	37-I1	2	Plumbing - Mechanically clear a 2 inch cast iron sewer drain line and install (1) T fitting assembly, (1) Husky band coupling, and (1) 8 inch x 12 inch access panel at the 5th floor secure hallway drinking fountain. The adjacent drinking fountain was not draining properly, due to corrosion build-up in the the pipe.	\$5,424	\$3,673	Completed	67.71
40	FM-25-1270-AB	Stanislaus	Modesto Main Courthouse	50-A1	2	Exterior Shell - Replace (1) 42 7/8 inch x 40 5/8 inch x 1/4 inch silver tint glazing in basement cafe. Glazing failed due to unknown reasons.	\$3,468	\$3,468	In Work	100
41	FM-25-1271-AB	Mono	Mammoth Lakes Courthouse	26-B2	2	HVAC - Replace (1) 3/4 hp hot water circulation pump, (1) seal kit, (1) shaft sleeve, and (1) gasket on boiler 1. Components failed due to age, impacting building conditioning.	\$6,130	\$6,130	Completed	100
42	FM-25-1273-AB	San Diego	East County Regional Center	37-I1	2	HVAC - Replace (1) 50 hp VFD for the chilled water pump in the ground floor mechanical room. The existing VFD failed due to age, impacting building temperatures.	\$14,187	\$9,606	In Work	67.71
43	FM-25-1278-AB	Kings	Kings Superior Court	16-A5	2	Plumbing - Replace (1) solenoid, (1) vacuum breaker, (1) actuator, (1) diaphragm assembly and (1) flushometer on 1st floor staff restroom toilet. Parts failed due to age.	\$2,602	\$2,602	In Work	100
44	FM-25-1279-AB	Calaveras	Calaveras Superior Court	05-C1	2	HVAC - Replace (1) blower fan on boiler 2 in basement mechanical room. Fan failed due to use.	\$2,975	\$2,975	Completed	100
45	FM-25-1280-AB	Madera	Main Courthouse - Madera	20-F1	2	HVAC - Replace (1) check valve, (1) refrigerant filter dryer, (1) gasket, and 315 lbs of refrigerent on chiller 1. Parts failed due to age, causing a refrigerant leak and impeding cooling on multiple floors.	\$19,525	\$19,525	In Work	100
46	FM-25-1292-AB	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	HVAC - Replace (1) control module on chiller 4. The communication interface failed following a power outage, impacting the chillers operation.	\$3,754	\$3,000	In Work	79.92
47	FM-25-1299-AB	Orange	Harbor Justice Center- Newport Beach Facility	30-E1	2	Grounds and Parking Lot - Slurry seal and restripe 196,000 sf of asphalt paving in the public and secured parking lots. The slurry seal is a preventative maintence measure to prevent the asphalt from failing.	\$85,489	\$72,084	In Work	84.32
48	FM-25-1300-AB	Riverside	Banning Justice Center	33-G4	2	HVAC - Replace (1) 5 hp, 230V, 14 amp exhaust fan motor. The existing motor has failed due to age. The issue was identified during routine preventative maintenance.	\$3,119	\$3,119	In Work	100
49	FM-25-1301-AB	Tuolumne	Tuolumne County Courthouse	55-D1	2	HVAC - Replace (1) heat wheel and pillow block bearing on Dedicated Outside Air System (DOAS). Pillow block bearing for heat wheel failed due to age causing wheel to shift and rub housing.	\$36,385	\$36,385	In Work	100
50	FM-25-1304-AB	San Diego	Central Courthouse	37-L1	2	Vandalism - Replace (1) 22 inch x 35 inch security glazing panel for 18th floor holding cell. The glazing was broken by an in custody individual. Restitution is being pursued.	\$15,388	\$15,388	In Work	100
51	FM-25-1305-AB	Tulare	South County Justice Center	54-I1	2	Vandalism - Replace (2) 24 inch x 30 inch x 1 inch polycarbonate glazing panels on basement holding cell doors. Panels were damaged by an in-custody and restitution is being sought.	\$6,572	\$6,572	In Work	100



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52	FM-25-1308-AB	Kern	Bakersfield Juvenile Center	15-C1	2	Fire Protection - Replace (15) fire sprinkler heads, (10) escutcheons, and (1) sprinkler wrench for the building. The existing sprinkler heads have expired and discovered during the annual fire sprinkler inspection. An aerial lift will be required to access the exterior sprinkler heads.	\$6,614	\$4,416	In Work	66.76
53	FM-25-1310-AB	Tulare	South County Justice Center	54-I1	2	Interior Finishes - Replace (1) cylinder lock on sally port secured door in basement holding area. Lock has failed due to use.	\$2,205	\$2,205	In Work	100
54	FM-25-1315-AB	Santa Barbara	Santa Maria Courts, Bldgs.	42-F3	2	Roof - Replace 630 LF of 6 1/2 inch seamless rain gutter and 3 inch downspouts around the courthouse. Rain gutters failed due to age and corrosion, which prevents proper rainwater flow.	\$74,698	\$16,045	In Work	21.48
55	FM-25-1316-AB	San Diego	North County Regional Center - North	37-F2	2	Fire Protection - Replace (1) 24 inch x 84 inch and (1) 36 x 84 inch 90 minute fire rated hollow metal doors, frames and hardware in secured corridor between 1st floor chambers and holding. The doors have failed due to age impacting their ability to secure properly. The deficiency was identified during the annual AHJ inspection.	\$15,978	\$15,978	In Work	100
56	FM-25-1332-AB	Los Angeles Metro Area	Chatsworth Courthouse	19-AY1	2	Fire Protection - Replace (1) actuation cartridge and (1) pull station in the 1st floor cafeteria. The pull station and cartridge failed due to age, which affected fire protection to the building. Deficiency was discovered during annual preventative maintenance.	\$8,427	\$7,062	In Work	83.80
57	FM-25-1339-AB	Los Angeles	Central Arraignment Courts	19-U1	2	County Managed - Interior Finishes - Replace (10) 4 inch x 6 inch and (4) 4 inch x 4 inch ceramic tiles on the 2nd floor womens public restroom. Tiles are damaged by unknown causes.	\$3,158	\$3,158	In Work	100
58	FM-25-1340-AB	Los Angeles	Hall of Records	19-AV1	2	County Managed - HVAC - Replace (4) steam traps, (1) pressure relief valve on the comfort heating heat exchanger. Parts have failed due to age, impacting building conditioning.	\$3,071	\$3,071	In Work	100
59	FM-25-1341-AB	Los Angeles	Hall of Records	19-AV1	2	County Managed - Electrical - Replace (10) LED step lighting fixtures. Exterior public lighting fixtures have failed due to age creating a safety issue.	\$577	\$577	In Work	100
60	FM-25-1342-AB	Riverside	Banning Justice Center	33-G4	2	HVAC - Replace (1) static pressure differential sensor of AHU 3. The sensor has failed due to age and was noted during annual preventative maintenance.	\$2,330	\$2,330	In Work	100
61	FM-25-1343-AB	Riverside	Southwest Justice Center	33-M1	2	HVAC - Replace (1) 15 hp, 480-volt domestic heating hot water pump assembly. The motor and pump have failed due to age and was noted during the monthly HVAC inspection. Work will require crane support to lift the equipment to the 3rd floor roof level.	\$56,009	\$42,791	In Work	76.40
62	FM-25-1344-AB	Los Angeles Metro Area	Van Nuys Courthouse West	19-AX2	2	Fire Protection - Install firestopping at (7) locations in the 8th, 9th, and 10th floor IT rooms. Penetrations through fire rate assemblies are not properly sealed, creating a potential hazard. The violations were discovered during the annual AHJ inspection.	\$21,861	\$17,594	In Work	80.48
63	FM-25-1353-AB	Orange	North Justice Center	30-C1	2	Exterior Shell - Replace (1) 6 inch v-groove wheel assembly and install (1) 1/4 inch x 4 inch x 26 inch steel flat bar and (1) 1 inch x 1 inch x 26 inch steel angle anchor on the sally port sliding gate. The existing v-groove wheel has failed due to age, and the new steel flat bar and angle anchor are needed to guide and stabilize the gate during operation.	\$6,132	\$6,132	In Work	100
64	FM-25-1359-AB	Los Angeles	Glendale Courthouse	19-H1	2	Grounds and Parking Lot - Replace 628 sf of concrete, 384 sf of asphalt, and (1) Ficus tree in employee patio area. Tree roots have up rooted the concrete and asphalt creating a safety hazard.	\$55,418	\$55,418	In Work	100
65	FM-25-1370-AB	San Diego	Central Courthouse	37-L1	2	Elevators - Replace (1) position indicator LED display board on public elevator 18. The directional floor display inside elevator cab failed due to age.	\$2,924	\$2,924	In Work	100
66	FM-25-1404-AB	Los Angeles	Torrance Courthouse	19-C1	2	HVAC - Replace (1) 5 HP motor, (1) motor pulley, and (2) belts on air handler 07. Motor is failing due to age impacting temperatures throughout the building.	\$5,763	\$4,907	In Work	85.14



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Trial Court Facility Modification

FM's Under \$100K (List B)

04/17/2026 to 06/05/2026

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67	FM-25-1419-AB	Alameda	George E. McDonald Hall of Justice	01-F1	2	Plumbing - Replace (1) 2 inch main water line Backflow Preventer. BFP failed due to age and was discovered during preventative maintenance testing.	\$5,541	\$5,541	In Work	100
68	FM-25-1420-AB	Solano	Hall of Justice	48-A1	2	Elevators - Replace (1) hydraulic valve and (1) shut off valve on public elevator 3. Components failed due to age resulting in elevator being unresponsive.	\$23,943	\$17,435	In Work	72.82
69	FM-25-1425-AB	Riverside	Larson Justice Center	33-C1	2	Fire Protection - Replace (2) floor guides on each of the sliding public entrance doors. The guides failed due to age and will not pivot outward in the event of an emergency.	\$5,626	\$5,479	In Work	97.39
70	FM-25-1428-AB	San Joaquin	Stockton Courthouse	39-F1	2	HVAC - Replace (1) bellows actuator and 700 lbs of refrigerant on chiller 1. Actuator failed due to use, impacting building conditioning.	\$29,643	\$29,643	In Work	100
71	FM-25-1431-AB	Solano	Law and Justice Center	48-A2	2	Holding - Replace (1) electrified detention door lock in the 2nd floor holding cell. Lock failed due to age, preventing use of the cell.	\$6,931	\$6,931	In Work	100
72	FM-25-1432-AB	Los Angeles Metro Area	Van Nuys Courthouse West	19-AX2	2	Interior Finishes - Replace (10) floor access ring bases in the 1st floor Sheriff office. Multiple data rings have been damaged due to age, creating a tripping hazard. New rings will be steel to mitigate excessive wear.	\$46,216	\$46,216	In Work	100
73	FM-25-1444-AB	Solano	Law and Justice Center	48-A2	2	Interior Finishes - Replace (1) panic push bar, (1) concealed vertical panic rod, (1) cylinder lock and associated hardware on 2nd floor courtroom public entry door. Parts have failed due to age, impacting the doors operation.	\$16,009	\$16,009	In Work	100
74	FM-25-1451-AB	Ventura	Juvenile Courthouse	56-F1	2	Electrical - Install (1) lighting control contactor and (1) timer for the exterior perimeter lights. The exterior lights are currently connected to constant power and remain on 24/7. Adding the timer will reduce continuous operation and help increase the life expectancy of the light fixtures.	\$9,212	\$9,212	In Work	100
Total							\$1,109,523	\$971,617		



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Meeting Date: 07/10/2026

Action Item 4 – (Action Required) - List C – Cost Increases Over \$50K

Action Requested:

Approve cost increases of over \$50K for three (3) facility modification projects, for a total cost increase to the Facility Modification program budget of \$291,588.

Supporting Documentation:

- List C – Cost Increases Over \$50K Report



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Trial Court Facility Modification
Increases Over \$50K - FMs (List C)
06/01/2005 to 06/05/2026
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Line	LOCATION	FACILITY NAME	BUILDING ID	FM NUMBER	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	CURRENT COST ESTIMATE	NOTES	TOTAL COST INCREASE	FACILITY MODIFICATION PROGRAM COST INCREASE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
1	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	FM-0063684	2	DMF-3 - Fire Protection - Execution, Phase II, Construction: Replace existing Fire Detection and Notification system with new system including new FA panels, devices and modules, conduit and wiring. Asbestos abatement will be required.	\$15,364,220	\$15,626,320	The cost increase is due to additional General Contractor escalation costs related to extended design and AHJ plan approvals resulting from additional AHJ project requirements not included in the bid scope.	\$262,100	\$180,299	In Work	68.79
2	Los Angeles	Alhambra Courthouse - BMS Upgrade	19-I1	FM-0142738	2	DMF 4 - HVAC - GCI - Upgrade and modernize existing BMS system including environmental abatement and provide BMS system to current Judicial Council BMS standards and provide temperature controls for the building occupants and providing energy efficiency.	\$4,499,363	\$4,566,180	The cost increase is due to additional administrative costs to complete and close-out the project.	\$66,817	\$57,463	In Work	86.00
3	San Diego	Trailer - Family Support	37-F7	FM-2007720	2	Grounds and Parking Lot - Install new stormwater drainage system to collect at divert water away from four modular buildings. Standing rainwater is softening the soil resulting in 1 modular building sinking. Work includes reinforcing building 37-F7s footings, connecting downspouts to the stormwater system, and replacing deck covering to prevent water intrusion below.	\$660,140	\$713,967	The cost increase is due to the redesign of the canopy, resulting in larger footings and additional excavation costs due to harden soil resulting in additional machine and labor costs.	\$53,827	\$53,827	In Work	100
Totals							\$20,523,723	\$20,906,467		\$382,744	\$291,588		



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date: 07/10/2026

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

Action Requested:

Approve fourteen (14) Priority 2 FMs over \$100K for a total cost to the Facility Modification Program budget of \$10,922,582.

Supporting Documentation:

- List D – Facility Modifications Over \$100K Report

Priority 2—Necessary, but Not Yet Critical. Condition requires correction to preclude deterioration, potential loss of function or service, or associated damage or higher costs if correction is further deferred.

**Judicial Council of California**Trial Court Facility Modification
Advisory Committee**Draft Report**Trial Court Facility Modification
FMs \$100K and greater (List D)
06/01/2005 to 06/05/2026
Meeting Date: 07/10/2026

Item #	FM Number	County	Facility Name	Building ID	FM Priority	Short Title	Project Costs	FM Program Budget Share of Preliminary Estimate	Cumulative Total of FM Program Share of Preliminary Estimate	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
1	FM-25-0061-AB	Ventura	Hall of Justice	56-A1	2	County Managed - HVAC - Replace (6) supply fans with 100HP motors, (4) return fans with 20HP motors, (49) dampers actuators, 330 thermostats, (5) variable frequency drives, (151) valves and actuators and all associated wiring for air handler units 1-5. All equipment will be Direct Digital Controls compactable with Building Automation System. The pneumatic system is failing unable to control building temperatures. The equipment is at the end-of-life and is negatively affecting building temperature.	\$364,978	\$364,978	\$364,978	100
2	FM-25-0083-AB	San Diego	South County Regional Center	37-H1	2	County Managed - HVAC- Replace 40 LF of 12-inch, 40 LF of 10-inch and 140 LF of 8-inch carbon steel pipe, (2) 40 horsepower VFDs serving the condensers, (2) 20 HP fan motors and (2) disconnects, (2) 250-HP VFDs serving the (2) chillers, 300 LF of conduit serving the cooling tower. Pipes, motors, VFDs, and conduit have failed and concrete basin requires restoration due to age affecting the building cooling system. Work includes installation of (2) temporary 500-ton cooling towers and required pumps for 3-6 months and pressure wash, sandblast and 2 coats of epoxy at concrete cooling tower basin.	\$476,970	\$476,970	\$841,948	100
3	FM-25-0183-AB	San Luis Obispo	1070 Palm St.	40-H1	2	Exterior Shell - Replace 2,500 sf of exterior paint on the north elevation and 2,528 sf of interior paint on all doors, trim, windows and walls. Paint is failing due to age, creating a health hazard. Environmental oversight and remediation is required due to hazardous materials.	\$229,011	\$229,011	\$1,070,960	100
4	FM-25-0240-AB	San Diego	South County Regional Center	37-H1	2	Interior Finishes - Replace (102) and restore (30) spectators in (3) courtrooms on 2nd & 3rd floors. Seating has failed due to use. Environmental testing costs included. Parts will be retained for repairs throughout the courthouse.	\$213,521	\$213,521	\$1,284,481	100
5	FM-25-0244-AB	San Diego	North County Regional Center - South	37-F1	2	County Managed - Exterior Shell - Prepare construction documents and specifications for the restoration of exterior glazing system and stucco cracks on exterior walls. The glazing system and stucco are failing due to age, allowing water to enter the building.	\$137,695	\$137,695	\$1,422,176	100
6	FM-25-0597-AB	San Diego	East County Regional Center	37-I1	2	County Managed - Electrical - Provide plan review and inspection services for the installation of (5) Level 2 Electric Vehicle Charging Stations and associated infrastructure. This is a county led project.	\$16,570	\$16,570	\$1,438,746	100
7	FM-25-0952-AB	Riverside	Southwest Justice Center	33-M1	2	Interior finishes - Replace 697 LF of upholstery and foam cushion of (51) pews, in several in (5) courtrooms. The upholstery is failing due to age.	\$156,520	\$156,520	\$1,595,266	100
8	FM-25-1245-AB	Solano	Hall of Justice	48-A1	2	HVAC - Replace (6) heating hot water copper coils in the 1st and 3rd floor AHUs. Coils failed due to corrosion, affecting building temperatures. New coils will be stainless steel. Work to be performed after hours.	\$157,876	\$114,965	\$1,710,231	72.82
9	FM-25-1248-AB	Los Angeles	Beverly Hills Courthouse	19-AQ	2	Fire Protection - Replace (615) fire sprinkler heads. Sprinkler heads were identified to be out of code compliance during the 5 year sprinkler certification testing. Work to be performed during non-business hours.	\$117,524	\$93,455	\$1,803,686	79.52



Item #	FM Number	County	Facility Name	Building ID	FM Priority	Short Title	Project Costs	FM Program Budget Share of Preliminary Estimate	Cumulative Total of FM Program Share of Preliminary Estimate	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
10	FM-25-1311-AB	Santa Barbara	Figueroa Division	42-B1	2	Furniture & Equipment - Replace (198) stadium style audience seats and (42) jury seats in (3) courtrooms. The seating is failing due to age and are obsolete. Environmental oversight and remediation are required due to hazardous materials in flooring adhesives.	\$280,475	\$280,475	\$2,084,161	100
11	FM-25-1335-AB	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Plumbing - Install (2) 257 gallon hot water tanks in the penthouse mechanical room. The existing domestic hot water tank has reached the end of its service life and requires replacement due to ongoing leaks and tank deterioration.	\$116,850	\$94,041	\$2,178,202	80.48
12	FM-25-1361-AB	Los Angeles	Glendale Courthouse	19-H1	2	Ground and Parking Lot - Replace 700 LF of 3 inch galvanized pipe, 700 LF of 18 gauge irrigation wire and 700 ft x 1 ft of asphalt. Galvanized pipe is failing due to age and corrosion allowing water to leak under the parking lot. New piping will be PVC pipe. Work includes trenching 700 LF.	\$323,402	\$292,808	\$2,471,010	90.54
13	FM-25-1386-AB	Los Angeles	Van Nuys Courthouse East	19-AX1	2	Plumbing - Replace 60 LF of 3 inch cast iron pipe, (2) 3 inch P-traps, (9) 2 inch cast iron tees, (14) 2 inch 1/4 bends, (3) 3 inch x 2 inch cast iron combos, (2) 3 inch 1/4 bends, (70) 2 inch couplings, (2) 3 inch couplings, (2) 3 inch x 2 inch cast iron wyes, 160 LF of 2 inch cast iron pipe under the 2nd floor cafeteria and 100 SF of 1 ft x 1 ft ceiling tiles in the 1st floor clerks office. The cafeteria drain lines have failed due to age and require full replacement. Environmental oversight and remediation required due to hazardous materials. Erect (2) 12 ft x 16 ft x 10 ft containments with decontamination chambers and (2) 10 ft x 14 ft x 10 ft containments with decontamination chambers.	\$163,813	\$147,006	\$2,618,016	89.74
14	FM-25-1508-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Fire Protection - Install smoke detectors, heat detectors, monitor modules, strobes, flow and tamper switches, and VFD relays, remove 102 access panels from detention areas and 378 devices throughout the building, and relocate 460 existing devices. Deficiencies were identified by the AHJ during the original Fire Alarm Replacement project and is required to have a functional Fire Alarm System. Environmental oversight and remediation are required for hazardous materials.	\$12,072,345	\$8,304,566	\$10,922,582	68.79
							\$14,827,551	\$10,922,582		



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date: 07/10/2026

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

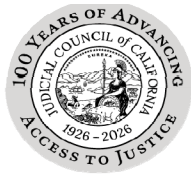
Summary:

Review of CFR projects approved by the Facilities Services Director since the last meeting and CFR projects cancelled.

Facilities Related:	1
Lease:	1
Annual Budget:	0
Total Approved CFRs:	2
Cancelled CFRs:	0

Supporting Documentation:

- List E – Approved Court-Funded Facilities Requests; Cancelled Court-Funded Facilities Requests



Judicial Council of California

Trial Court Facility Modification Advisory Committee

Trial Court Facility Modification
Approved Court-Funded Facilities Requests (CFR) (List E)
Open Meeting Items
Meeting Date: 7/10/2026

Item #	CFR Number	County	Building ID	Facility Name	Lease, License, or FM	CFR Description	CFR Term	Total Approved	Status	Date Approved
Open CFRs										
1	01-25-067	Alameda	01-B3	Wiley W. Manuel	FM	Court Care Partition	1/1/25 - 1/1/30	\$15,000	Approved	05/14/26
2	31-25-064	Placer	31-H1	Howard G. Gibson	Lease	Coffee Services Vendor	5/15/26 -	\$6,480	Approved	05/12/26
								\$21,480		



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date: 07/10/2026

Discussion Item 2 – Uninterruptible Power Supply (UPS) vs Generators

Summary:

Purpose & function of a UPS systems and a generator to ensure instant continuous power to it servers, networking, security, and access-control systems.

Supporting Documentation:

- See Presentation

Discussion Item 2

Courthouse Uninterruptible Power Supply (UPS) vs. Generators

Presented by Maria Atayde-Scholz

Discussion Item 2

Purpose and Function of UPS Systems

- Ensures instant continuous power to IT servers, networking, security, and access-control systems
- Prevents data loss and equipment damage
- Protects sensitive court equipment from dips, brownouts, or unstable utility power
- Gives the Court enough time to safely shut down devices or bridge the gap until a generator starts



Discussion Item 2

Purpose & Function of a Generator

- Automatically activates during an outage — but requires 10–60 seconds to start
- Supplies electricity to critical systems such as emergency lighting/exits, elevators, HVAC, and life-safety loads
- Carries high installation costs (fuel systems, automatic transfer switch, ventilation, compliance)
- Requires ongoing maintenance testing, permitting, and long-term operational costs



Discussion Item 2

Why install BOTH UPS & Generators

UPS + Generator = Complete Protection.

- UPS ensures that critical equipment, such as computers, servers, or security systems, remain powered instantly
- UPS prevents data loss and equipment damage
- Generators supplies electricity to critical building systems for emergency evacuation such as emergency lighting, elevators, and Fire Life Safety
- Generators can provide longer-term backup to keep essential operations running until utility power is restored



Discussion Item 2

Deciding When a Standalone UPS Installation Is the Best Choice

- Due to budget and space constraints
- In environments where power interruptions are infrequent or where prolonged backup is not critical
- If the building's essential operations can tolerate short-term outages
- If budget constraints make generator installation impractical in smaller buildings
- If local regulations limit generator use



Discussion Item 2

Industrial / Three Phase UPS Systems

- Engineered to handle high loads
- More expensive depending on specific requirements than Generators
- Seamless power without emissions or noise
- A UPS is not intended to provide power for extended durations

Discussion Item 2

UPS vs Generator Cost Comparison

System	Installation Cost	Maintenance Cost (5 Years)	Maintenance Cost (10 Years)	Maintenance Cost (15 Years)	Lifespan	Replacement Cost	Battery Replacement Cost (every 3 – 5 years)
1 Phase UPS	\$250,000	\$50,000	\$100,000	\$150,000	10-15 years	\$250,000	\$75,000
3 Phase UPS	\$400,000	\$80,000	\$160,000	\$240,000	15-20 years	\$400,000	\$125,000
Generator	\$350,000	\$60,000	\$120,000	\$180,000	20-25 years	\$350,000	N/A

Note: These values are general estimates for a building at 200,000 square feet. Actual costs will vary based on system size, usage, and site-specific requirement.

Discussion Item 2

Conclusion

- When a generator is installed, the courthouse still requires a UPS system to support IT critical equipment
- Choice to opt out of installing a generator is driven by factors such as;
 - budget constraints
 - limited space for equipment
 - adequacy of existing backup systems like UPS units
- A UPS is not intended to provide power for extended durations
- Generators are intended for long term back-up
- A combination is important in locations prone to frequent or prolonged power outages, where even a brief loss of power could result in significant financial losses, safety risks, or operational disruptions



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date: 07/10/2026

Discussion Item 3 – Facilities Maintenance Performance Report

Summary:

Facilities Maintenance Performance Report.

Supporting Documentation:

- See Presentation

Discussion Item 3

Facilities Maintenance Performance Report

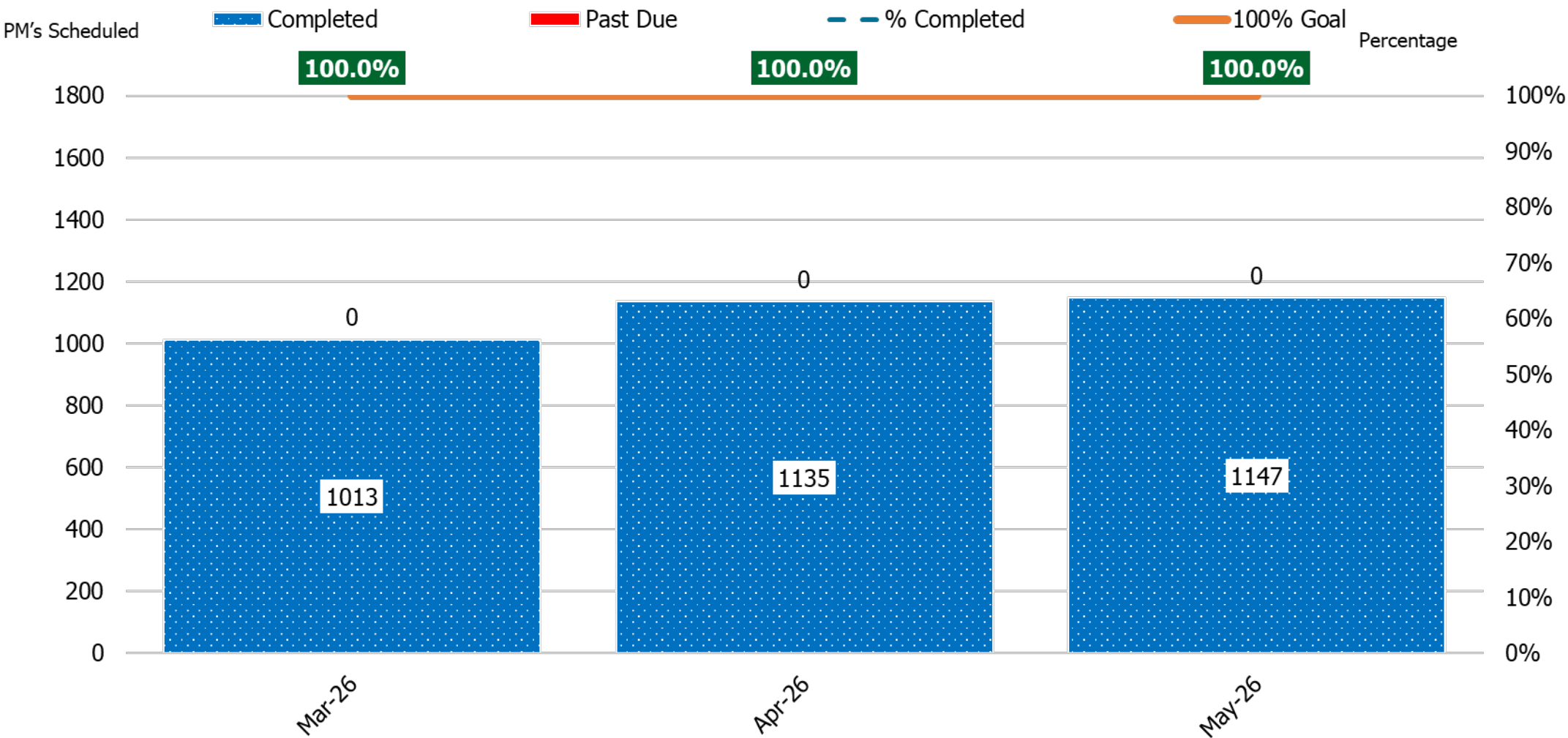
Two “Models” for Maintenance and Operations

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



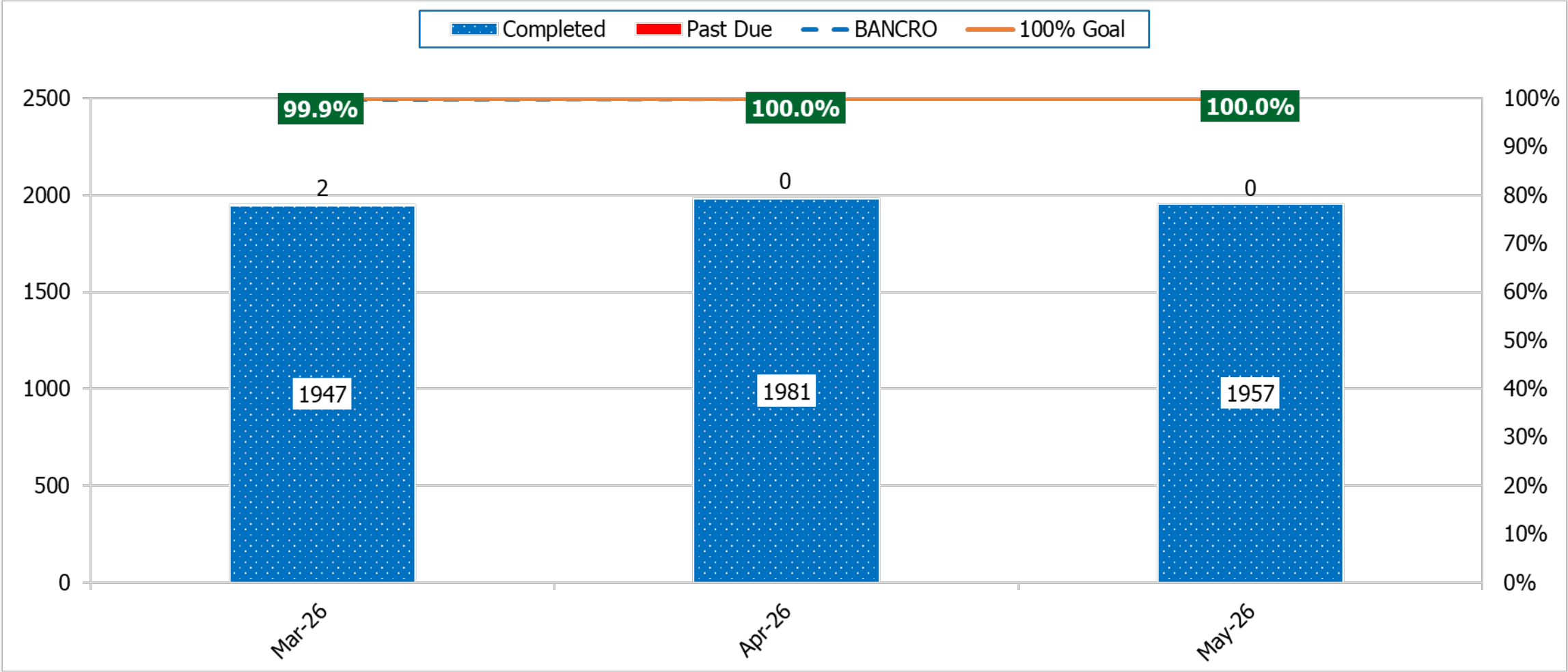
Service Provider Performance Report

Veolia BANCRO - Preventive Maintenance



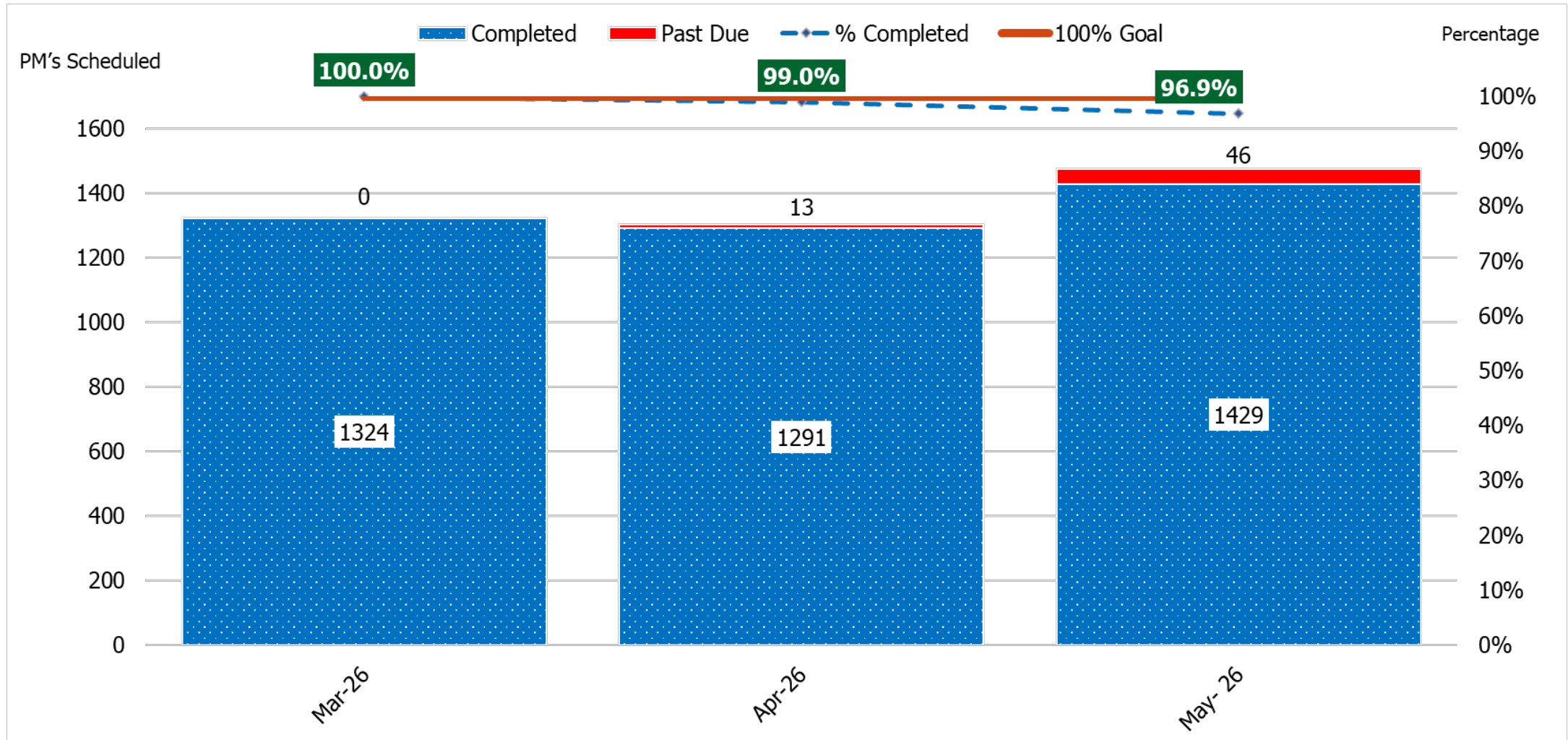
As of Monday, June 1, 2026 there were 1147 PM's scheduled. 1147 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 1085 PM's scheduled with 0 past due.

Veolia BANCRO – Past Due SWOs



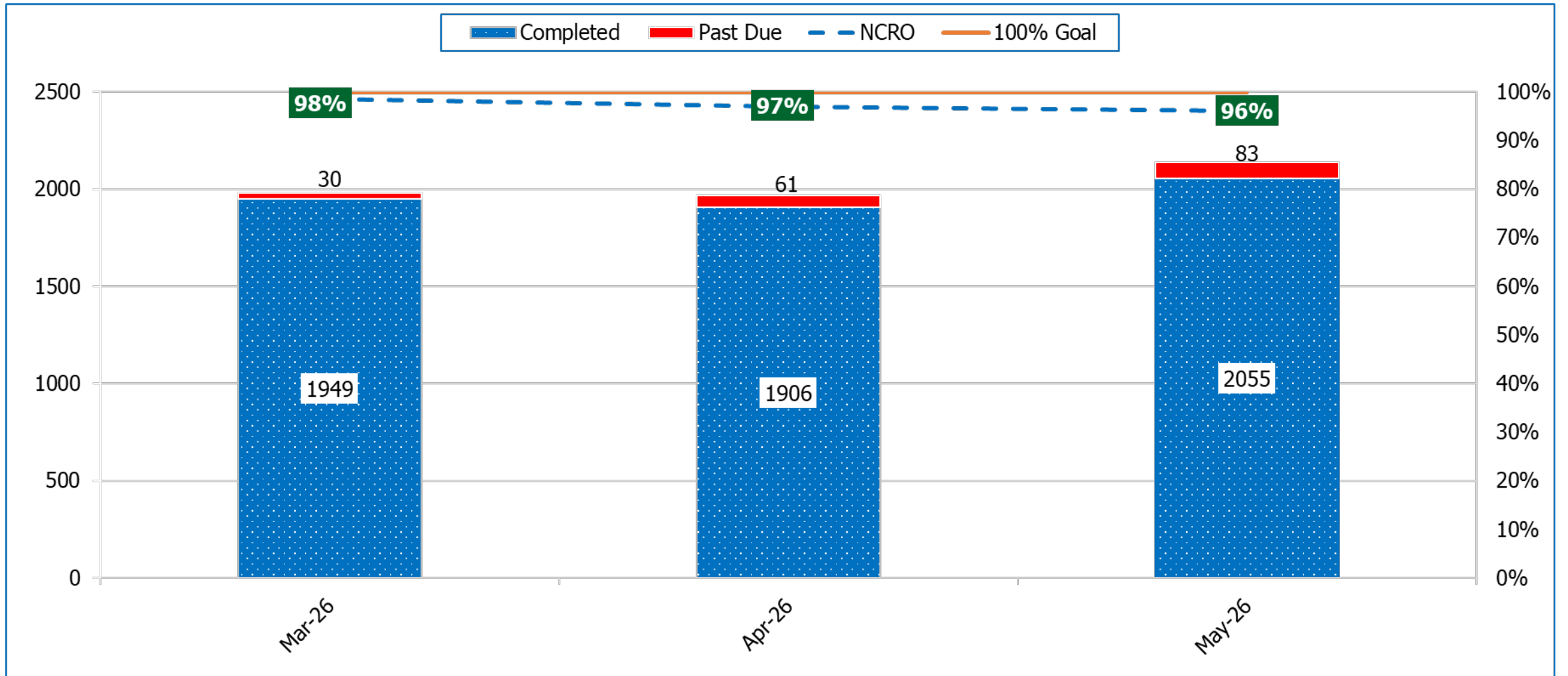
As of Monday, June 1, 2026 there were 1957 Service Work Order's scheduled. 1957 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 1919 Service Work Order's scheduled with 1 past due.

Pride NCRO - Preventive Maintenance



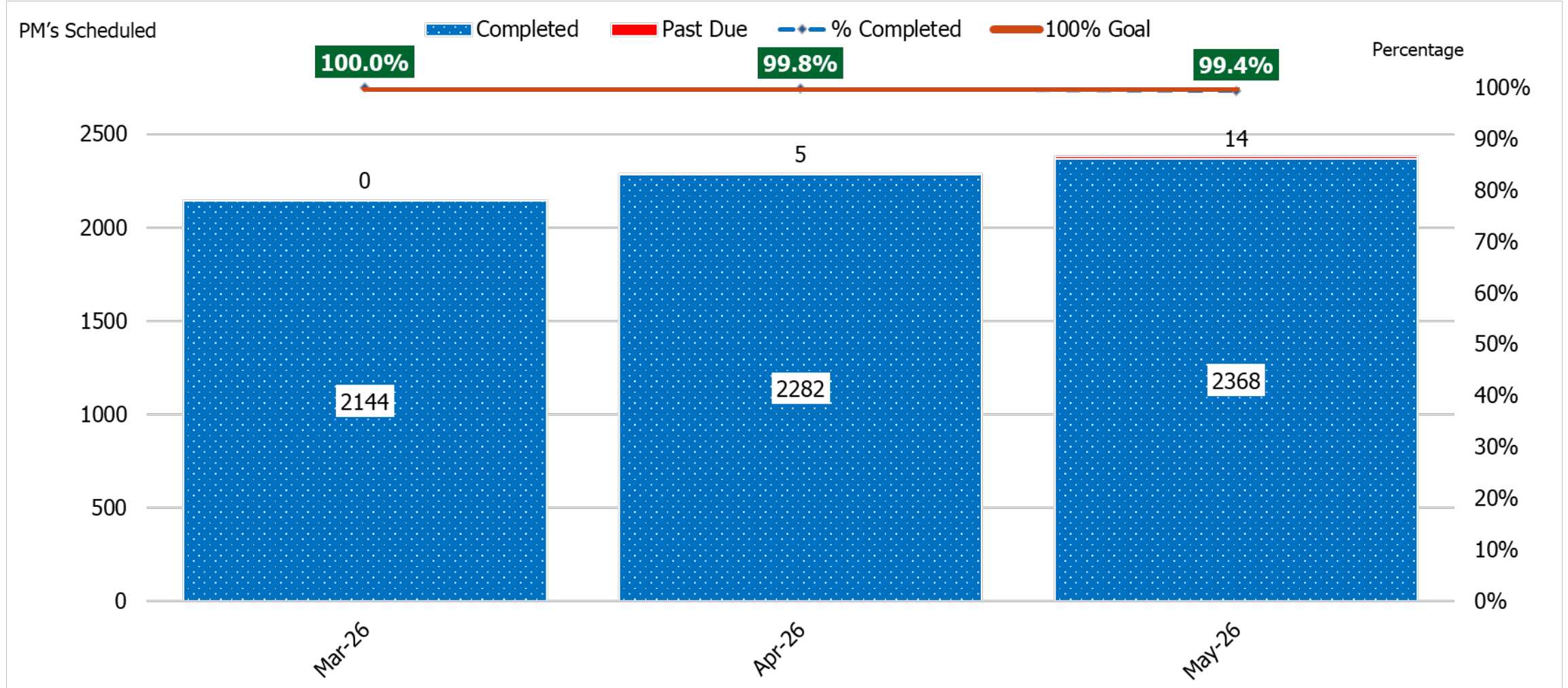
As of Monday, June 1, 2026 there were 1475 PM's scheduled. 1429 were completed on time. 46 were past due meeting contractual expectations at 96.9% giving us a yearly average of 1287 PM's scheduled with 7 past due.

Pride NCRO – Past Due SWOs



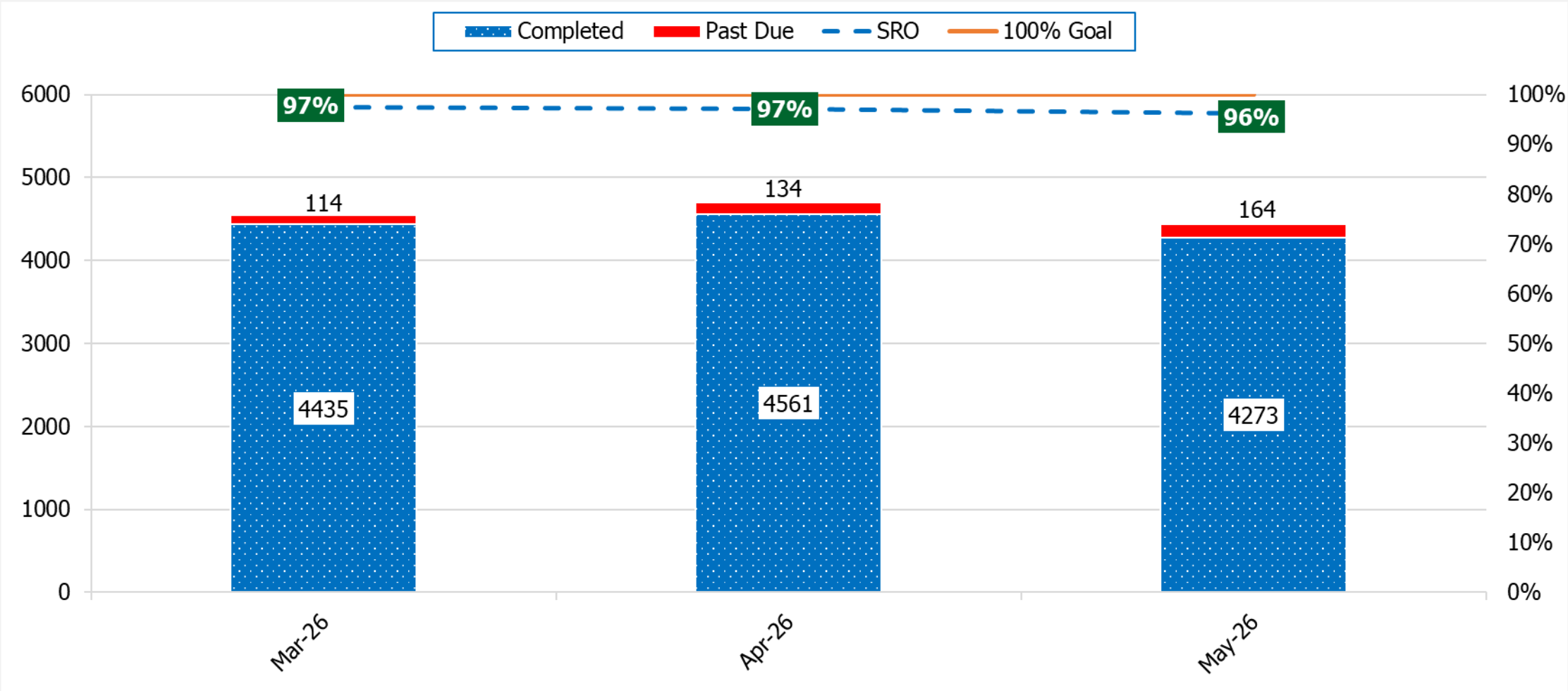
As of Monday, June 1, 2026 there were 2138 Service Work Order's scheduled. 2055 were completed on time. 83 were past due meeting contractual expectations at 96% giving us a yearly average of 1925 Service Work Order's scheduled with 46 past due.

Pride SRO - Preventive Maintenance



As of Monday, June 1, 2026 there were 2382 PM's scheduled. 2368 were completed on time. 14 were past due meeting contractual expectations at 99.4% giving us a yearly average of 2289 PM's scheduled with 8 past due.

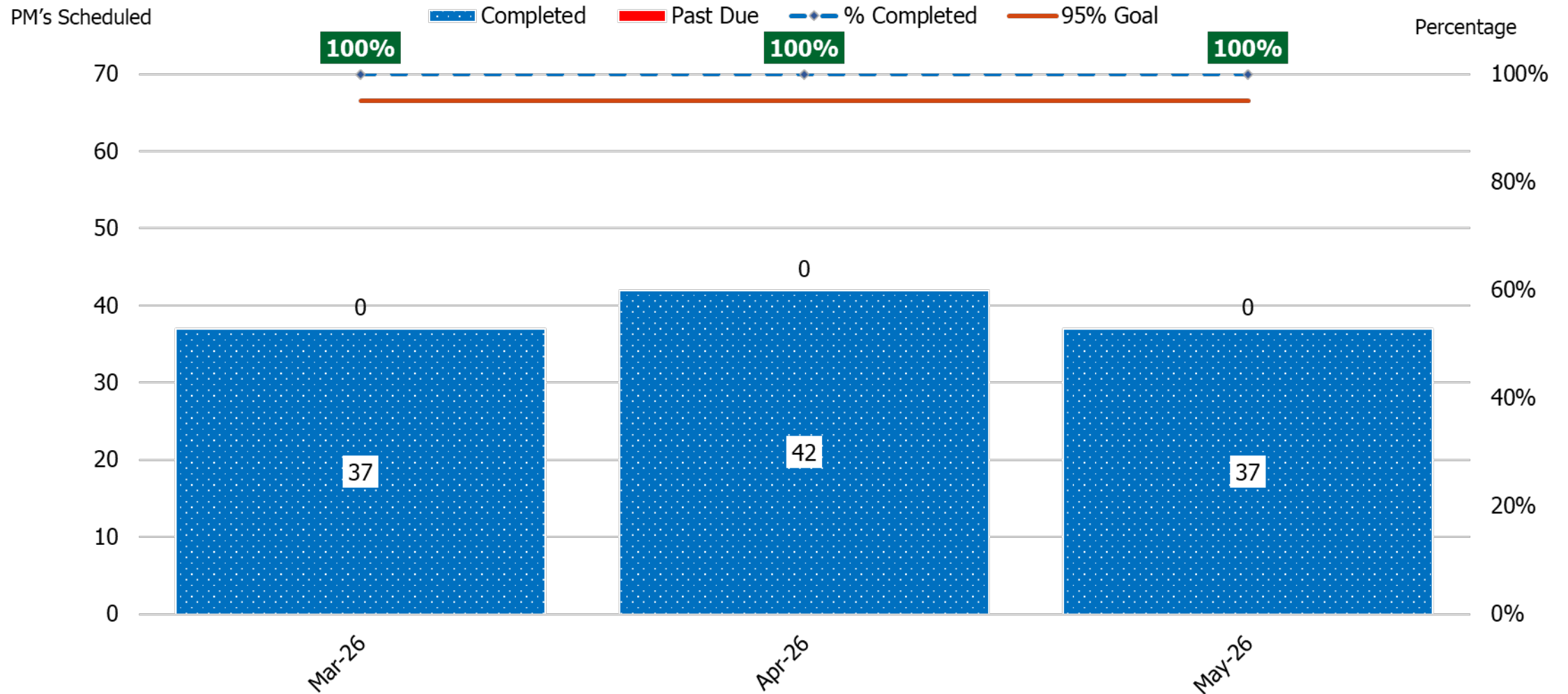
Pride SRO – Past Due SWOs



As of Monday, June 1, 2026 there were 4437 Service Work Order’s scheduled. 4273 were completed on time. 164 were past due meeting contractual expectations at 96% giving us a yearly average of 4061 Service Work Order’s scheduled with 204 past due.

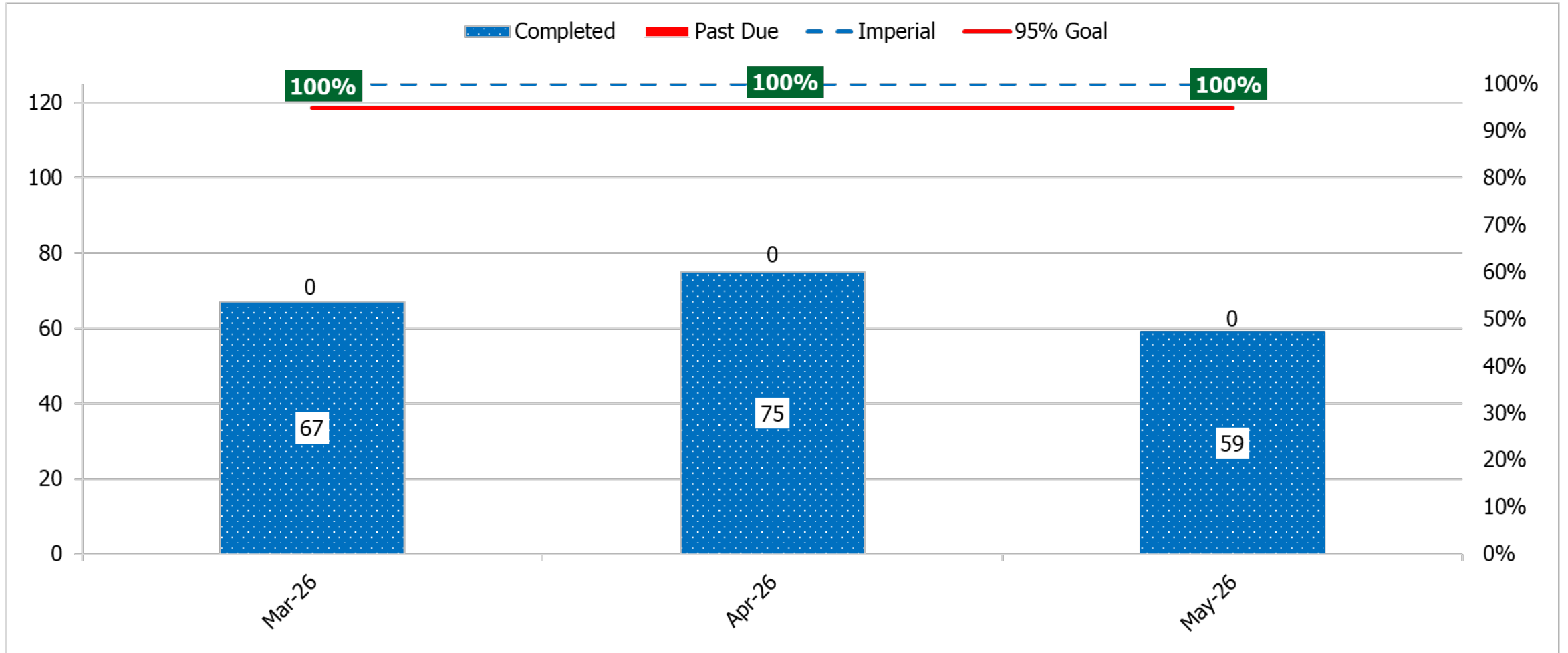
Delegated Court Performance Report

Imperial Court - Preventive Maintenance



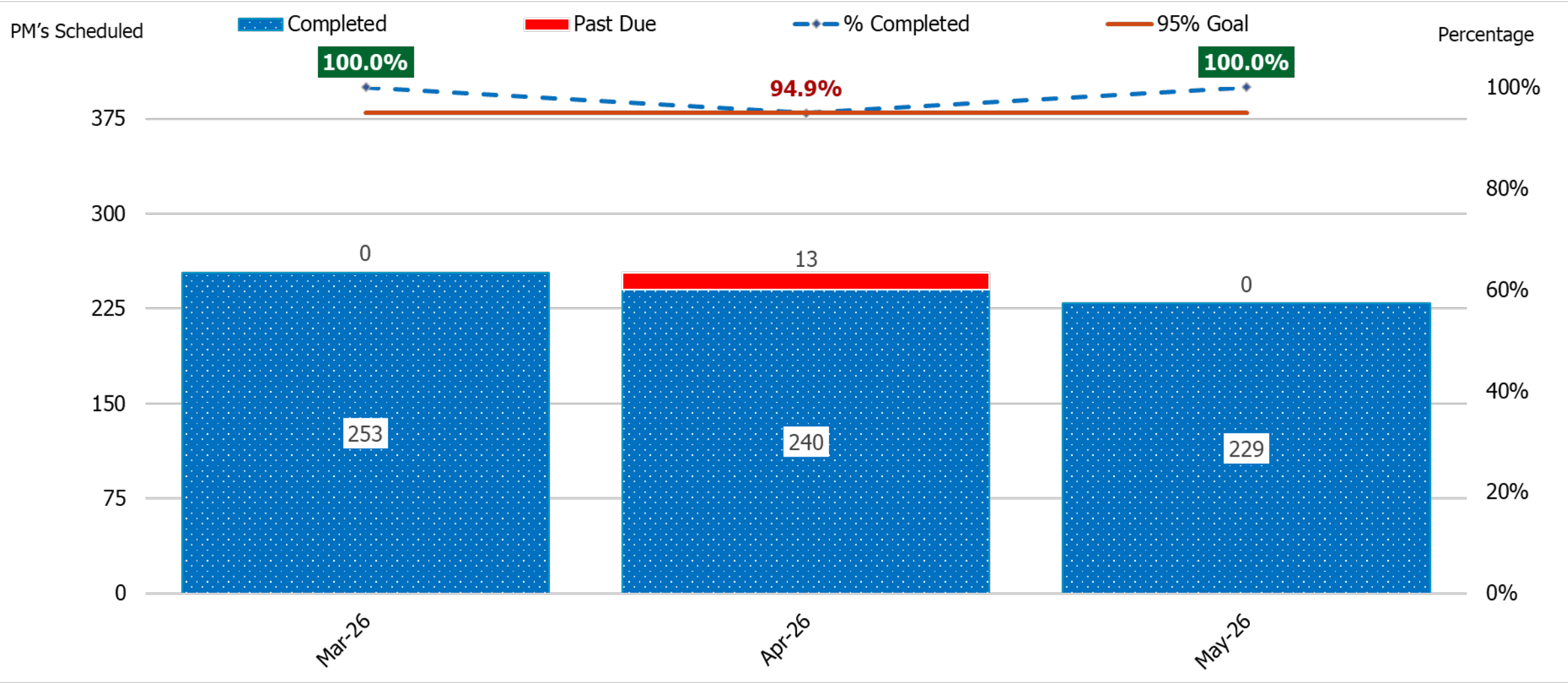
As of Monday, June 1, 2026 there were 37 PM's scheduled. 37 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 39 PM's scheduled with 0 past due.

Imperial Court – Past Due SWOs



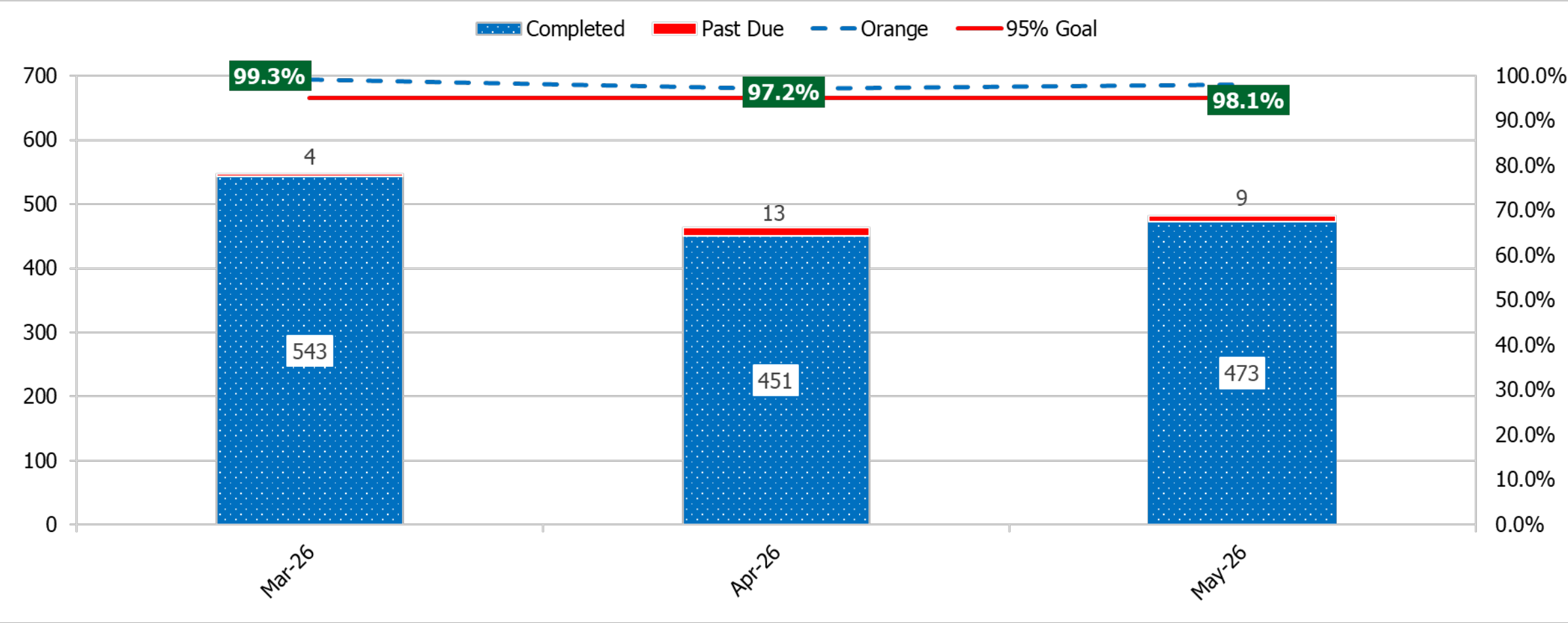
As of Monday, June 1, 2026 there were 59 Service Work Order's scheduled. 59 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 70 Service Work Order's scheduled with 0 past due.

Orange Court - Preventive Maintenance



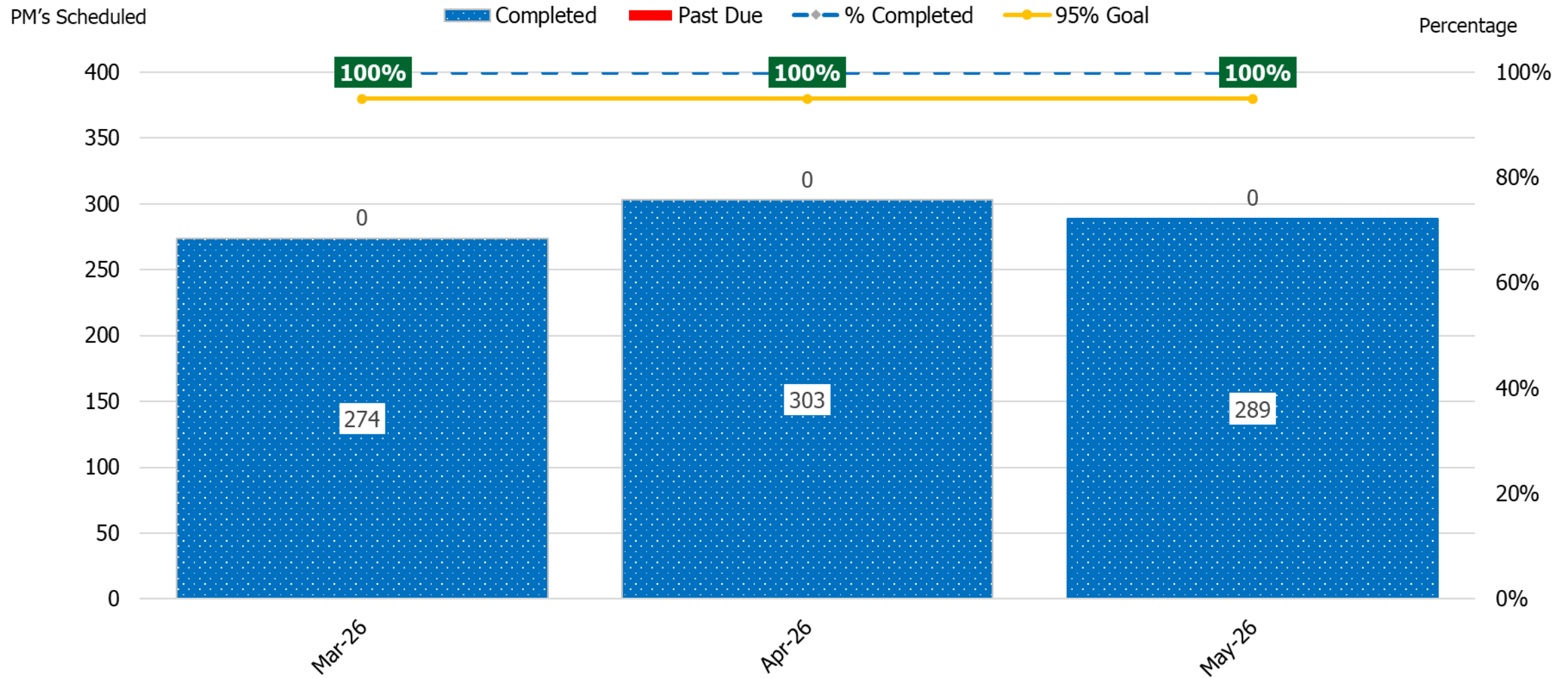
As of Monday, June 1, 2026 there were 229 PM's scheduled. 229 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 246 PM's scheduled with 2 past due.

Orange Court – Past Due SWOs



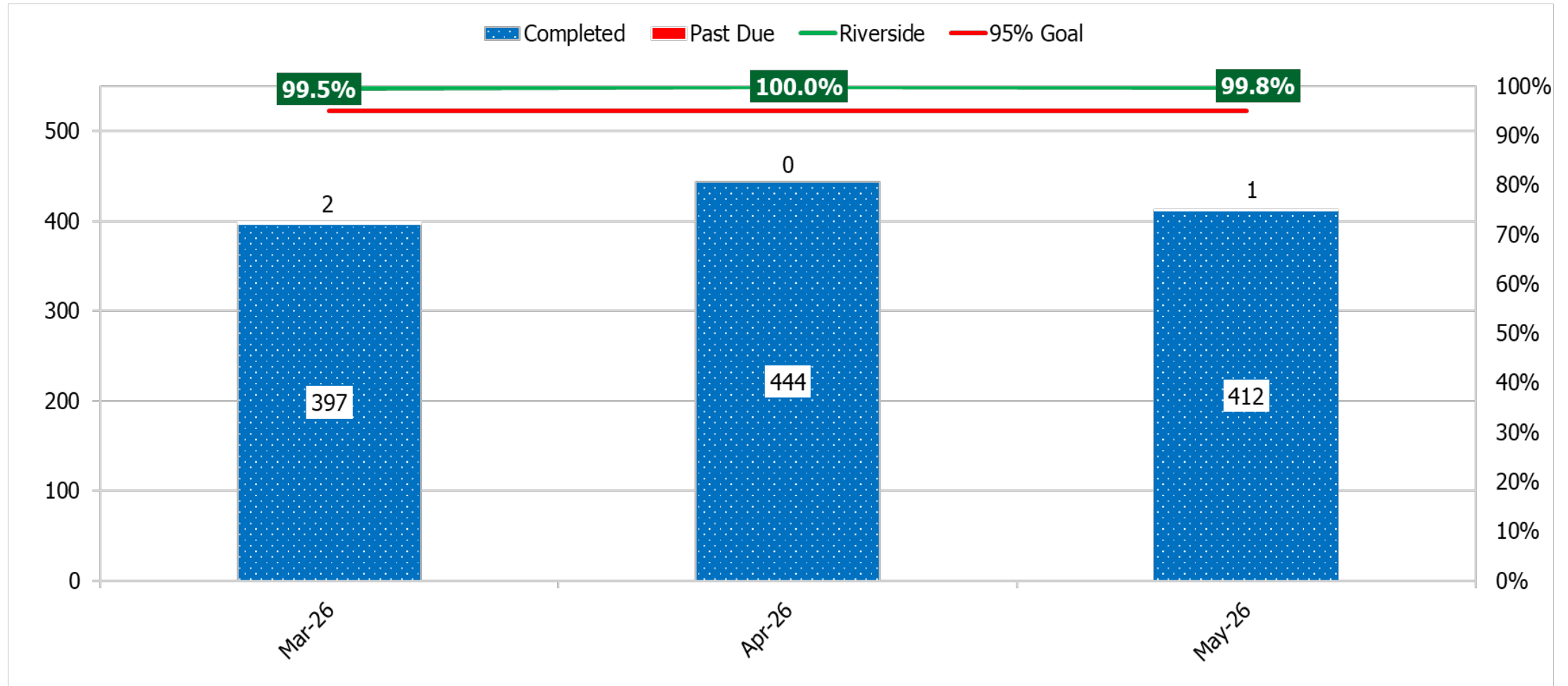
As of Monday, June 1, 2026 there were 482 Service Work Order's scheduled. 473 were completed on time. 21 were past due meeting contractual expectations at 98.1% giving us a yearly average of 491 Service Work Order's scheduled with 5 past due.

Riverside Court - Preventive Maintenance



As of Monday, June 1, 2026 there were 289 PM's scheduled. 289 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 296 PM's scheduled with 0 past due.

Riverside Court – Past Due SWOs



As of Monday, June 1, 2026 there were 413 Service Work Order's scheduled. 412 were completed on time. 1 were past due meeting contractual expectations at 99.8% giving us a yearly average of 445 Service Work Order's scheduled with 1 past due.



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date: 07/10/2026

Discussion Item 4 – Trial Court Real Estate Portfolio Expense and Revenue Report for Fiscal Year 2025–26

Summary:

Trial Court Real Estate Portfolio Expense and Revenue Report for Fiscal Year 2025–26.

Supporting Documentation:

- See Presentation

Discussion Item 4

Trial Court Real Estate Portfolio Expense & Revenue Forecast

Part 1: Leases and Licenses

Presented by: James Koerner

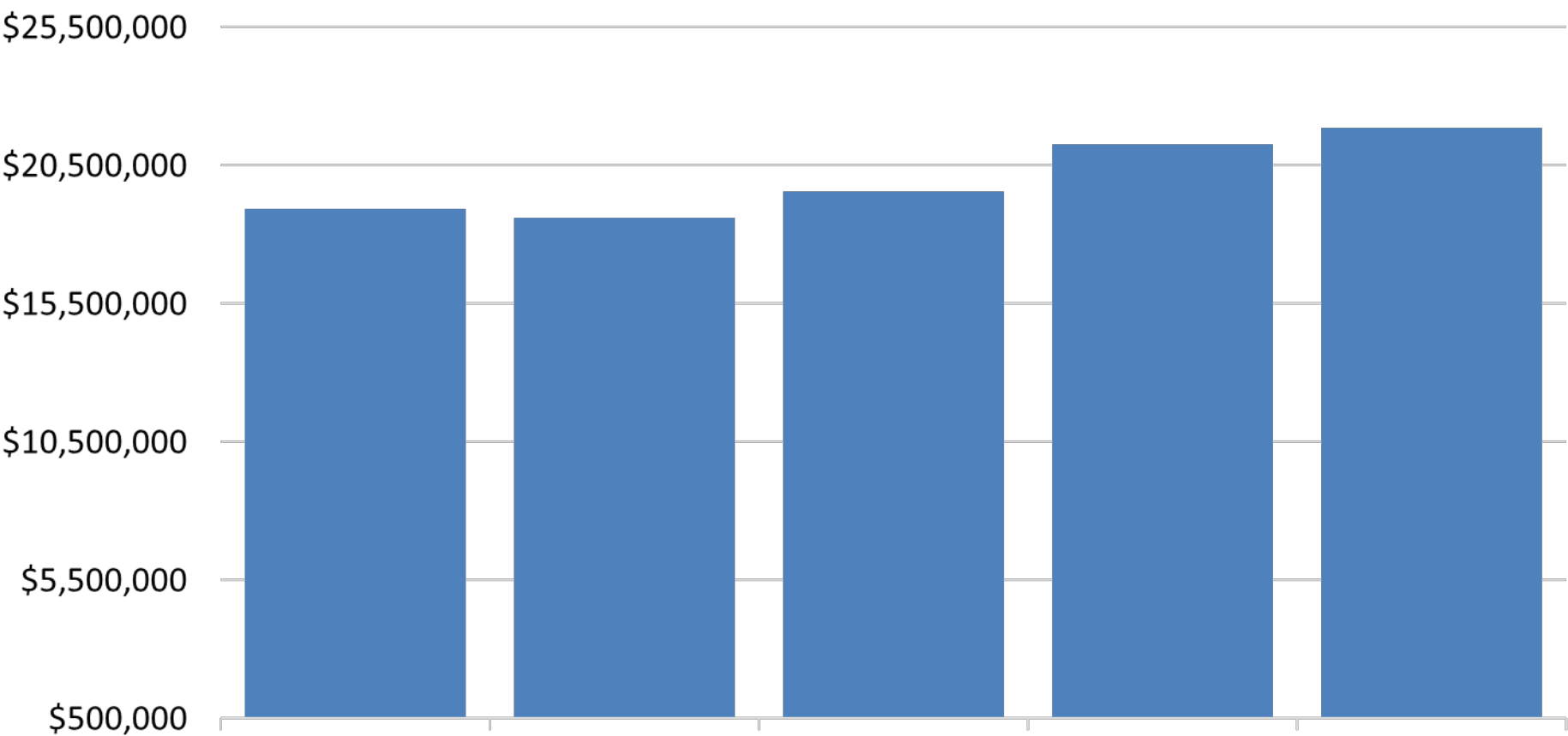
FY 2026–27 Lease & License Expense Forecast

Expenses by Fund	No. of Agreements	Square Footage	Projected Expenses
Court Facilities Trust Fund (CFTF)	52	743,979	\$17,498,032
Trial Court Trust Fund (TCTF)	17	141,118	\$1,969,755
Court Facilities Architectural Revolving Fund (CFARF)	2	73,141	\$1,479,593
No Fee Agreements	21	73,572	\$0
Total	92	1,031,810	\$20,947,379

FY 2026–27 Lease & License Revenue Forecast

Revenues by Fund	No. of Agreements	Square Footage	Projected Expenses
Court Facilities Trust Fund (CFTF)	70	106,353	\$1,675,910
State Court Construction Fund (SCFCF)	6	1,083	\$48,445
No Fee Agreements	163	97,198	\$0
Total	239	204,634	\$1,724,356

5-Year Trial Court Rent History



Fiscal Year	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26 Estimate
Rent Amount	\$18,931,735	\$18,602,606	\$19,556,319	\$21,252,704	\$21,865,030

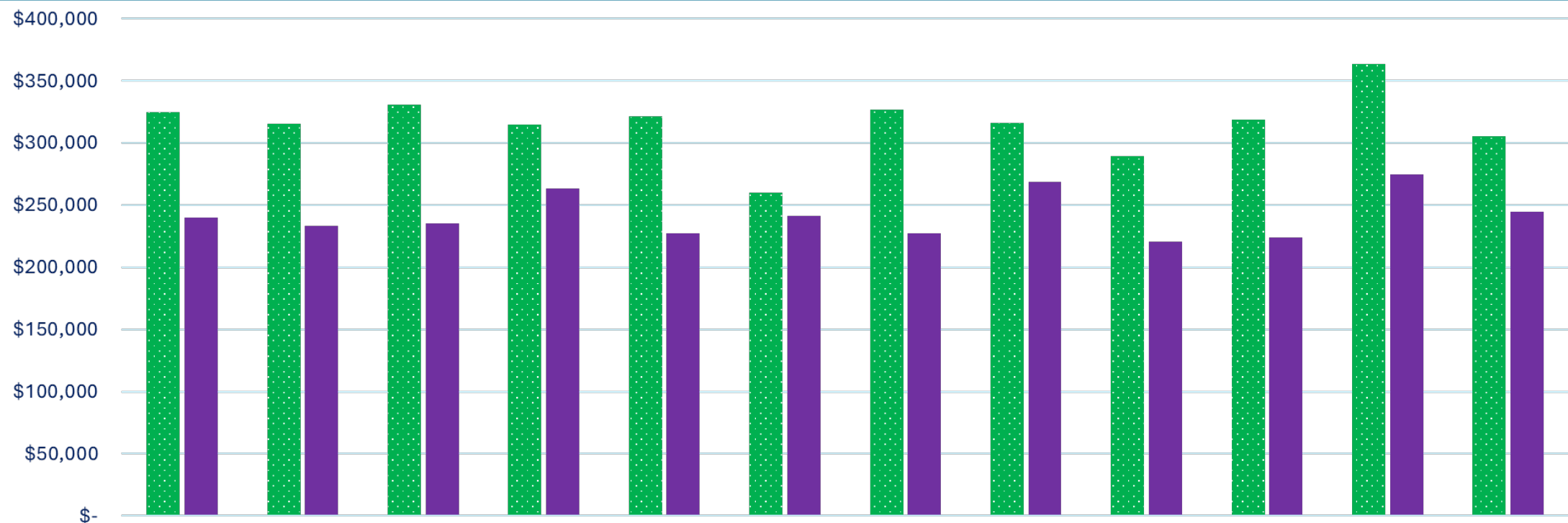
Discussion Item 4

Trial Court Real Estate Portfolio Expense & Revenue Forecast

Part 2: Parking Program Review

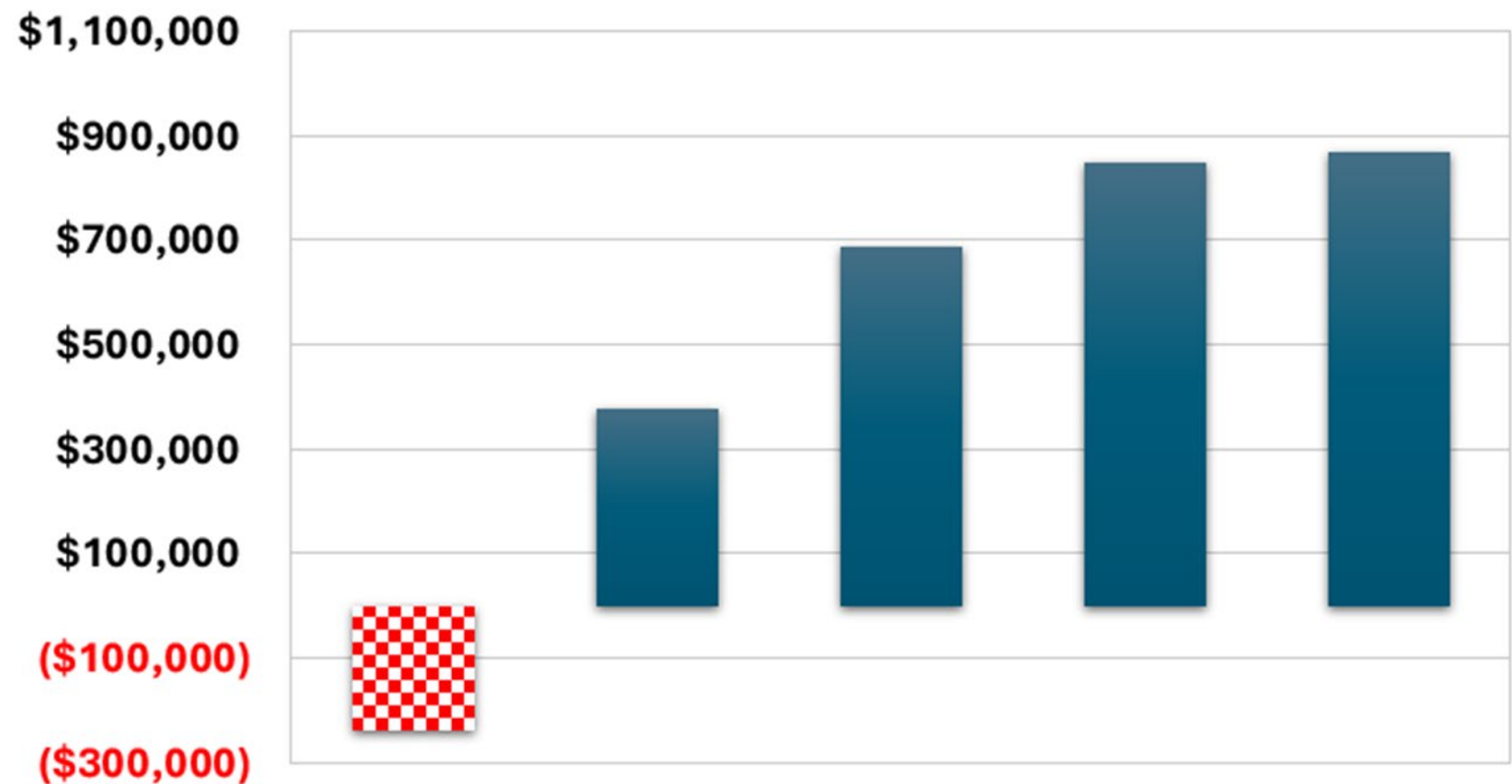
Presented by: Nanci Connelly

Parking Program Expense & Revenue



Month	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026
Revenue	\$324,506	\$315,458	\$330,784	\$314,234	\$320,894	\$259,687	\$326,738	\$315,754	\$289,186	\$318,480	\$363,376	\$305,472
Expenses	\$239,915	\$232,857	\$234,982	\$262,928	\$227,210	\$240,991	\$226,972	\$268,163	\$220,125	\$223,905	\$274,626	\$244,241

Parking Program Net Operating Income by Fiscal Year



Fiscal Year	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26
Net Operating Income	-\$239,074	\$379,279	\$685,483	\$848,303	\$867,636

Reinvesting in the Parking Program

- Pay Lane Automation
- Pressure Washing
- Restripe

Carol Miller Court Public Parking



Before photo (left) and after photo (right) pictures of Carol Miller Parking Lots Seal and Restripe

San Fernando Court Public Parking



San Fernando Public Parking Lot Pay Lane Automation





Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date: 07/10/2026

Information Item 1 – Preventative Maintenance Spotlight Projects

Summary:

Update on preventative maintenance projects.

Supporting Documentation:

- See Presentation

Information Item 1

Preventative Maintenance Spotlight Projects

Presented by: Maria Atayde-Scholz

Information Item 1

Santa Clara – HOJ East – 43-A1

Annual IR Scan Preventative Maintenance

Deficiencies Found:

IR scan found hot spots in the electrical panel servicing the supply fans for the HVAC.

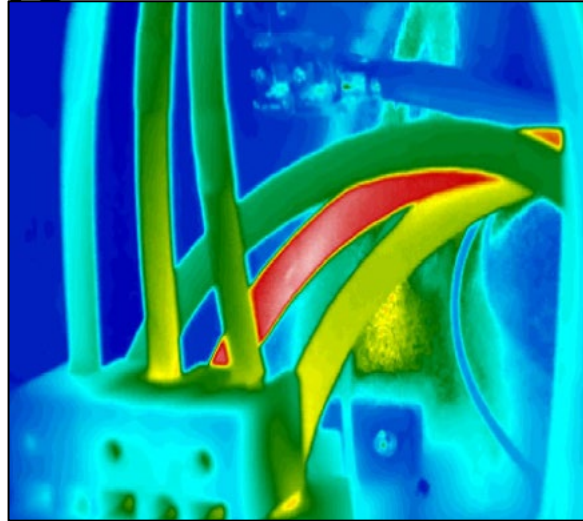
Prevention:

Replacement of worn-out wiring prevented supply fans from failing affecting the heating and cooling of the building.

Cost Avoidance:

Replacement for VFD supply fan: \$18,000

Electrical Fire: Thousands to Millions of dollars



Information Item 1

Riverside – Southwest Justice Center – 33-M1

Weekly Rounds and Reading Preventive Maintenance

Deficiencies Found:

Inspection identified the HVAC Chilled Water Pump failing due to wear and tear.

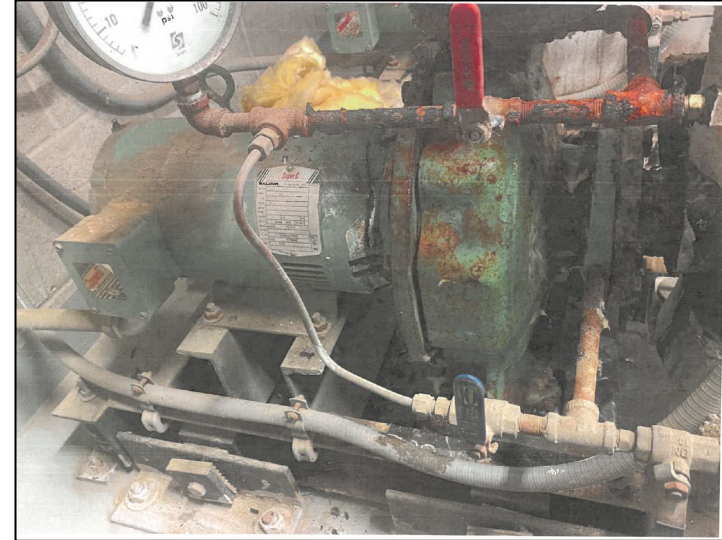
Prevention: FM – 250059AB

Replacement of the pump and motor prevented the chiller from failing due to overheating and premature failure to air handlers.

Cost Avoidance:

HVAC Equipment failures: \$145,500

Rental Cooling Systems: \$45,000



Information Item 1

Santa Clara – Morgan Hill Courthouse – 43-N1

Weekly Rounds and Readings Preventative Maintenance

Deficiencies Found:

Circulation Pump found making noise.

Prevention: FM - 2010423

Replacement of pump prevented issues with the HVAC cooling and heating affecting court operations and damage to boiler components and pipes.

Cost Avoidance:

HVAC component and pipe damage
:\$12,000 - \$100,000 +



Information Item 1

Fresno – B.F. Sisk Courthouse – 10-01

Annual HVAC Preventive Maintenance

Deficiencies Found:

During inspection, the Air Handler Unit belts were found to be worn and making noise.

Prevention:

Replacement of belts prevented the system from overheating leading to smoke and burnt rubber odors in ductwork and an HVAC replacement.

Cost Avoidance:

Air Handler Unit Replacement: \$600,000
+(depending on size of building and unit)

HVAC Rental: \$4,000 per week



Information Item 1

Santa Clara – Downtown Superior Courthouse – 43-B1

Weekly Rounds and Readings Preventative Maintenance

Deficiencies Found:

During inspection, the Hot Water Heating expansion joint was found leaking with multiple cracks due to wear and tear.

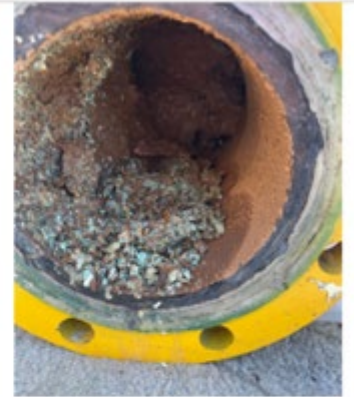
Prevention: Escalated to a P1

Replacement of the expansion joint and piping prevented flooding from ruptured pipes and premature tank failure.

Cost Avoidance:

Tank Replacement: \$15,000 - \$20,000

Flood Damage: \$30,000 - \$87,000 +++



Information Item 1

Imperial – El Centro Criminal Courthouse – 13-G1

Annual Uninterruptible Power Supply (UPS) Preventive Maintenance

Deficiencies Found:

Batteries were found to be depleted and running out of power.

Prevention:

Replacement of the batteries avoided IT software and equipment damage.

Cost Avoidance:

UPS Weekly Rental: \$6,000

IT Equipment/Server Replacement:
\$50K – \$100K+

