



Judicial Council of California

Trial Court Facility Modification Advisory Committee

www.courts.ca.gov/tcfmac.htm
tcfmac@jud.ca.gov

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JCCAccessCoordinator@jud.ca.gov

TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

NOTICE AND AGENDA OF OPEN ELECTRONIC MEETING WITH CLOSED SESSION

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

THIS MEETING IS BEING CONDUCTED BY ELECTRONIC MEANS

Date: April 6, 2026
Time: 10:00 a.m. – 3:00 p.m.
Location: Videocast for Public Access
Public Videocast: <https://jcc.granicus.com/player/event/4999>

Meeting materials for open portions of the meeting will be posted on the advisory body web page on the California Courts website at least three business days before the meeting.

Members of the public seeking to make an audio recording of the open meeting portion of the meeting must submit a written request at least two business days before the meeting. Requests can be e-mailed 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 (Action Required)

Approve minutes of the March 2, 2026, Trial Court Facility Modification Advisory Committee meeting.

II. PUBLIC COMMENT (CAL. RULES OF COURT, RULE 10.75(K)(1))

This meeting will be conducted by electronic means. As such, the public may make comments in writing, in person, or remotely. 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 should be emailed to tcfmac@jud.ca.gov. Only written comments received by 12:00 Noon on Friday, April 3, 2026, will 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 1-7)

Item 1

Fiscal Year 2025–26 Facility Modification (FM) Program Budget Actions (Action Required)

Approve the following FY 2025–26 FM Program Budget Action:

1. Reallocate \$1.5 million from the *Statewide FM Planning* budget to the *Priority 2 FMs under \$100K* budget.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 2

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

Approve 92 projects for a total of \$4,766,939 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 44 projects for a total of \$492,401 to be paid from Facility Modification program funds previously encumbered for Priority 2 projects under \$100K.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 4

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

Approve cost increases of over \$50K for one (1) facility modification projects, for a total cost increase to the Facility Modification program budget of \$ \$204,268.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 5

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

Approve three (3) Priority 2 FMs over \$100K for a total cost to the Facility Modification Program budget of \$393,301.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 6

October Meeting Travel Plans (Action Required)

Approve one of the following options for October off-site courthouse tours and committee meeting on October 29th and 30th:

Option 1

- Day 1 – Tour Lake and Mendocino Courthouses
- Day 2 – Tour Sonoma Courthouse and committee meeting at Sonoma Courthouse

Option 2

- Day 1 – Tour Kern and Tulare Courthouses
- Day 2 – Tour Kings Courthouse and committee meeting at Kings Courthouse

Option 3

- Day 1 – Tour Contra Costa and Solano Courthouses
- Day 2 – Tour Solano Courthouse and committee meeting at Solano Courthouse

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 7

Amended 2026 Trial Court Facility Modification Advisory Committee (TCFMAC) Annual Agenda (Action Required)

Approve the amended 2026 TCFMAC Annual Agenda, which adds (1) Court-Funded Facilities Request (CFR) Policy Update as a New or One-Time Project No. 1 and (2) CFR Policy Working Group.

Presenter: Mr. Chris Magnusson, Supervisor, 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

Sustainability Update

Update on sustainability initiatives including the Statewide Solar II and Energy Use Intensity Reduction projects.

Presenter: Ms. Laura Wong, Senior Facilities Analyst, Facilities Services

Discussion Item 3

Facilities Maintenance Performance Report

Report on facilities maintenance performance.

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

VI. INFORMATION ONLY ITEMS (NO ACTION REQUIRED)

Information Item 1

Preventative Maintenance Spotlight Projects

Update on preventative maintenance projects.

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

VII. ADJOURNMENT

Adjourn to Closed Session

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

Call to Order and Roll Call

Approval of Minutes (Action Required)

Approve closed session minutes of the March 2, 2026, Trial Court Facility Modification Advisory Committee meeting.

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

Approve one (1) security-related projects for a total of \$1,586,927 to be paid from the Facility Modification Program budget.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Mr. Ed Ellestad, Security Operations Supervisor, Facilities Services

IX. CLOSED INFORMATION ONLY ITEM (NO ACTION REQUIRED)

Closed pursuant to California Rules of Court, Rule 10.75(d)(4)

The price and terms of payment for the purchase, sale, exchange, or lease of real property for a judicial branch facility before the property has been acquired or the relevant contracts have been executed.

Information Item 1

Inyo County City of Bishop Lease Negotiations

Update on lease negotiations for Inyo County – Bishop Courthouse lease.

Presenter: Mr. James Koerner, Real Estate Manager, Facilities Services

Adjourn Closed Session



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Trial Court Facility Modification
Advisory Committee

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TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

MINUTES OF OPEN MEETING

March 2, 2026

12:03–12:58 p.m.

Judicial Council of California – Videocast for Public Access

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

Advisory Body Members Absent: Hon. Brad R. Hill
Hon. Eric J. Wersching
Mr. David H. Yamasaki

Others Present: The following Judicial Council staff/others were present:

Mr. Michael M. Roddy, Court Executive Officer, Superior Court of San Diego County
Ms. Erika Sperbeck, Chief Administrative Officer, Executive Office
Mr. Tamer Ahmed, Director, Facilities Services
Mr. Jagan Singh, Deputy Director, Facilities Services
Mr. Harry O'Hagin, Principal Manager, Facilities Services
Ms. Maria Atayde-Scholz, Principal Manager, Facilities Services
Ms. Peggy Symons, Principal Manager, Facilities Services
Mr. Jeff Anderson, Manager, Facilities Services
Mr. Robert Carlson, Manager, Facilities Services
Ms. Jennifer Chappelle, Manager, Facilities Services
Mr. Jack Collins, Manager, Facilities Services
Ms. Nanci Connelly, Manager, Facilities Services
Ms. Satyendra Jenamani, Manager, Facilities Services
Mr. Andre Navarro, Manager, Facilities Services
Mr. Paul Terry, Manager, Facilities Services
Ms. Donna Jorgensen, Supervisor, Facilities Services
Ms. Jennifer Merrill, Supervisor, Facilities Services
Mr. Yassen Roussev, Supervisor, Facilities Services
Mr. Steve Shelley, Supervisor, Facilities Services
Mr. Robert Stetson, Supervisor, Facilities Services
Mr. Paul Treanor, Supervisor, Facilities Services
Mr. Guillermo Urena, Supervisor, Facilities Services
Mr. Doug Walthour, Supervisor, Facilities Services
Ms. Karyn Chung, Facilities Analyst, Facilities Services
Mr. Edward Gonzalez, Security Coordinator, Facilities Services
Ms. Akilah Robinson, Associate Analyst, Facilities Services
Ms. Kristin Kerr, Supervising Attorney, Legal Services
Ms. Erin Stagg, Attorney II, Legal Services
Ms. Nirlip Syan, Attorney II, Legal Services

OPEN MEETING

Call to Order and Roll Call

In the chair's temporary absence, the vice-chair called the open session of the meeting to order at 12:03 p.m., roll was taken, and opening remarks were made.

Approval of Minutes

The advisory body approved the open session minutes of its meeting on January 30, 2026.

(Motion: Romero; Second: Ellis)

PUBLIC WRITTEN COMMENTS

No public comments were received.

DIRECTOR'S REPORT

The committee received the following update:

1. Court-Funded Facilities Request Update:

- In response to a question raised at the January 2026 TCFMAC meeting, the following statements were made regarding superior court authority to lease facilities to support staff training:
 - Courts do not have delegated authority to independently execute leases for staff-related activities, and the Judicial Council is responsibility for all leasing activities including short-term (even single-day needs) and long-term lease agreements.
 - The Superior Court of Nevada County's one-day facility lease for staff training was processed as a court-funded facilities request.

2. Judicial Council Facilities Program:

- A Senate Subcommittee No. 5 hearing on facilities was held on February 26, 2026, to discuss the Judicial Council's facilities program:
 - Branch leadership presented information in support of the Governor's budget while highlighting ongoing facilities program challenges, such as:
 1. Seismic vulnerability of courthouses statewide, with reference to a 2017 Los Angeles Times article identifying more than 100 courthouses as seismically unsafe; and
 2. Courthouse replacement timeline concerns, such that it would take approximately 160 years to replace the state's courthouse inventory and by which time even the relatively new courthouse in Long Beach (completed in 2013) would require replacement.

ACTION ITEMS (ITEMS 1-4)

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

The committee approved 156 projects for a total of \$4,325,165 to be paid from facility modification (FM) program funds previously encumbered for Priority 1 projects.

(Motion: Highberger; Second: Ellis)

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

The committee approved 81 projects for a total of \$980,865 to be paid from FM program funds previously encumbered for Priority 2 projects under \$100K.

(Motion: Highberger; Second: Romero)

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

The committee approved cost increases over \$50K for two projects for a total of \$504,558 to be paid from FM program funds. *(Motion: Rockwell; Second: Vallarta)*

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

The committee approved seven Priority 2 FMs over \$100K for a total cost to the FM program budget of \$1,687,738. *(Motion: Vallarta; Second: Soboleski)*

DISCUSSION ITEMS (ITEMS 1-2) (NO ACTION REQUIRED)

Discussion 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.

Discussion Item 2 – Facilities Maintenance Performance Report

The committee reviewed the report on facilities maintenance performance.

A D J O U R N M E N T

There being no further business, the open session of the meeting was adjourned at 12:58 p.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 04/06/2026

Director's Report

Summary:

Update on the following:

- FM Budget Update
- Budget Update

Supporting Documentation:

- See Presentation

Director's Report

- FM Budget Update
- Budget Update



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date 04/06/2026

Action Item 1 – (Action Required) – Fiscal Year 2025–26 Facility Modification (FM) Program Budget Actions

Action Requested:

Approve the following FY 25–26 FM Program Budget Action:

1. Reallocate \$1.5 million from the Statewide FM Planning budget to the *Priority 2 FMs under \$100K* budget.

Supporting Documentation:

- See presentation

Action Item 1 FY 25–26 FM Program Budget Actions

- Reallocate \$1.5 million from the *Statewide FM Planning* budget to the *Priority 2 FMs under \$100K* budget

Action Item 1 FY 25–26 FM Program Budget Actions

FY 2025 - 2026 (\$1,000s)					
Description	Original Budget Amount	Revision to Budget	Revised Budget Amount	Reconciled Expenditure	Funds Available
Statewide FM Planning	\$3,000	(\$1,500)	\$1,500	\$1,500	\$0
Priority 1 FMs	\$30,000	\$0	\$30,000	\$30,000	\$0
FMs Less Than \$100K	\$8,000	\$1,500	\$9,500	\$9,500	\$0
Planned FMs	\$3,137	\$0	\$3,137	\$3,137	\$0
FMs Over \$100K	\$35,863	\$0	\$35,863	\$34,779	\$1,084
TOTALS:	\$80,000	\$0	\$80,000	\$78,916	\$1,084



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date 04/06/2026

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

Action Requested:

Approve 92 projects for a total of \$4,766,939 to be paid from Facility Modification program funds previously encumbered for Priority 1 projects.

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.



Line	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
1	FM-2009869	Shasta	Redding Main Courthouse	45-E1	1	Interior Finishes - Replace interior finishes on the 2nd, 1st, and basement levels. The finishes were damaged when a chilled water line fitting failed resulting in flooding of the courthouse.	\$2,731,920	\$ 2,731,920	Completed	100
2	FM-25-0027-AB	Tulare	Dinuba Division of the Tulare Superior Court	54-E1	1	Electrical - City Managed - Replace (1) radiator and (1) thermostat housing seal on emergency generator. Parts failed due to age, impacting the generator's operation.	\$ 10,172	\$ 10,172	In Work	100
3	FM-25-0181-AB	Solano	Hall of Justice	48-A1	1	Plumbing - Fixture Leak - Replace (1) hose, 9 sf of fiber reinforced panel (FRP), (25) 4 inch x 4 inch ceramic tiles, 3 ft x 3 ft of drywall in 3rd floor janitor closet, 10 LF of 4 inch rubber cove base in public hallway on the 3rd floor, (1) hose and (1) light fixture, 9 sf of FRP, (25) 4 inch x 4 inch ceramic tiles, and 9 sf of drywall in the 2nd floor Janitor Closet, (1) hose, and (1) light fixture, 9 sf of FRP, (25) 4 inch x 4 inch ceramic tiles, and 9 sf of drywall in the 1st floor Janitor closet. Leak was caused by an failed hose connection allowing water to leak from the 3rd floor affecting the 2nd and 1st floors Janitor Closets. Due to the similar age of the other hoses, the hoses on the 1st and 2nd floors were also replaced. Environmental oversight and remediation due to category 3 water. Erect (3) 5 ft x 8 ft containments. Clean, dry, and sanitize 120 sf floor tile and 90 sf of ceramic wall tile.	\$ 57,136	\$ 41,607	In Work	72.82
4	FM-25-0246-AB	Sacramento	Juvenile Courthouse	34-C2	1	Interior Finishes - Replace (1) fire door egress panic bar assembly. Panic bar failed due to age.	\$ 7,710	\$ 7,710	In Work	100
5	FM-25-0400-AB	Alameda	Hayward Hall of Justice	01-D1	1	Plumbing - Sewer Line Leak - Mechanically clear sewer line in 1st floor public restroom, replace 10 LF of 4 inch sewer line, and 176 sf of carpeting 1st floor public hallway, and install (2) clean-outs. Sewage back up is due to root intrusion in the outside landscape. Environmental oversight and remediation due to category 3 water. Clean and sanitize 1,220 sf of vinyl floor tile and 176 sf of carpeting.	\$ 65,199	\$ 57,571	In Work	88.30
6	FM-25-0401-AB	Alameda	Hayward Hall of Justice	01-D1	1	Vandalism - Replace (1) 76 5/8 inch x 17 3/4 inch x 3/8 of glazing at front side entrance. Glazing was broken by unknown individual. Costs include emergency board up and clean up costs.	\$ 5,940	\$ 5,940	In Work	100



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7	FM-25-0466-AB	Lassen	Hall of Justice	18-C1	1	HVAC - Replace (1) 24VDC fire control relay module for AHU-2. The device failed due to age, shutting down AHU-2 impacting cooling to the 1st and 2nd floors. Cost includes reprogramming new fire controller relay.	\$ 3,748	\$ 3,748	Completed	100
8	FM-25-0489-AB	Santa Clara	Family Justice Center Courthouse	43-B5	1	Plumbing - Domestic Water Pipe Leak - Replace (1) overflow valve at domestic water storage tank. Overflow valve failed due to corrosion, allowing water to leak from the tank. Environmental oversight and remediation are required due to category 2 water. Extract water, clean and sanitize 400 sf concrete floor at holding area.	\$ 9,144	\$ 9,144	In Work	100
9	FM-25-0504-AB	Los Angeles	Burbank Courthouse	19-G1	1	HVAC - Replace (1) gasket and seals kit and associated hardware on condenser water pump 01. The pump gasket and seals have failed due to age, affecting the HVAC system and the ability to control temperatures throughout the north side of the building.	\$ 8,639	\$ 7,840	Completed	90.76
10	FM-25-0505-AB	Los Angeles	Burbank Courthouse	19-G1	1	Vandalism - Replace (1) 31 inch x 68 inch store front entrance door glazing pane and (1) 27 inch x 33 inch glazing pane on the Sheriffs office entrance door. The glazing to both doors were vandalized by a member of the public breaking into the building after hours. Restitution is being sought.	\$ 6,083	\$ 5,521	In Work	90.76
11	FM-25-0506-AB	Los Angeles	Alhambra Courthouse	19-I1	1	Elevators - Shorten (6) ropes to public elevator 01. The ropes have elongated due to use and were discovered during annual AHJ inspection.	\$ 9,891	\$ 8,506	In Work	86.00
12	FM-25-0507-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Elevators - Replace (3) display monitors in public elevators 1, 2 and 3. The display monitors have failed due to age.	\$ 29,680	\$ 20,583	In Work	69.35
13	FM-25-0508-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Elevators - Replace (1) load weighing system controller and (4) weight sensors for public elevator 03. The load weighing system failed due to age, resulting in the elevator shutting down.	\$ 12,530	\$ 8,689	In Work	69.35
14	FM-25-0509-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Exterior Shell - Replace (1) window latch and (1) 28 inch x 43 inch glazing pane on the 4th floor public hallway. The 4th floor window latch failed due to age allowing the window to open during a wind event, damaging the glazing and creating a safety hazard.	\$ 5,405	\$ 3,748	In Work	69.35



Line	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
15	FM-25-0514-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace (2) chilled water coils, (1) hot water coil, 20 LF of 3 inch copper pipe, 30 LF of 1 1/4 inch copper pipe, (2) 1 1/4 inch valves, (2) 3 inch isolation valves, 30 LF of piping insulation and epoxy (1) drain pan in mechanical room located on the P-level. Comfort heating and cooling coils failed due to age impacting court operations. Environmental oversight and remediation are required due to hazardous materials.	\$ 158,520	\$ 109,046	In Work	68.79
16	FM-25-0517-AB	Los Angeles	El Monte Courthouse	19-O1	1	Plumbing - Sewer line leak - Mechanically cleared 15 LF of drain line in the 1st floor Sheriffs breakroom. The sink drain was clogged due to unknown debris, allowing water to leak down into the basement. Environmental oversight and remediation are required due to hazardous materials and category 2 water. Erect (1) 13 ft x 17 ft containment, (1) 3 ft x 7 ft decontamination chamber. Clean, dry, and sanitize 120 sf of floors, 50 ft of walls, and 51 sf of ceiling.	\$ 29,980	\$ 17,424	In Work	58.12
17	FM-25-0518-AB	Los Angeles	El Monte Courthouse Parking Structure	19-O2	1	Plumbing - Replace (4) pump float assemblies and remove debris from sump pump 1. The floats failed due to age.	\$ 7,752	\$ 4,506	In Work	58.12
18	FM-25-0521-AB	Santa Barbara	Lompoc Division	42-D1	1	Interior Finishes - Replace (1) 3 ft x 7 ft door with door frame, 20 sf of drywall, 10 LF of cove base, and 20 sf of 4 inch x 4 inch ceramic tile for the clerks office restroom on the 1st floor. The door handle failed due to usage, trapping an employee inside the restroom. The local fire department had to pry the door open to extract the trapped employee. Remediation and environmental oversight are required due to hazardous materials. Erect a (1) 3 ft x 7 ft critical barrier.	\$ 45,471	\$ 45,471	In Work	100
19	FM-25-0522-AB	Kern	Metropolitan Division	15-A1	1	Plumbing - Domestic Water Pipe Leak - Replace (1) 2 inch x 1 inch coupling for the domestic water system. The coupling failed due to age and leaked down to the courtroom audience seating area on the 1st floor. Environmental oversight and remediation are required due to category 2 water. Erect (1) 10 ft x 15 ft containment. Clean, dry and sanitize 12 sf of 1 ft x 1 ft ceiling tiles and 40 sf VCT tiles.	\$ 48,195	\$ 30,122	In Work	62.50
20	FM-25-0543-AB	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Elevators - Rope Shortening - Perform (1) rope shortening on custody elevator 6. Rope adjustment is required due to use impacting the elevators operation.	\$ 7,712	\$ 6,207	In Work	80.48



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21	FM-25-0554-AB	Orange	Central Justice Center	30-A1	1	Plumbing - Domestic Water Pipe Leak - Replace 4 LF of pipe insulation and (1) 2 ft x 4 ft ceiling tile above the 1st floor clerks space. The insulation failed due to a pipe leak saturating the insulation and leaking onto the ceiling below. Environmental oversight and remediation required due to hazardous materials. Erect (1) 3 ft x 5 ft containment. Pipe was repaired under separate work.	\$ 5,457	\$ 5,457	In Work	100
22	FM-25-0555-AB	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Grounds and Parking lot - Replace 30 sf of asphalt and base material. The secured parking area contains a depression measuring approximately 2 inches deep, 10 ft long, and 3 ft wide, creating a tripping hazard. The depression is due to an unknown cause. Work includes new base material and asphalt. Environmental testing costs included.	\$ 34,866	\$ 34,866	In Work	100
23	FM-25-0558-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Interior Finishes - Replace (3) 1 ft x 1 ft concealed spline ceiling tiles in 11th floor jury room. Tiles failed due to age. Environmental oversight and remediation required due to hazardous materials. (1) 4 ft x 4 ft containment installed. Clean and sanitize 16 sf of carpet and complete clearance testing.	\$ 20,216	\$ 20,216	In Work	100
24	FM-25-0559-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace 10 LF for 1 1/2 inch copper pipe, 3 LF of 1 inch copper pipe, (1) mixing valve with actuator, (2) 3/4 inch drain valve for AHU 1-1 located on the S-level. Parts failed due to age.	\$ 23,537	\$ 16,191	In Work	68.79
25	FM-25-0560-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Elevators - Replace (1) brake solenoid on public elevator 2. Brake solenoid failed due to use and age, and not responding.	\$ 25,436	\$ 25,436	In Work	100
26	FM-25-0561-AB	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	HVAC - Replace (2) 30 amp contactors and (1) pressure switch on 1st floor chiller room compressor. Contactors failed due age, causing failure of pneumatic pressure throughout the building, impacting building temperatures.	\$ 2,448	\$ 1,947	Completed	79.52
27	FM-25-0562-AB	Los Angeles	Inglewood Juvenile Court	19-E1	1	HVAC - Condensation Leak - Replace (1) liquid line filter, (1) 180 degree fitting, and 45 lbs of refrigerant on the chiller #1 condenser. Chiller filter and fitting failed due to age impacting building temperatures.	\$ 9,787	\$ 7,906	Completed	80.78



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28	FM-25-0564-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	HVAC - Replace (1) tube bundle, (2) gaskets for heat exchanger, (1) heat damper, (1) actuator, 5 LF of piping insulation, 10 sf of insulation on heat exchanger. Damper failed due to age allowing the heat bundle to leak and impacting comfort heating to the 8th floor. Environmental oversight and remediation required due to hazardous material.	\$ 50,000	\$ 47,130	In Work	94.26
29	FM-25-0566-AB	Los Angeles	Torrance Courthouse	19-C1	1	Fire Protection - Replace (6) fire alarm signaling devices. The devices failed due to age. Deficiency was identified during the annual AHJ inspection.	\$ 9,591	\$ 8,165	In Work	85.14
30	FM-25-0567-AB	Los Angeles	Santa Clarita Courthouse	19-AD1	1	County Managed - Fire Protection - Replace 5 LF of galvanized fire sprinkler pipe and (1) sprinkler head. The fire sprinkler pipe was struck by an in-custody bus at the bus bay entry, causing damage to both the pipe and sprinkler head.	\$ 8,270	\$ 8,270	In Work	100
31	FM-25-0578-AB	Alameda	Hayward Hall of Justice	01-D1	1	Electrical - Replace (1) 4000 amp pringle switch breaker at main electrical switchgear. Main breaker failed due to age. Full building power shutdown is required to replace the switch on during off hours.	\$ 111,407	\$ 98,372	In Work	88.30
32	FM-25-0583-AB	Kern	Bakersfield Juvenile Center	15-C1	1	Elevators - Replace (1) power supply board for the custody elevator. The power supply failed due to age, resulting in the elevator shutting down.	\$ 4,024	\$ 4,024	In Work	100
33	FM-25-0584-AB	Los Angeles	Mental Health Court	19-P1	1	Vandalism - Replace 8 LF of chain link fencing, install (4) No Trespassing signs and perform (1) bio cleanup. The fencing was damaged by a unhoued person. Work includes removal of trash, debris, and biohazard cleanup.	\$ 9,212	\$ 6,569	In Work	71.31
34	FM-25-0585-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Elevators - Replace (1) load weighing controller, (1) board, (2) weight sensors for custody elevator 6. The load weighing system failed due to age, causing the elevator not to respond.	\$ 12,133	\$ 12,133	In Work	100
35	FM-25-0586-AB	Orange	Central Justice Center	30-A1	1	HVAC - Replace (1) 15 HP motor and (1) VFD on the cafeteria exhaust fan. The exhaust motor and VFD failed due to age.	\$ 12,490	\$ 12,490	In Work	100
36	FM-25-0587-AB	San Diego	East County Regional Center	37-11	1	Plumbing - Sewer line leak - Replace 30 LF of 8 inch cast iron pipe and 20 LF of 6 inch cast iron pipe on the above ground floor holding area. The pipe failed due to age, allowing water to leak into holding area. Environmental oversight and remediation are required due to category 3 water leak. Erect (1) 20 ft x 20 ft containment of hallway and holding cell. Scaffolding is required to complete the work.	\$ 159,133	\$ 159,133	In Work	100



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37	FM-25-0590-AB	San Diego	Trailer - Dept 35	37-F5	1	Plumbing - Domestic Water Leak - Replace 15 LF of 1 inch copper pipe, (3) 1 inch isolation valves, (3) 1 inch tees, (7) 1 inch 90 degree fittings, and (1) hose bib on courtroom trailer. The pipe failed due to root intrusion, resulting in water flooding the exterior of the of the building.	\$ 4,331	\$ 4,331	In Work	100
38	FM-25-0591-AB	Lassen	Hall of Justice	18-C1	1	Electrical - Replaced (1) automatic transfer switch surge suppressor and (1) LCD module in the 1st floor main electrical room. Parts failed due to age, and were discovered after a power outage and the automatic transfer switch did not reset after utility power was restored. Cost includes running the generator during normal utility power operations.	\$ 9,641	\$ 9,641	Completed	100
39	FM-25-0593-AB	Los Angeles	Whittier Courthouse	19-AO1	1	HVAC - Replace (1) drive, (1) condenser pump, (1) valve, and (2) solenoids on chiller 2. Drive and components failed due to age impacting building temperatures throughout the building.	\$ 29,569	\$ 25,556	Completed	86.43
40	FM-25-0595-AB	Los Angeles	East Parking Structure	19-F2	1	Plumbing - Storm Drain Leak - Replace 10 LF of 3 inch cast iron drainpipe, (1) 6 inch x 3 inch combo, (2) 3 inch medium sweeps, (1) 6 inch plug, (2) 6 inch heavyweight couplings, and (5) 3 inch heavyweight couplings at 2 separate areas within the 1 floor parking structure. Storm drain line system failed due to age.	\$ 5,260	\$ 3,922	In Work	74.56
41	FM-25-0596-AB	San Diego	North County Regional Center - North	37-F2	1	Plumbing - Domestic Leak - Replace (1) supply line, (1) vacuum breaker, (1) flush valve, (1) toilet stop, (1) spud coupling in 1st floor mens holding cell. The supply water line feeding the toilet and components failed due to age affecting holding cells, offices, employee restroom and basement sheriff's tunnel and plaster ceiling. Environmental oversight and remediation required due to category 2 water. Erect (1) 9 ft x 4 ft x 8 ft containment and (2) dehumidifiers. Clean, dry and sanitize 980 sf of concrete floor, 40 sf of cinder block wall, and 20 sf of plaster ceiling.	\$ 23,662	\$ 23,662	In Work	100
42	FM-25-0598-AB	Los Angeles	Whittier Courthouse	19-AO1	1	HVAC - Replace (1) solenoid valve, 10lbs refrigerant, and (1) gallon of compressor oil. Valve failed due to age allowing compressor oil to leak, causing the chiller not to respond and impacting temperatures throughout the building.	\$ 17,962	\$ 15,525	Completed	86.43
43	FM-25-0599-AB	Los Angeles	Downey Courthouse	19-AM1	1	Plumbing - Sewer Line Leak- Mechanically clear 150 LF of sewer main line in 1st floor holding cell. Main line was clogged by unknown debris allowing water to leak down into the basement lock up hallway. Environmental oversight and remediation required due to hazardous materials. Erect (2) 40 inch x 90 inch containments. Clean, dry and sanitize 435 sf of floors and 300 sf of walls.	\$ 16,935	\$ 16,935	In Work	100



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44	FM-25-0600-AB	Los Angeles	Downey Courthouse	19-AM1	1	Plumbing - Fixture Leak - Replace (1) floor sink, 8 LF of 2 inch cast iron pipe, associated fittings, and 24 sf of concrete in the sally port fan room. The pipe failed due to age, allowing water to back up and flood the area. While work on the pipe was occurring, the floor sink was identified to have a crack in it.	\$ 11,892	\$ 11,892	In Work	100
45	FM-25-0601-AB	San Diego	East County Regional Center	37-11	1	Plumbing - Domestic Water Pipe Leak - Replace (1) shower valve, slide bar, shower handheld unit, (2) ball valves, 4 sf of drywall with texture finish, 50 sf of 2 inch x 2 inch ceramic wall tiles, 25 sf of moisture barrier & backerboard, and 10 sf of drywall and install (1) metal access hatch in the 5th floor staff shower and office area. Domestic water valves leaked behind wall unnoticed for unknown amount of time until moisture was noticed on the exterior wall of the shower. Environmental oversight and remediation are required due to water category 2 water. Erected (1) 3 ft x 7 ft door barrier.	\$ 50,534	\$ 34,217	In Work	67.71
46	FM-25-0602-AB	Los Angeles	Compton Courthouse	19-AG1	1	Elevators - Replace (1) drive and associated wiring on Judges elevator 4. Drive failed due to age causing the elevator not to respond.	\$ 100,189	\$ 100,189	In Work	100
47	FM-25-0603-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Sewer Line Leak - Replace 20 LF of 3 inch cast iron pipe and associated fittings in the plenum space above the 1st floor sheriffs mens locker room and 174 sf of plaster ceiling and 24 sf of ceramic tile in the 1st floor sheriffs mens locker room. Cast iron pipe failed due to age allowing water to leak onto the ceiling and floor below. Environmental oversight and remediation required due to hazardous materials and category 3 water. Erect (1) 3 ft x 7 ft critical barrier on the second floor, (1) 5 ft x 9 ft critical barrier on the first floor, and (2) 3 ft x 7 ft critical barriers on the second and first floor. Clean, dry, and sanitize 350 sf of walls, 240 sf of ceilings and 597 sf of ceramic tile.	\$ 90,692	\$ 59,975	In Work	66.13
48	FM-25-0604-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Sewer Line Leak - Mechanically cleared 125 LF of sewer main line. Sewer line blocked due to unknown debris allowing water to flood the mens and womens basement locker room. Environmental oversight and remediation required due to hazardous materials and category 3 water. Erect (3) 3 ft x 8 ft containments, (3) 3 ft x 7 ft decontamination chambers. Clean, dry and sanitize 600 sf of floor.	\$ 21,037	\$ 13,912	Completed	66.13



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49	FM-25-0608-AB	Orange	Central Justice Center	30-A1	1	HVAC - Replace 167 sf of duct insulation on AHU 26. The insulation failed due to age and delaminated from the duct wall.	\$ 4,699	\$ 4,699	In Work	100
50	FM-25-0610-AB	Los Angeles	Hollywood Courthouse	19-S1	1	Interior Finishes - Erect (1) 3 ft x 7 ft critical barrier. Water intrusion occurred due to heavy rains affecting the basement stairwell and 1st floor court office. Environmental oversight and remediation required due to category 2 water. Clean, dry, and sanitize 180 sf of carpet, 130 sf of concrete, and 40 sf of drywall. Repairs are being completed under a different FM.	\$ 32,755	\$ 29,836	In Work	91.09
51	FM-25-0611-AB	Los Angeles	Chatsworth Courthouse	19-AY1	1	HVAC - Replace (1) boiler controller. The controller has failed due to age, impacting building heating.	\$ 10,069	\$ 8,438	Completed	83.80
52	FM-25-0613-AB	Imperial	El Centro Criminal Courthouse	13-G1	1	Plumbing - Domestic Water Line Leak - Replace 6 LF of 2 inch copper line, 16 SF of drywall, and associated fittings on 2nd floor. Pipe failure caused by pinhole leak on the domestic hot water line allowing water to leak on to the ceiling. Environmental oversight required due to category 2 water. Clean and dry 16 sf of ceiling and 130 sf floor.	\$ 8,487	\$ 8,487	In Work	100
53	FM-25-0614-AB	Los Angeles	Whittier Administrative Center Parking Structure	19-AO2	1	Vandalism - Replace (10) 60w lights, (1) door lock, 3 ft x 3 ft fencing, and repair exhaust fan. Damages caused by an unknown individual impacting the parking structure.	\$ 5,281	\$ 4,564	Completed	86.43
54	FM-25-0615-AB	Los Angeles	Whittier Courthouse	19-AO1	1	Elevators - Replace (2) door operators and (2) counterweight door guides for public elevators 1 and 2. Door operators and counterweight guides failed due to age causing both public elevators to be unresponsive.	\$ 70,777	\$ 61,172	In Work	86.43
55	FM-25-0616-AB	Los Angeles	Pomona Courthouse South	19-W1	1	Fire Protection - Replace (1) power supply and associated wiring on the 4th floor fire panel. The power supply failed due to age, impacting the fire alarm system throughout the building.	\$ 4,958	\$ 4,518	Completed	91.14



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56	FM-25-0617-AB	Los Angeles	Bellflower Courthouse	19-AL1	1	Plumbing - Domestic Water Pipe Leak - Replace 5 LF of copper pipe, (1) 2 1/2 inch copper elbow, (2) 2 1/2 inch couplings and install (1) 2 ft x 2 ft access door panel in the 4th floor mens public restroom. The pipe failed due to age allowing water to leak from the plenum space into the restroom. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 6 ft x 8 ft x 8 ft containment and (1) 36 inch x 76 inch decontamination chamber. Clean, dry and sanitize 110 sf of floors, 110 sf of ceiling and 200 sf of walls.	\$ 24,121	\$ 18,800	In Work	77.94
57	FM-25-0618-AB	San Bernardino	Historic Courthouse	36-A1	1	Grounds and Parking Lot - Replace (3) sections of 5 ft x 2 1/2 ft exterior weather resistant carpeting at 1st floor entrance. The carpet is lifting in all areas causing the door to drag on the ground and posing a trip hazard. Concrete grinding was needed to keep new carpet from dragging.	\$ 15,320	\$ 14,652	In Work	95.64
58	FM-25-0619-AB	Kern	Bakersfield Juvenile Center	15-C1	1	HVAC - Replace (1) braided coupling and (1) fitting for chiller 1. The parts failed due to age, impacting courthouse temperatures. Costs include recovering and recharging refrigerant.	\$ 12,475	\$ 8,328	Completed	66.76
59	FM-25-0622-AB	Napa	Historic Courthouse	28-B1	1	HVAC - Replace (2) exhaust fan motors. Parts failed due to age.	\$ 6,375	\$ 5,992	In Work	93.99
60	FM-25-0624-AB	Kern	Arvin/ Lamont Branch	15-H1	1	Holding Cell - Replace (1) Mortise lock body and cylinder pin for the lockup cell door. The lock failed due to usage, putting the cell out of service.	\$ 4,158	\$ 4,158	In Work	100
61	FM-25-0625-AB	Imperial	El Centro Criminal Courthouse	13-G1	1	Fire Protection - Replace internal seals for 8 inch fire sprinkler system backflow. Internal seals have failed due to age causing the backflow to leak.	\$ 7,134	\$ 7,134	Completed	100
62	FM-25-0626-AB	San Bernardino	Historic Courthouse	36-A1	1	Security - Replace (2) lock lever assemblies and (45) cylinders on the 1st and 2nd floor and (35) cylinders on the 3rd floor. Components failed due to age and use, are obsolete, not allowing staff to enter several areas.	\$ 25,122	\$ 25,122	Completed	100
63	FM-25-0628-AB	San Bernardino	Barstow Courthouse	36-J1	1	HVAC- Replace (2) 2 1/2 inch strainers, (4) 2 1/2 inch flanges, (1) drain pan with associated parts on AHU1, (1) drain pan and (1) access door on AHU2. Drain pans failed due to age allowing water to leak into the mechanical room floor.	\$ 67,345	\$ 67,345	Completed	100



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64	FM-25-0629-AB	San Diego	East County Regional Center	37-I1	1	Vandalism - Mechanically clear 10 LF of sewer line in a 2nd floor mezzanine holding cell and replace (2) 2 ft x 4 ft and (2) 1 ft x 1 ft ceiling tiles in the 2nd floor south Jury deliberation room. An in-custody blocked up the holding cell toilet, allowing water to overflow travel down to the 2nd floor. Environmental oversight is required due to Category 2 water. Erected (1) 10 ft x 5 ft x 8 ft containment and 2 critical door barriers. Clean, dry & sanitize 58 sf of drywall, 16 SF of carpet, 14 LF of metal T-bar in jury room, and 450 sf of concrete floor, 170 sf of vinyl flooring, 120 sf of detention metal wall panels, and 70 sf of drywall. Restitution is being sought.	\$ 14,718	\$ 14,718	In Work	100
65	FM-25-0630-AB	Kern	Ridgecrest-Main Facility	15-J1	1	HVAC - Replace (1) 7 1/2 ton 460v 3-phase package unit, (1) economizer, (1) sensor, and (1) controller for the courtroom and lobby. The unit failed due to age, impacting courtroom and lobby temperatures.	\$ 50,046	\$ 22,976	In Work	45.91
66	FM-25-0631-AB	Riverside	Larson Justice Center	33-C1	1	Plumbing - Fixture Leak - Replace (1) flush lever in a second floor judges chambers, and 167 sf of 6 inch wall insulation, 135 LF of baseboard, 818 sf of carpet, and prime and paint 140 sf of 5/8 inch drywall in (3) judges chambers and closets. The lever failed due to age resulting in water running over a weekend and flooding the two adjacent chambers. Environmental oversight and remediation required for hazardous materials and category 2 water. Erect (2) 8 ft x 4 ft critical barriers at room entrances.	\$ 42,732	\$ 42,732	In Work	100
67	FM-25-0648-AB	Orange	Central Justice Center	30-A1	1	HVAC - Replace (1) 600V 15 amp motor and (1) VFD on AHU 13 serving the basement Sheriffs department space. The motor and VFD failed due to age, impacting conditioning to the space.	\$ 10,009	\$ 9,125	In Work	91.17
68	FM-25-0650-AB	San Bernardino	Barstow Courthouse	36-J1	1	Interior Finishes - Replace (4) stair tread caps on the public stairwell. Tread caps failed due to age creating a trip hazard. Environmental testing costs included.	\$ 8,598	\$ 8,598	Completed	100
69	FM-25-0651-AB	San Bernardino	Historic Courthouse	36-A1	1	Plumbing - Mechanically clear 75 LF of main sewer line in the mens and womens public restrooms on 1st floor. Main line backed up causing water to pool onto the floor. The blockage was not recovered. Environmental oversight and remediation required due to category 3 water. Erect (1) 3 ft x 7 ft critical barrier at the entrance of the womens restroom. Clean, dry, and sanitize 290 sf of tile floors.	\$ 8,857	\$ 8,471	Completed	95.64



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70	FM-25-0652-AB	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Plumbing - Sewer line leak - Mechanically clear 50 LF of mainline pipe and replace (1) wax ring in the 3rd floor employee restroom, and 8 sf of 1 ft x 1 ft ceiling tiles in the 2nd floor staff office. The mainline blockage allowed water to back-up and travel down to the 2nd floor staff office area. The blockage was not recovered. Environmental oversight and remediation are required for category 3 water. Erect (1) 12 ft x 6 ft x 9 ft containment. Clean, dry and sanitize 20 sf of ceramic flooring.	\$ 39,137	\$ 35,122	In Work	89.74
71	FM-25-0655-AB	San Diego	Kearny Mesa Court	37-C1	1	Grounds and Parking Lot - Replace (3) 1/2 hp gate motor operator for the judges parking lot vehicle gates. One motor failed due to age and two motors were at the end of their useful like. Work to be performed after hours.	\$ 33,308	\$ 33,308	In Work	100
72	FM-25-0657-AB	Los Angeles	Compton Courthouse	19-AG1	1	Interior Finishes - Replace (16) 12 inch x 12 inch VCT tiles in 1st floor public lobby. Tile mastic failed due to age causing a trip hazard. Environmental oversight and remediation required due to hazardous materials. Erect (1) 5 ft x 9 ft critical barrier, (1) 3 ft x 7 ft decontamination chamber. Clean and sanitize 100 sf of floor.	\$ 15,901	\$ 10,515	Completed	66.13
73	FM-25-0658-AB	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Replace (4) 24 volt variable frequency drive fans. Fans failed due to age, impacting temperatures throughout the building.	\$ 8,911	\$ 5,893	In Work	66.13
74	FM-25-0659-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Sewer Line Leak - Replace 20 LF of 2 inch cast iron pipe, associated fittings, and 12 sf of plaster. Cast iron pipe failed due to age, allowing water to leak down from the plenum space into the 5th floor mens employee restroom. Environmental oversight and remediation are required due to hazardous materials and category 3 water. Erect (1) 6 ft x 17 ft containment, (1) 3 ft x 7 ft decontamination chamber. Clean, dry and sanitize 360 sf of floors and 100 sf of walls. Work includes scaffolding due to the height of the pipe.	\$ 49,107	\$ 32,475	In Work	66.13
75	FM-25-0660-AB	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Replace (1) 20 HP 230v motor for condenser pump 1. The motor failed due to age, affecting the ability to control the temperature throughout the building.	\$ 12,287	\$ 8,125	In Work	66.13
76	FM-25-0661-AB	San Diego	East County Regional Center	37-11	1	HVAC - Replace (1) 480v VFD serving AHU 18 located on the 9th floor that serves 6th floor juvenile court and spaces. VFD has failed due to age, affecting temperatures in building.	\$ 15,601	\$ 10,563	In Work	67.71



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77	FM-25-0662-AB	San Diego	Central Courthouse	37-L1	1	Fire Protection - Replace (1) 6 inch grooved butterfly control valve on fire riser testing loop and (1) 6 inch inline flow meter. The components have failed due to age. Work occurred afterhours.	\$ 12,607	\$ 12,607	In Work	100
78	FM-25-0663-AB	Los Angeles	Compton Courthouse	19-AG1	1	Elevators - Replace (1) door restrictor, (1) door clutch, and (1) board for public elevator 2. Parts failed due to age causing the elevator not to respond.	\$ 18,030	\$ 11,923	In Work	66.13
79	FM-25-0664-AB	Los Angeles	Compton Courthouse	19-AG1	1	Interior Finishes - Replace (18) 1 ft x 1 ft concealed spline ceiling tiles in the 9th floor mechanical room. The tiles failed due age. Environmental oversight and remediation required due to hazardous materials. Erect (1) 8 ft x 9 ft containment, (1) 3 ft x 7 ft decontamination chamber. Clean, and sanitize 200 sf of floors and 20 sf of walls.	\$ 12,387	\$ 8,191	In Work	66.13
80	FM-25-0665-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Storm Drain Line Leak - Replace 80 LF of 8 inch cast iron pipe and associated fittings. Pipe failed due to age allowing water to leak in the underground parking lot. High lift equipment used to perform work.	\$ 25,232	\$ 16,686	In Work	66.13
81	FM-25-0667-AB	Los Angeles	Bellflower Courthouse	19-AL1	1	Plumbing - Storm Drain Line Leak - Replace 40 LF of 8 inch cast iron drainpipe. Pipe failed due to age allowing water to leak in the basement. High lift equipment used to perform work.	\$ 11,425	\$ 8,905	In Work	77.94
82	FM-25-0668-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Replace 120 LF of 4 inch cast iron pipe and associated fittings in multiple locations. Cast Iron pipe failed due to age and was discovered while conducting draining testing during the mop sink replacement project. Areas affected are the 12th floor courtroom, 11th floor training room, 9th floor janitors closet, 6th floor courtroom, 5th floor public hallway, 4th floor janitors closet, 2nd floor jury assembly room and cafeteria. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (2) 6 ft x 8 ft, (4) 4 ft x 8 ft, (1) 10 ft x 10 ft, (1) 6 ft x 10 ft, (1) 14 ft x 10 ft, (1) 5 ft x 12 ft, (3) 10 ft x 20 ft containments, (13) 3 ft x 7 ft decontamination chambers. Clean, dry, and sanitize 2,190 sf of walls and 132 sf floor. Scaffolding required.	\$ 161,780	\$ 106,985	In Work	66.13
83	FM-25-0669-AB	Los Angeles	Chatsworth Courthouse	19-AY1	1	HVAC - Replace (1) starter contactor and (1) phase monitor on chiller 1. The starter contactor and monitor failed due to age, impacting building temperatures.	\$ 57,335	\$ 48,047	In Work	83.80



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84	FM-25-0672-AB	Santa Barbara	Santa Barbara Jury Assembly Bldg.	42-G1	1	Utilities - Replace (1) 1 inch irrigation backflow device. The backflow failed due to age and was discovered during the annual preventative maintenance.	\$ 2,900	\$ 2,900	In Work	100
85	FM-25-0718-AB	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Fire Protection - Replace (1) control panel for the jockey fire pump. The controller failed due to age and it was discovered during preventative maintenance.	\$ 20,904	\$ 14,631	In Work	69.99
86	FM-25-0721-AB	Orange	Central Justice Center	30-A1	1	HVAC - Replace (1) 24 hp motor and (1) motor pulley for 11th floor AHU 24. The motor and pulley failed due to age.	\$ 7,931	\$ 7,931	In Work	100
87	FM-25-0759-AB	San Diego	East County Regional Center	37-I1	1	Elevators - Replace 1,440 LF of 5/8 inch braided steel hoist rope on public elevator 2. The rope has failed due to age and use, resulting in the elevator shutting down.	\$ 40,148	\$ 27,184	In Work	67.71
88	FM-25-0764-AB	San Bernardino	Historic Courthouse	36-A1	1	Security - Replace (2) lock cylinders for first floor courtroom. Cylinders failed due to age, causing the keys to not unlock doors.	\$ 3,032	\$ 3,032	In Work	100
89	FM-25-0769-AB	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Plumbing - Storm Drain Leak Mechanically clear (1) exterior floor drain in an exterior walkway and replace 120 sf of drywall in the 1st floor court office space. Blockage was caused by natural materials accumulating in the drain during a rain event, resulting in water entering the 1st floor staff office area. Environmental oversight and remediation required due to category 2 water. Erect (2) 4 ft x 8 ft x 9 ft containments. Clean, dry, and sanitize 150 sf of carpet.	\$ 36,826	\$ 25,775	In Work	69.99
90	FM-25-0770-AB	San Joaquin	Stockton Courthouse	39-F1	1	HVAC - Replace (2) 3/4 inch isolation valves on Chiller 1 and 850 lbs of refrigerant. Valves failed due to age, allowing refrigerant to leak from the system, impacting building conditioning.	\$ 25,140	\$ 25,140	In Work	100
91	FM-25-0773-AB	Merced	Charles James Ogletree, Jr. Courthouse	24-A8	1	Elevators - Restore (1) control board for holding elevator 4. Component failed due to age, resulting in the elevator shutting down. Control board is obsolete, requiring it to be restored in lieu of replacement.	\$ 4,475	\$ 4,475	In Work	100



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92	FM-25-0801-AB	Fresno	B.F. Sisk Courthouse	10-O1	1	Grounds and Parking Lot - Replace (2) 2 inch copper fittings, (1) 2 inch PVC fitting, (1) 3/4 inch PVC bushing fitting, (2) 3/4 inch PVC angle fittings, and 5 LF of 1 inch PVC pipe on landscaping irrigation line in staff parking lot. Fittings failed due to age causing flooding in lot.	\$ 3,122	\$ 3,122	In Work	100
							\$ 5,192,100	\$ 4,766,939		



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date 04/06/2026

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

Action Requested:

Approve 44 projects for a total of \$492,401 to be paid from Facility Modification program funds previously encumbered for Priority 2 projects under \$100K.

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.



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1	FM-25-0097-AB	San Diego	South County Regional Center	37-H1	2	COUNTY MANAGED - Elevators - Replace 80 sf of flooring in public elevators 10 & 11. Flooring is failing due to age and usage, causing a trip hazard.	\$ 6,049	\$ 6,049	In Work	100
2	FM-25-0144-AB	Fresno	Fresno County Courthouse	10-A1	2	Exterior Shell - Replace (1) push bar on main lobby exit door. Device failed due to use.	\$ 4,046	\$ 3,880	In Work	95.91
3	FM-25-0248-AB	Sacramento	Juvenile Courthouse	34-C2	2	HVAC - Replace the bearing on cooling tower 2 and perform satisfactory operational testing. Tower failed due to age, impacting the chillers operation.	\$ 11,431	\$ 11,431	In Work	100
4	FM-25-0449-AB	Alameda	Hayward Hall of Justice	01-D1	2	Fire Protection - Install (1) Knox Box at the west entrance. The box is required by the local fire department. Cost includes environmental testing costs.	\$ 4,151	\$ 3,665	In Work	88.30
5	FM-25-0467-AB	Alameda	Berkeley Courthouse	01-G1	2	Exterior Shell - Replace (1) 44 inch x 44 inch dual pane glazing panel. The glazing failed due to unknown causes.	\$ 9,205	\$ 9,205	In Work	100
6	FM-25-0490-AB	Santa Clara	Hall of Justice (West)	43-A2	2	Plumbing - Mechanically clear sewer sump pit in holding area. Pit blocked with debris and was discovered during preventative maintenance. Work required pumping of pit, removing debris from the pit and pumps, and confined space protocols.	\$ 9,147	\$ 9,147	In Work	100
7	FM-25-0491-AB	Santa Clara	Hall of Justice (East)	43-A1	2	Fire Protection - Replace 5 LF of 6 inch galvanized sprinkler pipe and (4) 6 inch couplers in the basement tunnel. The pipe has failed due to age, resulting in a water leaking from the system. Work required draining the system.	\$ 12,190	\$ 12,190	In Work	100
8	FM-25-0492-AB	San Benito	San Benito County Superior Court	35-C1	2	Electrical - Install (1) 120v 15 amp GFCI outlet under sink for a garbage disposal in 2nd floor jury deliberation room.	\$ 5,400	\$ 5,400	In Work	100
9	FM-25-0494-AB	Santa Clara	Hall of Justice (East)	43-A1	2	Plumbing - Replace (5) portable sump pumps. The pumps failed due to corrosion and age. Pumps are needed during heavy rain events to assist with isolated flooding in the main electrical room, secure parking and fire pump room.	\$ 5,101	\$ 5,101	In Work	100
10	FM-25-0553-AB	Riverside	Southwest Justice Center	33-M1	2	Furniture and Equipment - Replace (1) 11 ft x 16 inch bench seating section in a 1st floor courtroom. The section has failed broken due to age and use.	\$ 2,726	\$ 2,726	In Work	100
11	FM-25-0556-AB	Orange	Central Justice Center	30-A1	2	HVAC - Replace (1) AHU supply fan VFD on the 6th floor. VFD has failed due to age and use and was noted during rounds.	\$ 11,351	\$ 10,349	In Work	91.17



Line	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
12	FM-25-0557-AB	Orange	Harbor Justice Center- Newport Beach Facility	30-E1	2	HVAC - Replace (1) three-phase 3/4 hp motor water pump, and (1) three-way thermostatic valve. The boiler components have failed due to age and use.	\$ 8,503	\$ 8,503	In Work	100
13	FM-25-0563-AB	San Diego	Juvenile Court	37-E1	2	HVAC - Replace (1) VAV controller actuator located in 1st floor courtroom. The actuator has failed due to age, impacting courtroom conditioning. Costs includes reprogramming the BMS for the new component.	\$ 5,753	\$ 4,293	In Work	74.62
14	FM-25-0565-AB	San Joaquin	Stockton Courthouse	39-F1	2	HVAC - Replace (1) cooling tower control module. Module failed at the end of its expected life span, preventing cooling tower communication with the BMS.	\$ 3,309	\$ 3,309	In Work	100
15	FM-25-0576-AB	Napa	Criminal Court Building	28-A1	2	Elevator - Replace (1) fire door controller and (1) motor on public elevator 1. The parts failed due to age, resulting in the elevator to not respond in fire mode.	\$ 20,048	\$ 20,048	In Work	100
16	FM-25-0577-AB	Santa Clara	Family Justice Center Courthouse	43-B5	2	HVAC - Replace (1) mixing valve assembly on boiler 2. The valve failed due to age, impacting the boilers operation.	\$ 11,098	\$ 11,098	In Work	100
17	FM-25-0579-AB	Santa Clara	Palo Alto Courthouse	43-D1	2	Plumbing - Replace the rubber seals and O-rings on the domestic water supply backflow preventer. The components failed due to age, resulting in water leaks.	\$ 3,741	\$ 2,471	In Work	66.04
18	FM-25-0581-AB	San Francisco	Civic Center Courthouse	38-A1	2	Exterior Shell - Replace (1) top walking beam pivot and (1) bottom thrust bearing on front lobby door at Polk St side. Door hardware failed due to age causing door to not close. Work requires 5 workers due to the oversized and heavy weight doors.	\$ 8,626	\$ 8,626	In Work	100
19	FM-25-0582-AB	Santa Clara	Historic Courthouse	43-B2	2	Elevator - Replace (1) counter-weight derailment device, (1) emergency telephone line, and (1) car apron, and install (1) 15 amp power supply to car light circuit on elevator 1. Elevator parts failed due to age and were identified during AHJ inspection. New power supply required due to code changes. Connect unit to emergency back-up power.	\$ 26,070	\$ 26,070	In Work	100
20	FM-25-0588-AB	Madera	Main Courthouse - Madera	20-F1	2	Vandalism - Replace (1) 20 1/2 inch x 47 1/2 inch x 1 1/2 inch of security glazing in (2) basement holding cell doors. Glazing was broken by in-custody individuals. Work to occur after hours. Restitution is being sought.	\$ 9,303	\$ 9,303	In Work	100



Line	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
21	FM-25-0589-AB	San Joaquin	Stockton Courthouse	39-F1	2	Electrical - Replace (1) 200 AMP breaker in the 5th floor panel. The breaker feeds adjacent 225 AMP sub-panel and is undersized. New breaker will be 225 AMP.	\$ 15,891	\$ 15,891	In Work	100
22	FM-25-0592-AB	Alameda	East County Hall of Justice	01-J1	2	Vandalism - Replace (1) 22 inch x 34 inch x 1 9/16 inch glazing at holding cell door. Glazing was broken by an in-custody. Restitution is being sought.	\$ 12,829	\$ 12,829	In Work	100
23	FM-25-0594-AB	Los Angeles	Pasadena Courthouse	19-J1	2	Interior Finishes - Replace (1) 29 inch X 61 inch of laminate on Judicial officers bench top in the 1st floor courtroom. The laminate bench top has failed due to age. Environmental oversight and remediation are required due to hazardous materials. Erected (1) 10 ft x 12 ft containment, (1) 3 ft x 7 ft decontamination chamber, cleaned and sanitized 100 sf Floor.	\$ 11,548	\$ 11,548	In Work	100
24	FM-25-0607-AB	Riverside	Southwest Justice Center	33-M1	2	COUNTY MANAGED - HVAC - Replace (2) chiller control boards on chiller units 1 and 5, (1) 100hp chilled water pump, and (1) boiler burner element of Central Plant. Parts failed due to age.	\$ 11,940	\$ 11,940	In Work	100
25	FM-25-0609-AB	Napa	Criminal Court Building	28-A1	2	Electrical - Replace (18) fluorescent light fixtures and (1) battery backup fluorescent light fixture in the 3rd floor courtroom. Fixtures are failing due to age and are obsolete. New fixtures will be LED. Work will occur afterhours.	\$ 10,149	\$ 10,149	In Work	100
26	FM-25-0612-AB	Riverside	Riverside Hall of Justice	33-A3	2	HVAC - Replace (1) heating hot water coil on AHU 4. The coil has failed due to age and use. Deficiency was discovered during quarterly PM.	\$ 66,556	\$ 66,556	In Work	100
27	FM-25-0621-AB	Solano	Old Solano Courthouse	48-A3	2	Plumbing - Replace (9) p-trap primers and (3) primer distributors in men and womens restrooms on all 3 floors. Parts are failing due to age causing odors in the building. Work will occur after hours.	\$ 8,712	\$ 8,712	In Work	100
28	FM-25-0623-AB	San Diego	East County Regional Center	37-I1	2	Exterior Shell - Replace (1) start/run capacitor on the loading dock roll up door operator. The capacitor failed due use.	\$ 4,315	\$ 2,922	Complete	67.71
29	FM-25-0627-AB	San Joaquin	Manteca Branch Court	39-C1	2	Electrical - Replace (1) light fixture in public parking lot. Fixture failed due to age. A lift is required to access the fixture.	\$ 2,368	\$ 2,368	Complete	100
30	FM-25-0633-AB	Los Angeles	Santa Monica Courthouse	19-AP1	2	Grounds and Parking Lot - Replace (1) cable and (1) turnbuckle assemblies on the Judges secured parking shade sail. Parts failed due to age.	\$ 3,400	\$ 3,400	In Work	100



Line	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
31	FM-25-0646-AB	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	Fire Protection - Replace (95) fire sprinklers throughout the building, and (1) 1 inch x 4 inch waterflow cover on the roof. The fire sprinklers have reached their end of life and the waterflow cover failed due to age. Deficiencies were identified during preventive maintenance.	\$ 54,094	\$ 39,764	In Work	73.51
32	FM-25-0649-AB	Imperial	El Centro Criminal Courthouse	13-G1	2	Interior Finishes - Replace (1) lock key core on the jury assembly room. The cylinder failed due to use. Work requires two people to remove door to replace the cylinder.	\$ 4,460	\$ 4,460	In Work	100
33	FM-25-0653-AB	San Diego	North County Regional Center - South	37-F1	2	HVAC - Replace (2) 1 1/2 ton evaporator ductless fan sections, (1) 3 ton condenser, (1) condenser pad, (1) thermostat, (2) line sets, and (3) disconnects serving the server room on the 1st floor. Existing units are failing due to age.	\$ 52,907	\$ 52,907	In Work	100
34	FM-25-0666-AB	San Diego	Kearny Mesa Court	37-C1	2	Plumbing - Remove and replace (2) 1 1/2 inch P traps, (2) brass trap adapters, 2 LF of 1/2 inch copper water supply pipe, 1 1/2 inch tubular drain piping, 10 LF 2 inch cast iron drain piping with adapter tees, and corresponding 1 1/2 inch and 2 inch no hub bands serving the lobby drinking fountain on the 1st floor. The associated fittings have failed due to age preventing the fountain from draining. Work to be performed afterhours.	\$ 3,055	\$ 3,055	In Work	100
35	FM-25-0671-AB	Orange	Central Justice Center	30-A1	2	Plumbing - Replace (1) flush valve, (1) gasket, (1) 1 1/4 inch ball valve, 2 LF of 1 1/4 inch copper pipe, (6) copper couplings and (2) sf of wall plaster in the 3rd floor west wing holding cell. The holding cell toilet valve failed due to age and was found during rounds and readings. Plaster replacement required due to location of valve.	\$ 5,527	\$ 5,527	In Work	100
36	FM-25-0720-AB	Orange	Central Justice Center	30-A1	2	Plumbing - Install (2) 3 inch cast iron wye clean out fittings and hydro-jet 180 LF of storm drain lines. Storm drains lines were blocked by debris, resulting in water backing up into the basement parking during a heavy rain event. Clean-outs are needed to clear blockages.	\$ 4,040	\$ 3,683	In Work	91.17
37	FM-25-0722-AB	Riverside	Banning Justice Center	33-G4	2	HVAC - Replace (1) 5 hp, 230 V, 14-amp fan motor for exhaust fan 2. The motor has failed due to age and use and was noted during quarterly PM inspections.	\$ 3,708	\$ 3,708	In Work	100



Line	FM NUMBER	LOCATION	FACILITY NAME	BUILDING ID	PRIORITY	SHORT TITLE	TCFMAC FUNDED COST	FACILITY MODIFICATION PROGRAM BUDGET SHARE OF PRELIMINARY ESTIMATE	JOB STATUS	FACILITY MODIFICATION PROGRAM BUDGET % OF COST
38	FM-25-0755-AB	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	Fire Protection - Replace (8) sprinkler gauges, (8) 3-way valves on each of the 7 floors and penthouse and (1) FDC sign. Parts failed due to age and the FDC sign was noted as noncompliant, all were discovered during annual AHJ inspection.	\$ 3,695	\$ 2,953	In Work	79.92
39	FM-25-0757-AB	San Diego	North County Regional Center - North	37-F2	2	Interior Finishes - Replace (1) electric mortise lockset 1st floor business office entrance. The mortise failed due to age, preventing the door from locking and securing properly. The new lockset will be replaced with a manual deadbolt set.	\$ 3,327	\$ 3,327	In Work	100
40	FM-25-0758-AB	Tehama	Tehama County Courthouse	52-E1	2	Vandalism - Replace (5) 21 inch x 32 inch x 1 inch wire glazing in (5) holding cells. Glazing broken by unknown person and was identified during annual AHJ inspection.	\$ 21,273	\$ 21,273	In Work	100
41	FM-25-0761-AB	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	19-AZ1	2	Interior Finishes - Replace (5) active communication speakers for the clerks windows. The systems failed due to age affecting court operations.	\$ 13,163	\$ 13,163	In Work	100
42	FM-25-0763-AB	Los Angeles	Airport Courthouse	19-AU1	2	Electrical - Replace (5) recessed flood can light fixtures in the main entrance lobby. Lights failed due to age. Cost includes work being done after hours and the use of a scissor lift to access high ceilings.	\$ 5,109	\$ 3,942	In Work	77.17
43	FM-25-0794-AB	Orange	North Justice Center	30-C1	2	Exterior Shell - Replace (1) set of egress panic hardware on North wing emergency exit door. The hardware has failed due to age and does not properly secure.	\$ 6,347	\$ 5,732	In Work	90.31
44	FM-25-0802-AB	San Diego	North County Regional Center - North	37-F2	2	Fire Protection - Replace (1) mechanical door lock in the first floor secured corridor. Lockset failed due to age, impacting the doors operation.	\$ 9,726	\$ 9,726	In Work	100
							\$ 515,388	\$ 492,401		



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date 04/06/2026

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

Action Requested:

Approve cost increases of over \$50K for one (1) facility modification projects, for a total cost increase to the Facility Modification program budget of \$ \$204,268.

Supporting Documentation:

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



Draft

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	Contra Costa	Wakefield Taylor Courthouse	07-A2	FM-2009551	2	Grounds and Parking Lot - Replace (1) domestic backflow preventer, 50 LF of 4 inch domestic copper water line, 40 LF of 4 inch fire main from Street to existing fire department connection and excavate 1,800 CF of dirt. Domestic backflow and fire main lines failed due to age. Work includes temporarily relocating (2) split system condensers, compacting dirt, relocating the HVAC units, and add 40 LF of fencing.	\$ 390,354	\$ 594,622	The cost increase is due to the installation of (1) 4 inch fire main backflow preventer and (1) 2 inch irrigation backflow preventer. The AHJ requires the installation of these backflow preventers. Work includes the installation of (1) fire tamper switch, replacement of (1) fire panel dialer, and programming the FACP for the new devices.	\$ 204,268	\$ 204,268	In Work	100
							\$ 390,354	\$ 594,622		\$ 204,268	\$ 204,268		



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date 04/06/2026

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

Action Requested:

Approve three (3) Priority 2 FMs over \$100K for a total cost to the Facility Modification Program budget of \$393,301.

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.



Draft

Item #	FM Number	County	Facility Name	Building ID	FM Priority	Short Title	PRELIMINARY ESTIMATE	FM Program Budget Share of Preliminary Estimate	Cumulative Total of FM Program Share of Preliminary Estimate	FM Program Budget % of Cost
1	FM-25-0670-AB	Los Angeles	Inglewood Courthouse	19-F1	2	HVAC - Replacement of Dampers - Replace (10) dampers on AHU 1,(6) dampers on AHU 2, (7) dampers on AHU 3, (5) dampers on AHU 4, and (11) dampers on AHU 5. Dampers are failing due to age and use, impacting building conditioning.	\$ 395,453	\$ 294,850	\$ 294,850	74.56
2	FM-25-0716-AB	Los Angeles	Van Nuys Courthouse East	19-AX1	2	Electrical - Design Phase - Replace (1) back-up generator and (1) automatic transfer switch. The generator and ATS are failing due to age. Costs are for updating the previously completed design to current code requirements.	\$ 28,182	\$ 25,291	\$ 320,140	89.74
3	FM-25-0717-AB	Los Angeles	Van Nuys Courthouse West	19-AX2	2	Electrical - Design Phase - Replace (1) back-up generator and (1) automatic transfer switch. The generator and ATS are failing due to age. Costs are for updating the previously completed design to current code requirements.	\$ 90,905	\$ 73,160	\$ 393,301	80.48
							\$ 514,540	\$ 393,301		



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date 04/06/2026

Action Item 6 – October Meeting Travel Plans (Action Required)

Action Requested:

Approve one of the following options for October off-site courthouse tours and committee meeting on October 29th and 30th:

Option 1

- Day 1 – Tour Lake and Mendocino Courthouses
- Day 2 – Tour Sonoma Courthouse and committee meeting at Sonoma Courthouse

Option 2

- Day 1 – Tour Kern and Tulare Courthouses
- Day 2 – Tour Kings Courthouse and committee meeting at Kings Courthouse

- **Option 3**

- Day 1 – Tour Contra Costa and Solano Courthouses
- Day 2 – Tour Solano Courthouse and committee meeting at Solano Courthouse

Supporting Documentation:

- See presentation

Action Item 6

October Meeting Travel Plans

Option 3

Day 1 – Tours

- Contra Costa County
 - Richard E. Arnason Justice Center
 - Wakefield Taylor Courthouse
- Solano County
 - Solano Justice Building
 - Solano Hall of Justice
 - Old Solano Courthouse

Day 2 – Tour & Committee Meeting

- Solano County
 - Solano Law and Justice Center





Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date 04/06/2026

Action Item 7 – Trial Court Facility Modification Advisory Committee (TCFMAC) Annual Agenda

Summary:

Approve the amended 2026 TCFMAC Annual Agenda, which adds (1) Court-Funded Facilities Request (CFR) Policy Update as a New or One-Time Project No. 1 and (2) CFR Policy Working Group.

Supporting Documentation:

Draft Updated Trial Court Facility Modification Advisory Committee 2026 Annual Agenda

Trial Court Facility Modification Advisory Committee

Annual Agenda¹—2026

Approved by Executive and Planning Committee: _____

I. COMMITTEE INFORMATION

Chair:	Hon. Donald Cole Byrd, Presiding Judge, Superior Court of Glenn County
Vice-Chair:	Hon. William F. Highberger, Judge, Superior Court of Los Angeles County
Lead Staff:	Mr. Tamer Ahmed, Director, Facilities Services Mr. Jagan Singh, Deputy Director, Facilities Services
Advisory Body's Charge/Membership: <p>Rule 10.65 of the California Rules of Court states the charge of the Trial Court Facility Modification Advisory Committee (TCFMAC), which is to make recommendations to the Judicial Council on facilities modifications, maintenance, and operations; environmental services; and utility management. In addition, the committee performs the following:</p> <ol style="list-style-type: none">(1) Makes recommendations to the Judicial Council on policy issues, business practices, and budget monitoring and control for all facility related matters in existing branch facilities.(2) Makes recommendations to the Judicial Council on funding and takes additional action in accordance with council policy, both for facility modifications and for operations and maintenance.(3) Collaborates with the Court Facilities Advisory Committee (CFAC) in the development of the capital program, including providing input on design standards, prioritization of capital projects, and methods to reduce construction cost without impacting long-term operations and maintenance cost.(4) Provides quarterly and annual reports on the facilities modification program in accordance with the Judicial Council's Trial Court Facility Modifications Policy. <p>Rule 10.65(c) sets forth the membership position of the committee. The TCFMAC currently has 11 members. The current advisory body roster is as available on the advisory body's webpage.</p>	

¹ The Annual Agenda outlines the work an advisory body will focus on in the coming year or cycle and identifies areas of collaboration with other advisory bodies and Judicial Council staff resources.

Subgroups of the Advisory Body²:

Court-Funded Facilities Request (CFR) Policy Working Group

Advisory Body and Subgroup Meetings Planned for 2026³

January 30, 2026	10:00 a.m.–3:00 p.m.	In-Person*
March 2, 2026	12:00 p.m.–1:30 p.m.	Videoconference
April 6, 2026	10:00 a.m.–3:00 p.m.	Videoconference
May 18, 2026	12:00 p.m.–1:30 p.m.	Videoconference
July 10, 2026	10:00 a.m.–3:00 p.m.	In-Person*
August 24, 2026	12:00 p.m.–1:30 p.m.	Videoconference
October 30, 2026	10:00 a.m.–3:00 p.m.	In-Person
December 4, 2026	12:00 p.m.–1:30 p.m.	Videoconference

*These in-person meetings will be scheduled to take place in Sacramento, and attendance will be restricted to essential staff in adherence to the current budget constraints.

Check here if in-person meeting is approved by the internal committee oversight chair.

² For the definition of “subcommittee” see Cal. Rules of Court, rule 10.30(c); for “working group,” see rule 10.70; for “workstream,” see rule 10.53(c); and for “education curriculum committee,” see rule 10.50(c)(6).

³ Refer to section IV. 2 (Meeting frequency) of the [Operating Standards for Judicial Council Advisory Bodies](#) for governance on in-person meetings.

Note: Because of the current budget and staffing constraints, advisory body chairs and staff must first consider meeting remotely. The chair of the Executive and Planning Committee is extending the suspension of advisory body in-person meetings for the 2025–2026 annual agenda cycle. If an in-person meeting is needed, the responsible Judicial Council office head must seek approval from their advisory body’s internal oversight committee chair. Please see the prioritization memo dated July 1, 2025, for additional details.

II. COMMITTEE PROJECTS

Priority Levels and Branch Goals Key:

Refer to the following key for populating your project priority levels and branch goals. For each Priority Level 1 proposal, the advisory body **must** provide a specific reason why it should be done this year and how it fits within the identified category. If an advisory committee is interested in pursuing any Priority Level 2 proposals, please include justification as to why the proposal should be approved at this time.

Priority Levels for Non-Rules/Forms	
1	Must be done
2	Should be done
Priority Levels for Rules/Forms Proposals	
1a (Legal Compliance)	Proposal urgently needed to conform to or accurately reflect the law.
1b (Council Directive)	Council has directed the committee to consider new or amended rules and forms.
1c (Urgent Remedial Action)	Change is urgently needed to remedy a problem that is causing significant cost or inconvenience to the courts or the public.
1d (Financial/ Legal Risk Mitigation)	Proposal is otherwise urgent and necessary, such as a proposal that would mitigate exposure to immediate or severe financial or legal risk.
2a (Useful Changes in Law)	Useful, but not necessary, to implement changes in law.
2b (Responsive to Concerns)	Responsive to identified concerns or problems.
2c (Helpful Advancing Branch Goals)	Helpful in otherwise advancing Judicial Council goals and objectives.

Judicial Branch Strategic Plan–Branch Goals	
I.	<u>Access, Fairness, Diversity, and Inclusion</u>
II.	<u>Independence and Accountability</u>
III.	<u>Modernization of Management and Administration</u>
IV.	<u>Quality of Justice and Service to the Public</u>
V.	<u>Education for Branchwide Professional Excellence</u>
VI.	<u>Branchwide Infrastructure for Service Excellence</u>
VII.	<u>Adequate, Stable, and Predictable Funding for a Fully Functioning Branch</u>

#	New or One-Time Projects																						
1.	Project Title: Court-Funded Facilities Request (CFR) Policy Update	Priority: 1																					
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I</td> <td>II</td> <td>III</td> <td>IV</td> <td>V</td> <td>VI</td> <td>VII</td> </tr> <tr> <td>Access</td> <td>Independence</td> <td>Modernization</td> <td>Quality</td> <td>Education</td> <td>Infrastructure</td> <td>Funding</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			I	II	III	IV	V	VI	VII	Access	Independence	Modernization	Quality	Education	Infrastructure	Funding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I	II	III	IV	V	VI	VII																	
Access	Independence	Modernization	Quality	Education	Infrastructure	Funding																	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
<p>Project Summary: Review of the updated <i>Court-Funded Facilities Request Policy</i>, which describes the procedure and requirements for trial courts to submit a CFR through Judicial Council Facilities Services’ Computer-Aided Facilities Management (CAFM) database to fund allowable facilities costs for facility modifications, lease-related costs, and operations costs allowable under rule 10.810 of the California Rules of Court. The typical CFR process involves council staff undertaking contracts using encumbered monies in the Trial Court Trust Fund and offsetting funding obligations through reductions to trial court distributions. A recommendation will be submitted for Judicial Council consideration to adopt the updated policy from the latest 2016 version.</p> <p>Status/Timeline: To inform the update to the policy, the TCFMAC has created a CFR Policy Working Group composed of both committee members and nonmembers (from the Court Executives Advisory Committee (CEAC)). The updated policy will be reviewed by the TCFMAC in 2026 and is proposed for a Judicial Council meeting in mid-2027.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services, Budget Services, and Legal Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts. <i>Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.</i></p> <p>Internal/External Stakeholders: Trial courts and justice partners.</p> <p>AC Collaboration: CFR Policy Working Group and CEAC.</p>																							
2.	Project Title: New Modesto Courthouse Activation	Priority: 1																					
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I</td> <td>II</td> <td>III</td> <td>IV</td> <td>V</td> <td>VI</td> <td>VII</td> </tr> <tr> <td>Access</td> <td>Independence</td> <td>Modernization</td> <td>Quality</td> <td>Education</td> <td>Infrastructure</td> <td>Funding</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			I	II	III	IV	V	VI	VII	Access	Independence	Modernization	Quality	Education	Infrastructure	Funding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p>Project Summary: Monitor the building activation of the new Modesto Courthouse in Modesto in Stanislaus County.</p>																							

#	New or One-Time Projects															
	<p>Status/Timeline: The new courthouse is scheduled to open to the public in June 2026.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Legal Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts. <i>Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.</i></p> <p>Internal/External Stakeholders: Superior Court of Stanislaus County and justice partners.</p> <p>AC Collaboration: None.</p>															
3.	Project Title: New Lakeport Courthouse Activation	Priority: 1														
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 14%;">I Access</td> <td style="width: 14%;">II Independence</td> <td style="width: 14%;">III Modernization</td> <td style="width: 14%;">IV Quality</td> <td style="width: 14%;">V Education</td> <td style="width: 14%;">VI Infrastructure</td> <td style="width: 14%;">VII Funding</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			I Access	II Independence	III Modernization	IV Quality	V Education	VI Infrastructure	VII Funding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p>Project Summary: Monitor the building activation of the new Lakeport Courthouse in Lakeport in Lake County.</p> <p>Status/Timeline: The new courthouse is scheduled to open to the public in September 2026.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Budget Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts. <i>Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.</i></p> <p>Internal/External Stakeholders: Superior Court of Lake County and justice partners.</p> <p>AC Collaboration: None.</p>																

#	New or One-Time Projects																						
4.	Project Title: Los Angeles Spring Street Courthouse—Courtrooms Relocation	Priority: 1																					
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I</td> <td>II</td> <td>III</td> <td>IV</td> <td>V</td> <td>VI</td> <td>VII</td> </tr> <tr> <td><i>Access</i></td> <td><i>Independence</i></td> <td><i>Modernization</i></td> <td><i>Quality</i></td> <td><i>Education</i></td> <td><i>Infrastructure</i></td> <td><i>Funding</i></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			I	II	III	IV	V	VI	VII	<i>Access</i>	<i>Independence</i>	<i>Modernization</i>	<i>Quality</i>	<i>Education</i>	<i>Infrastructure</i>	<i>Funding</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p>Project Summary: Monitor the relocation of 23 of the 24 courtrooms/operations from the Spring Street Courthouse in Los Angeles County: 17 to existing courthouses in the Northwest, North Central, West, South Central, Southeast, and Central districts, and six to the North Valley district. In early 2025, the Judicial Council was informed by the U.S. General Services Administration that the federal government is divesting from the building that is currently housing the Spring Street Courthouse in the Civic Center area of downtown Los Angeles and that the lease for the superior court, which expires on December 31, 2028, will not be extended.</p> <p>In April 2025, the TCFMAC approved a budget change concept (BCC) to request this relocation project is funded through a one-time, General Fund allocation of \$42.4 million in fiscal year (FY) 2026–27; and in July 2025, the Judicial Council approved the project’s budget change proposal (BCP) for submission to the California Department of Finance (DOF).</p> <p>Status/Timeline: Relocation to 9 existing courthouses by December 2028, assuming funding is authorized in the Budget Act of 2026 (FY 2026–27).</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Budget Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts. <i>Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.</i></p> <p>Internal/External Stakeholders: Superior Court of Los Angeles County; justice partners; DOF; Legislature; and Office of Governor.</p> <p>AC Collaboration: Judicial Branch Budget Committee (JBBC) and Executive and Planning Committee.</p>																							

#	Ongoing Projects and Activities																						
1.	Project Title: Judicial Branch Facility Modification Projects	Priority: 1																					
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I</td> <td>II</td> <td>III</td> <td>IV</td> <td>V</td> <td>VI</td> <td>VII</td> </tr> <tr> <td>Access</td> <td>Independence</td> <td>Modernization</td> <td>Quality</td> <td>Education</td> <td>Infrastructure</td> <td>Funding</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			I	II	III	IV	V	VI	VII	Access	Independence	Modernization	Quality	Education	Infrastructure	Funding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p>Project Summary: Review and approve facility modification projects proposed by the trial courts, regional service providers, and Judicial Council staff. Approve projects that receive funding allocations for execution by Judicial Council staff. Submit recommendations as needed for Judicial Council consideration.</p> <p>Status/Timeline: Ongoing. The committee meets every 30–60 days to review proposed projects.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Budget Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Trial courts and justice partners.</p> <p>AC Collaboration: None.</p>																							
2.	Project Title: Judicial Branch Facility Operations and Maintenance (O&M)	Priority: 1																					
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I</td> <td>II</td> <td>III</td> <td>IV</td> <td>V</td> <td>VI</td> <td>VII</td> </tr> <tr> <td>Access</td> <td>Independence</td> <td>Modernization</td> <td>Quality</td> <td>Education</td> <td>Infrastructure</td> <td>Funding</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			I	II	III	IV	V	VI	VII	Access	Independence	Modernization	Quality	Education	Infrastructure	Funding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p>Project Summary: Oversight of judicial branch facilities O&M spending through annual budget allocation approval and re-evaluation as needed. Oversight of policy issues on O&M of existing facilities, noncapital-related real estate transactions, energy management, and environmental management and sustainability, including but not limited to review of the Judicial Council’s preventive maintenance and energy management plans. Provide oversight of facility O&M for delegated courts including review of key performance indicators. Submit recommendations as needed for Judicial Council consideration.</p>																							

#	Ongoing Projects and Activities								
	<p>Status/Timeline: Ongoing. Budget allocations are reviewed annually and re-evaluated if the budget for O&M changes. The budget status is reviewed annually. Preventive maintenance and service provider/delegated court performance is reviewed at each TCFMAC meeting.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Budget Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Trial courts and justice partners.</p> <p>AC Collaboration: None.</p>								
3.	<p>Project Title: Trial Court Facility Modification Quarterly Activity Reports and Annual Report</p>	<p>Priority: 1</p>							
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<p>Project Summary: Provide the Judicial Council with a report for informational purposes summarizing the TCFMAC’s allocation of facility modification funding after the end of each fiscal year quarter. The report for the last quarter also includes a summary of all facility modifications for the fiscal year. These information-only reports are submitted as required by the council’s <i>Trial Court Facility Modifications Policy</i>.</p> <p>Status/Timeline: Ongoing. FY 2025–26 reports are proposed for the following Judicial Council meetings: February 2026 for the Q1 report; April 2026 for the Q2 report; July 2026 for the Q3 report; and October 2026 for the Q4/Annual report.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Trial courts and justice partners.</p> <p>AC Collaboration: Executive and Planning Committee.</p>									

#	Ongoing Projects and Activities								
4.	Project Title: Develop Proposed Budget Change Proposals (BCPs)	Priority: 1							
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<p>Project Summary: Determine budget increases to be requested each fiscal year to address new and ongoing needs, such as ongoing deferred maintenance; augmentation to ongoing resources for facility modifications; water conservation facility modification projects; and augmentation to ongoing resources for the O&M and utility costs of existing and newly constructed courthouses.</p> <p>Status/Timeline: Ongoing. Typical BCPs timeline: Drafts due to Judicial Council Budget Services in February 2026; review by the JBBC in May 2026; Judicial Council approval in July 2026; and submission to DOF in September 2026.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Budget Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Trial courts; justice partners; DOF; Legislature; and Office of Governor.</p> <p>AC Collaboration: Judicial Branch Budget Committee.</p>									
5.	Project Title: Judicial Branch Five-Year Master Plan – Trial Court Facilities Deferred Maintenance List	Priority: 1							
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<p>Project Summary: Develop the judicial branch <i>Five-Year Deferred Maintenance Report for Fiscal Year 2027–28</i> for trial court facilities for submission to DOF for consideration of funding. The report for FY 2026–27 contained a list of 22,396 projects at an estimated rough order of magnitude of \$5.3 billion, with the Judicial Council’s share being \$3.9 billion.</p> <p>Status/Timeline: Ongoing. The five-year master plan is submitted to DOF in September of each year.</p>									

#	Ongoing Projects and Activities																						
	<p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Budget Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Trial courts; justice partners; and DOF.</p> <p>AC Collaboration: None.</p>																						
6.	<p>Project Title: Courthouse Security Systems Maintenance and Replacement</p>	<p>Priority: 1</p>																					
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<p>Project Summary: Maintain and replace security equipment within existing court facilities statewide, including aging camera, access control, and duress alarm systems. These projects are necessary to maintain trial court facilities at an industry level of care. Starting with FY 2019–20 and ongoing, the Court Security Advisory Committee (CSAC) receives \$6 million annually to develop and oversee these types of projects, but the TCFMAC funds certain security-related projects not covered by these funds. The TCFMAC collaborates with the CSAC to identify project responsibility between committees.</p> <p>Status/Timeline: Ongoing.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Budget Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Trial courts and justice partners.</p> <p>AC Collaboration: Court Security Advisory Committee.</p>																							

#	Ongoing Projects and Activities																						
7.	Project Title: Trial Court Real Estate Expenses and Revenue	Priority: 1																					
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<p>Project Summary: Oversight of trial court lease expenses and revenues. Revenue from leases is deposited into the Court Facilities Trust Fund (CFTF) and State Court Facilities Construction Fund. Expense-leases are funded by the CFTF, Trial Court Trust Fund, Courthouse Construction Fund, Court Facilities Architectural Revolving Fund, and General Fund.</p> <p>Status/Timeline: Ongoing. The TCFMAC performs an annual review of the lease-expense-and-revenue forecast.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Budget Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Trial courts and justice partners.</p> <p>AC Collaboration: Executive and Planning Committee’s Real Estate Policies Subcommittee.</p>																							
8.	Project Title: Monitor the Architectural Revolving Fund Projects	Priority: 1																					
Supported Strategic Plan Branch Goals: <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I</td> <td>II</td> <td>III</td> <td>IV</td> <td>V</td> <td>VI</td> <td>VII</td> </tr> <tr> <td>Access</td> <td>Independence</td> <td>Modernization</td> <td>Quality</td> <td>Education</td> <td>Infrastructure</td> <td>Funding</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			I	II	III	IV	V	VI	VII	Access	Independence	Modernization	Quality	Education	Infrastructure	Funding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p>Project Summary: Monitor the Architectural Revolving Fund projects to ensure the projects are progressing and completing.</p> <p>Status/Timeline: Ongoing review of the Architectural Revolving Fund projects.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Budget Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p>																							

#	Ongoing Projects and Activities								
	<p>Internal/External Stakeholders: Trial courts and DOF.</p> <p>AC Collaboration: None.</p>								
9.	<p>Project Title: Deferred-Maintenance-Funded Projects (DMF-3) – Monitor Encumbrance Liquidation Since FY 2019–20</p>	<p>Priority: 1</p>							
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 14%;">I Access <input type="checkbox"/></td> <td style="width: 14%;">II Independence <input type="checkbox"/></td> <td style="width: 14%;">III Modernization <input type="checkbox"/></td> <td style="width: 14%;">IV Quality <input type="checkbox"/></td> <td style="width: 14%;">V Education <input type="checkbox"/></td> <td style="width: 14%;">VI Infrastructure <input checked="" type="checkbox"/></td> <td style="width: 14%;">VII Funding <input type="checkbox"/></td> </tr> </table>			I Access <input type="checkbox"/>	II Independence <input type="checkbox"/>	III Modernization <input type="checkbox"/>	IV Quality <input type="checkbox"/>	V Education <input type="checkbox"/>	VI Infrastructure <input checked="" type="checkbox"/>	VII Funding <input type="checkbox"/>
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<p>Project Summary: Monitor encumbrance liquidation for DMF-3 projects funded by a one-time General Fund allocation in FY 2019–20 of \$15 million for trial courts. Funding is earmarked for fire alarm systems and fire protection projects.</p> <p>Status/Timeline: Monitor encumbrances for liquidation in fiscal years 2025–26 and 2026–27.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Budget Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Trial courts and justice partners.</p> <p>AC Collaboration: None.</p>									
10.	<p>Project Title: Deferred-Maintenance-Funded Projects (DMF-4) – Monitor Encumbrance Liquidation Since FY 2021–22</p>	<p>Priority: 1</p>							
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 14%;">I Access <input type="checkbox"/></td> <td style="width: 14%;">II Independence <input type="checkbox"/></td> <td style="width: 14%;">III Modernization <input type="checkbox"/></td> <td style="width: 14%;">IV Quality <input type="checkbox"/></td> <td style="width: 14%;">V Education <input type="checkbox"/></td> <td style="width: 14%;">VI Infrastructure <input checked="" type="checkbox"/></td> <td style="width: 14%;">VII Funding <input type="checkbox"/></td> </tr> </table>			I Access <input type="checkbox"/>	II Independence <input type="checkbox"/>	III Modernization <input type="checkbox"/>	IV Quality <input type="checkbox"/>	V Education <input type="checkbox"/>	VI Infrastructure <input checked="" type="checkbox"/>	VII Funding <input type="checkbox"/>
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#	Ongoing Projects and Activities								
	<p>Project Summary: Monitor encumbrance liquidation for DMF-4 projects funded by a one-time General Fund allocation in FY 2021–22 of \$180 million—later reduced to \$132.6 million—for trial courts. Funding was encumbered over three years—\$84.6 million in FY 2021–22, \$42.4 million in FY 2022–23, and \$5.6 million in FY 2023–24—and is earmarked primarily to replace roofs and elevators and to upgrade fire protection, electrical, and heating, ventilation, and air conditioning (HVAC) systems, and building management systems (BMS).</p> <p>Status/Timeline: Monitor for liquidation in fiscal years 2025–26 and 2026–27.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Budget Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Trial courts and justice partners.</p> <p>AC Collaboration: None.</p>								
11.	<p>Project Title: Monitor Top Five Facilities with the Highest Number of Plumbing Leak Incidents and Costs</p> <p>Supported Strategic Plan Branch Goals:</p> <table border="0" data-bbox="241 893 1921 990"> <tr> <td style="text-align: center;">I Access <input type="checkbox"/></td> <td style="text-align: center;">II Independence <input type="checkbox"/></td> <td style="text-align: center;">III Modernization <input type="checkbox"/></td> <td style="text-align: center;">IV Quality <input type="checkbox"/></td> <td style="text-align: center;">V Education <input type="checkbox"/></td> <td style="text-align: center;">VI Infrastructure <input checked="" type="checkbox"/></td> <td style="text-align: center;">VII Funding <input type="checkbox"/></td> </tr> </table> <p>Project Summary: Continue to monitor the top five facilities with the highest number of plumbing leak incidents and costs and evaluate possible solutions to reduce future leaks.</p> <p>Status/Timeline: Ongoing.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Trial courts and justice partners.</p> <p>AC Collaboration: None.</p>	I Access <input type="checkbox"/>	II Independence <input type="checkbox"/>	III Modernization <input type="checkbox"/>	IV Quality <input type="checkbox"/>	V Education <input type="checkbox"/>	VI Infrastructure <input checked="" type="checkbox"/>	VII Funding <input type="checkbox"/>	<p>Priority: 1</p>
I Access <input type="checkbox"/>	II Independence <input type="checkbox"/>	III Modernization <input type="checkbox"/>	IV Quality <input type="checkbox"/>	V Education <input type="checkbox"/>	VI Infrastructure <input checked="" type="checkbox"/>	VII Funding <input type="checkbox"/>			

#	Ongoing Projects and Activities																						
12.	Project Title: Monitor the Orange Central Justice Center Fire and Life Safety (FLS) Systems Project	Priority: 1																					
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I</td> <td>II</td> <td>III</td> <td>IV</td> <td>V</td> <td>VI</td> <td>VII</td> </tr> <tr> <td>Access</td> <td>Independence</td> <td>Modernization</td> <td>Quality</td> <td>Education</td> <td>Infrastructure</td> <td>Funding</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			I	II	III	IV	V	VI	VII	Access	Independence	Modernization	Quality	Education	Infrastructure	Funding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
<p>Project Summary: Monitor the major facility modification at the Central Justice Center in Orange County, which expands the fire and life safety systems to address the noncompliance notice issued by the Office of the State Fire Marshal. The total estimated project cost is \$70.2 million: the Judicial Council’s project share (91.17 percent) is \$64.1 million, and the county’s share (8.83 percent) is \$6.1 million. To complete this project, funding was authorized from the General Fund over two fiscal years: \$4 million in FY 2021–22 (Year 1), \$48.8 million in FY 2021–22 (Year 2), and \$11.29 million in FY 2022–23. Funding has been requested in FY 2026–27 to supplement this funding to address cost increases and to recoup the county's share of costs associated with completing the project.</p> <p>Status/Timeline: Ongoing multi-year project.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services, Budget Services, and Legal Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Superior Court of Orange County and justice partners.</p> <p>AC Collaboration: None.</p>																							
13.	Project Title: Monitor the San Diego Hall of Justice Building Systems Modernization Project	Priority: 1																					
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I</td> <td>II</td> <td>III</td> <td>IV</td> <td>V</td> <td>VI</td> <td>VII</td> </tr> <tr> <td>Access</td> <td>Independence</td> <td>Modernization</td> <td>Quality</td> <td>Education</td> <td>Infrastructure</td> <td>Funding</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			I	II	III	IV	V	VI	VII	Access	Independence	Modernization	Quality	Education	Infrastructure	Funding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
<p>Project Summary: Monitor the major facility modification at the San Diego Hall of Justice, which is led by the County of San Diego. This multi-year project is to repair and modernize all major building systems including HVAC, vertical transportation, and plumbing. The Judicial Council’s project share (40.24 percent) is \$29.6 million, which was authorized from the General Fund in the 2022 Budget Act (FY 2022–23).</p>																							

#	Ongoing Projects and Activities								
	<p>In FY 2025–26, an additional \$9.5 million was authorized to supplement this funding to address cost increases. The county is managing the project in multiple phases, and the TCFMAC reviews the extended encumbrance and liquidation period.</p> <p>Status/Timeline: Ongoing multi-year project.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services, Budget Services, and Legal Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Superior Court of San Diego County; justice partners; and the County of San Diego.</p> <p>AC Collaboration: None.</p>								
14.	Project Title: Monitor Activation of the New Tani Cantil-Sakauye Sacramento County Courthouse	Priority: 1							
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I Access <input type="checkbox"/></td> <td>II Independence <input type="checkbox"/></td> <td>III Modernization <input type="checkbox"/></td> <td>IV Quality <input type="checkbox"/></td> <td>V Education <input type="checkbox"/></td> <td>VI Infrastructure <input checked="" type="checkbox"/></td> <td>VII Funding <input type="checkbox"/></td> </tr> </table>			I Access <input type="checkbox"/>	II Independence <input type="checkbox"/>	III Modernization <input type="checkbox"/>	IV Quality <input type="checkbox"/>	V Education <input type="checkbox"/>	VI Infrastructure <input checked="" type="checkbox"/>	VII Funding <input type="checkbox"/>
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<p>Project Summary: Monitor the building activation of the new Tani Cantil-Sakauye Sacramento County Courthouse in Sacramento in Sacramento County.</p> <p>Status/Timeline: The new courthouse is scheduled to open to the public in early-2026.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Legal Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Superior Court of Sacramento County and justice partners.</p> <p>AC Collaboration: None.</p>									

#	Ongoing Projects and Activities								
15.	Project Title: Monitor Activation of the New Hall of Justice (Santa Rosa)	Priority: 1							
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I Access <input type="checkbox"/></td> <td>II Independence <input type="checkbox"/></td> <td>III Modernization <input type="checkbox"/></td> <td>IV Quality <input type="checkbox"/></td> <td>V Education <input type="checkbox"/></td> <td>VI Infrastructure <input checked="" type="checkbox"/></td> <td>VII Funding <input type="checkbox"/></td> </tr> </table>			I Access <input type="checkbox"/>	II Independence <input type="checkbox"/>	III Modernization <input type="checkbox"/>	IV Quality <input type="checkbox"/>	V Education <input type="checkbox"/>	VI Infrastructure <input checked="" type="checkbox"/>	VII Funding <input type="checkbox"/>
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<p>Project Summary: Monitor the building activation of the new Hall of Justice in Santa Rosa in Sonoma County.</p> <p>Status/Timeline: The new courthouse is scheduled to open to the public in early-2026.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Legal Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Superior Court of Sonoma County and justice partners.</p> <p>AC Collaboration: None.</p>									
16.	Project Title: Monitor Activation of the New Indio Juvenile and Family Courthouse	Priority: 1							
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I Access <input type="checkbox"/></td> <td>II Independence <input type="checkbox"/></td> <td>III Modernization <input type="checkbox"/></td> <td>IV Quality <input type="checkbox"/></td> <td>V Education <input type="checkbox"/></td> <td>VI Infrastructure <input checked="" type="checkbox"/></td> <td>VII Funding <input type="checkbox"/></td> </tr> </table>			I Access <input type="checkbox"/>	II Independence <input type="checkbox"/>	III Modernization <input type="checkbox"/>	IV Quality <input type="checkbox"/>	V Education <input type="checkbox"/>	VI Infrastructure <input checked="" type="checkbox"/>	VII Funding <input type="checkbox"/>
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<p>Project Summary: Monitor the building activation of the new Indio Juvenile and Family Courthouse project in Indio in Riverside County.</p> <p>Status/Timeline: The new courthouse is scheduled to open to the public in late summer 2026.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Legal Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p>									

#	Ongoing Projects and Activities															
	<p>Internal/External Stakeholders: Superior Court of Riverside County and justice partners.</p> <p>AC Collaboration: None.</p>															
17.	Project Title: Solar and Battery Storage Program	Priority: 1														
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I Access</td> <td>II Independence</td> <td>III Modernization</td> <td>IV Quality</td> <td>V Education</td> <td>VI Infrastructure</td> <td>VII Funding</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			I Access	II Independence	III Modernization	IV Quality	V Education	VI Infrastructure	VII Funding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>Project Summary: Monitor the solar and battery storage program, including the progress on installations at 20 locations that are expected to be operational by end of 2026.</p> <p>Status/Timeline: Ongoing.</p> <p>Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services and Legal Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p>Internal/External Stakeholders: Trial courts.</p> <p>AC Collaboration: None.</p>																
18.	Project Title: Disposition of Courthouse Facilities	Priority: 1														
<p>Supported Strategic Plan Branch Goals:</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>I Access</td> <td>II Independence</td> <td>III Modernization</td> <td>IV Quality</td> <td>V Education</td> <td>VI Infrastructure</td> <td>VII Funding</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			I Access	II Independence	III Modernization	IV Quality	V Education	VI Infrastructure	VII Funding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>Project Summary: Monitor dispositions of existing courthouse facilities as they are vacated due to completion of new courthouse capital projects, such as the New Tani Cantil-Sakauye Sacramento County Courthouse, the New Hall of Justice (Santa Rosa), and the New Indio Juvenile and Family Courthouse.</p> <p>Status/Timeline: Ongoing.</p>																

#	Ongoing Projects and Activities
	<p><i>Fiscal Impact/Staff Resources:</i> Coordination through lead staff to the committee with input from the Judicial Council’s Facilities Services, Budget Services, and Legal Services.</p> <p><input type="checkbox"/> Check this box if this project may result in an allocation or distribution of funds to the courts.</p> <p><i>Internal/External Stakeholders:</i> Trial courts, justice partners, DOF, Legislature, and Office of Governor.</p> <p><i>AC Collaboration:</i> Executive and Planning Committee’s Real Estate Policies Subcommittee.</p>

DRAFT

III. LIST OF 2025 PROJECT ACCOMPLISHMENTS

#	Project Highlights and Achievements
1.	Ongoing: Collaborated with the CSAC to complete security-related projects.
2.	Ongoing: Reviewed and approved facility modification projects, including security-related facility modifications, proposed by the trial courts, regional service providers, and Judicial Council staff.
3.	Ongoing: Oversaw judicial branch facilities O&M spending and policy issues on O&M of existing facilities, non-capital-related real estate transactions, energy management, and environmental management and sustainability.
4.	Ongoing: Collaborated with the CFAC in the development of the judicial branch courthouse capital program.
5.	Ongoing: Monitored progress of the deferred maintenance projects in trial court facilities throughout the state: DMF-3 projects for fire alarm systems and fire protection and DMF-4 projects to replace roofs and elevators and to upgrade fire protection, electrical, and HVAC systems, and BMS.
6.	Completed: As informational items in February, April, July, and October 2025, the Judicial Council received FY 2024–25 quarterly reports and an annual summary on the allocation of funding for trial court facility modifications. These reports also present the court-funded facilities requests (CFRs) the Judicial Council Facilities Services Director approved for TCFMAC review.
7.	Completed: In 2025, two facility modification projects on the Architectural Revolving Fund project list were completed.
8.	Completed: In January 2025, the TCFMAC approved FY 2026–27 BCCs for facilities program support, facility modifications, court facilities maintenance and utilities, courthouse water conservation and leak detection measures, BMS guidelines and assessment, waterborne pathogen management program implementation, deferred maintenance, and additional funding for the Orange – Central Justice Center facility modification project.
9.	Completed: In January 2025, the TCFMAC completed final encumbrance of the \$50 million in funding for DMF-2 projects. A total of 27 projects have been completed including a statewide assessment to replace roofs, elevators, and wheelchair lifts and to upgrade building automation systems.
10.	Completed: In January 2025, CFRs transitioned to the Judicial Council Facilities Services’ Computer-Aided Facilities Management system for intake and processing.
11.	Completed: In January 2025, the TCFMAC approved a draft report to the Legislature on superior court lactation rooms funding and expenditures for submission to the Judicial Council. Subsequently, this report was proposed to the council, approved on February 21, 2025, and submitted to the Legislature in advance of the statutory deadline of March 1, 2025.

#	Project Highlights and Achievements
12.	Completed: In April 2025, for submission to the JBBC and Judicial Council, the TCFMAC approved a draft BCC for a one-time, General Fund allocation of \$42.4 million in FY 2026–27 for relocation of 23 of the 24 courtrooms/operations from the Spring Street Courthouse in Los Angeles County. This relocation project is necessary as the federal government is divesting from the building that is currently housing the Spring Street Courthouse. Subsequently, this BCC was proposed to the JBBC in May 2025, and a BCP for funding this relocation project was approved by the council in July 2025 and submitted to the DOF in August 2025.
13.	Completed: In August 2025, the TCFMAC reviewed the trial court lease-expense-and-revenue forecast for FY 2025–26.
14.	Completed: In August 2025, the TCFMAC approved the proposed FY 2025–26 facility modifications budget and the O&M spending plan.
15.	Completed: In August 2025, the TCFMAC approved the judicial branch’s <i>Five-Year Deferred Maintenance Report for Fiscal Year 2026–27</i> for submission to DOF.
16.	Completed: In fall 2025, the major facility modification project at the San Diego East County Regional Center was completed. This project corrected fire and life safety-egress deficiencies. The project’s funding was authorized in two allotments over FY 2021–22 and FY 2022–23. The total project cost of \$42 million was shared between the Judicial Council and the County of San Diego based on respective space occupancy of the building: the Judicial Council’s share (67.71 percent) was \$28.4 million, and the county’s share (32.29 percent) was \$13.6 million.



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date 04/06/2026

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:	29
Lease:	0
Annual Budget:	1
Total Approved CFRs:	30
Cancelled CFRs:	0

Supporting Documentation:

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

Item #	CFR Number	County	Building ID	Facility Name	Lease, License, or FM	CFR Description	Lessor	Lessee	CFR Term	Fund Source	Total Approved	Status	Date Approved
Open CFRs													
1	04-25-054	Butte	04-F1	North Butte County Courthouse	Facility Modification	Staff Training Room Construction	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$0.00	Approved	3/16/2026
2	09-25-048	El Dorado	09-A1	Main St. Courthouse	Facility Modification	Carpet Replacement - Main Street Courthouse	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$7,154.25	Approved	3/10/2026
3	09-25-053	El Dorado	09-C1	Cameron Park	Facility Modification	Juror Seating Replacement	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$46,460.95	Approved	3/18/2026
4	09-25-055	El Dorado	09-A1	Main St. Courthouse	Facility Modification	Flooring, Baseboard, Jury and Public Seating Replacement	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$531,660.09	Approved	3/18/2026
5	09-25-056	El Dorado	09-E1	Johnson Bldg.	Facility Modification	Department 3 and 4 Jury Seating Replacement	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$64,323.70	Approved	3/18/2026
6	09-25-057	El Dorado	09-C1	Cameron Park	Facility Modification	Staff Restroom Renovation	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$5,188.97	Approved	3/18/2026
7	19-25-021	Los Angeles	19-001	Multiple (9)	Facility Modification	The Elevator Digital Signage Feasibility Study will require a consultant who specializes in elevator design and construction as well as the technical expertise required to pursue the addition of larger digital displays that can be integrated into the court's Content Management System (CMS) which uses CourtWays/ CourtStack solutions for content displays.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$60,000.00	Approved	3/5/2026
8	19-25-024	Los Angeles	19-L1	Clara Shortridge Foltz Criminal Justice Center	Facility Modification	The Stairwell Camera Infrastructure Project will include the installation of conduit, pull boxes, and pull string to provide a permitted low voltage pathway from the designated MCR closet to locations for camera placements within stairwell 1. CFR will need to include all design, permitting, testing of building materials, escorting, and access coordination, by service providers.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$0.00	Approved	3/4/2026
9	19-25-026	Los Angeles	19-001	Multiple (6)	Facility Modification	Security Card Reader Infrastructure	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$0.00	Approved	3/10/2026
10	19-25-027	Los Angeles	19-001	Multiple (7)	Facility Modification	Upgrade Kitchen Equipment/cosmetic	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$0.00	Approved	3/24/2026

Trial Court Facility Modification
List E - Approved Court-Funded Facility Requests (CFR)
 Open Meeting Item
 Meeting Date: 04/06/2026

Item #	CFR Number	County	Building ID	Facility Name	Lease, License, or FM	CFR Description	Lessor	Lessee	CFR Term	Fund Source	Total Approved	Status	Date Approved
11	19-25-028	Los Angeles	19-001	Multiple (41)	Facility Modification	Drinking Fountain Project Phase 2 will include the installation of 50 new bottle filling drinking fountains in all courthouses throughout the county to better serve the public, staff, and Judicial Officers with filtered drinking water.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$0.00	Approved	3/9/2026
12	19-25-031	Los Angeles	19-001	Multiple (9)	Facility Modification	Proposed project will provide the infrastructure at a total of 9 courthouses to support digital signage: Stanley Mosk, Foltz Criminal Justice Center, Compton, Pomona South, Metropolitan, Antonovich, Van Nuys West, Pasadena, Van Nuys East . The digital signage will be placed throughout the courthouses with infrastructure being required. The monitors for the digital signage and other equipment will be provided by Court to be installed by contractor. Funds for Pride support, and site investigation surveys for FACS should be included when encumbering this CFR.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$0.00	Approved	3/4/2026
13	19-25-032	Los Angeles	19-001	Multiple (16)	Facility Modification	Proposed project will provide the infrastructure at a total of 15 Courthouses (Long Beach, Glendale, Hollywood, Bellflower, Inglewood Juv., Alfred D. McCourtney, Norwalk, Whittier, Sylmar, Santa Clarita, Torrance Main & Annex, Airport, Edmund D. Edelman, Central Arraignment and Catalina) to support digital signage: The digital signage will be placed throughout the courthouses with infrastructure being required. The monitors for the digital signage and other equipment will be provided by Court to be installed by contractor. Funds for Pride support, and site investigation surveys for FACS should be included when encumbering this CFR.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$0.00	Approved	3/4/2026

Trial Court Facility Modification
List E - Approved Court-Funded Facility Requests (CFR)
 Open Meeting Item
 Meeting Date: 04/06/2026

Item #	CFR Number	County	Building ID	Facility Name	Lease, License, or FM	CFR Description	Lessor	Lessee	CFR Term	Fund Source	Total Approved	Status	Date Approved
14	19-25-033	Los Angeles	19-001	Multiple (5)	Facility Modification	Proposed project is intended to replace degraded audience seating in the courtrooms at the following locations: Pasadena, San Fernando, Glendale, Inglewood & Inglewood Juvenile Courthouses. Funds for Pride support, and site investigation surveys for FACS should be included when encumbering this CFR	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$0.00	Approved	3/4/2026
15	19-25-034	Los Angeles	19-K1	Stanley Mosk Courthouse	Facility Modification	SMC Studio Construction: Scope of Work is to retain general contractor services to construct and provide necessary infrastructure, including electrical, mechanical, fire suppression, data management, etc., for the studio in the Stanley Mosk Courthouse per approved design. Permit drawings are ready and available.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$900,000.00	Approved	3/24/2026
16	19-25-036	Los Angeles	19-001	Multiple (7)	Facility Modification	Clerk's Office Windows Ergonomics Improvement-Proposed funding contribution from the court in the amount of \$800,000.00. This would be to develop design drawings for permitting, including fees. This would include site surveys to accomplish all SFM/DSA requirements. All path of travel and applicable ADA requirements needed by the permitting entities. It would also include any costs associated with assistance of PRIDE, our onsite vendor. As well as but not limited to; a new layout design, plans for electrical, data, lighting plan, furniture, occupancy load, structural engineer, lighting engineer and room designations based on the court's needs and request. The goal of this project is three-fold: (1) to create a more ergonomic workspace for the Clerks Offices which will increase work efficiency and reduce the potential for work related impairments; (2) to incorporate the required accommodation for persons with disabilities; and (3) to give a face lift in deteriorated areas.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$800,000.00	Approved	3/5/2026

Trial Court Facility Modification
List E - Approved Court-Funded Facility Requests (CFR)
 Open Meeting Item
 Meeting Date: 04/06/2026

Item #	CFR Number	County	Building ID	Facility Name	Lease, License, or FM	CFR Description	Lessor	Lessee	CFR Term	Fund Source	Total Approved	Status	Date Approved
17	19-25-037	Los Angeles	19-001	Multiple (2)	Facility Modification	Child Waiting Rooms' Design in Torrance & Pasadena. Scope of Work: This request is to retain design services through JCC to provide the necessary design services and prepare all permit drawings, ADA studies, and CEQA reports, as needed, and provide necessary infrastructure design, such as electrical, mechanical, fire suppression, and data management for relocating child waiting rooms to new locations.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$200,000.00	Approved	3/16/2026
18	19-25-038	Los Angeles	19-AV1	Hall of Records	Facility Modification	HOR Ground Floor Design Room G-25. Scope of Work: This request is to retain design services through JCC to provide the necessary design services and prepare all permit drawings, ADA studies, and CEQA reports, as needed, and provide necessary infrastructure design, such as electrical, mechanical, fire suppression, and data management for the tenant improvement of unit G-25	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$350,000.00	Approved	3/5/2026
19	19-25-041	Los Angeles	19-AX2	Van Nuys Courthouse West	Facility Modification	VNW Courtrooms Improvement: Scope of Work is to retain general contractor services to construct and provide the necessary infrastructure, including electrical, mechanical, fire suppression, data management, etc., for the tenant improvement of two existing courtrooms and auxiliary spaces in the VNW Courthouse, per the approved design and Permit package drawings.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$6,900,000.00	Approved	3/24/2026
20	19-25-042	Los Angeles	19-K1	Stanley Mosk Courthouse	Facility Modification	SMC Child Waiting Room Construction: Scope of Work is to retain general contractor services to construct and provide the necessary infrastructure, including electrical, mechanical, fire suppression, data management, etc., for the tenant improvement of an existing space in SMC Courthouse, per the approved design and Permit package drawings.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$1,150,000.00	Approved	3/16/2026
21	19-25-043	Los Angeles	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	Facility Modification	Construct new child waiting area in existing courthouse space	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$850,000.00	Approved	3/18/2026

Trial Court Facility Modification
List E - Approved Court-Funded Facility Requests (CFR)
 Open Meeting Item
 Meeting Date: 04/06/2026

Item #	CFR Number	County	Building ID	Facility Name	Lease, License, or FM	CFR Description	Lessor	Lessee	CFR Term	Fund Source	Total Approved	Status	Date Approved
22	19-25-044	Los Angeles	19-W1	Pomona Courthouse South	Facility Modification	Construct new child waiting area in existing courthouse space	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$1,100,000.00	Approved	3/18/2026
23	19-25-045	Los Angeles	19-K1	Stanley Mosk Courthouse	Facility Modification	Court Funded Request for project management services needed to support court-funded projects from May 2026 through June 2027. This CFR applies to all countywide courthouses and facilities.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$1,377,135.00	Approved	3/9/2026
24	27-25-009	Monterey	27-B1	Marina Courthouse	Facility Modification	At a cost not to exceed \$30,000.00 for the installation of security bollards at the Marina Courthouse. This was previously a "Funds Held On Behalf" project that expired June 30, 2025. Job scope and cost changed, which delayed the project beyond its due date.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$26,673.62	Approved	3/10/2026
25	39-25-012	San Joaquin	39-F1	Stockton Courthouse	Facility Modification	Temporary Chiller Electrical Hookup Installation	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$20,000.00	Approved	3/16/2026
26	41-25-019	San Mateo	41-A1	Hall of Justice	Facility Modification	Electrical Connection for Furniture Whips	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$800.00	Approved	3/10/2026
27	41-25-062	San Mateo	41-001	Multiple (4)	Small Project	Court-related expenses to support service provider requests.	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$0.00	Approved	3/24/2026
28	51-25-061	Sutter	51-C1	Sutter County Superior Courthouse	Facility Modification	Carpet Replacement	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$454,848.57	Approved	3/18/2026
29	54-25-058	Tulare	54-E1	Dinuba Division of the Tulare Superior Court	Facility Modification	Replace Drinking Fountain with combination Drinking Fountain/Bottle Filler	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$9,846.22	Approved	3/24/2026
30	54-25-059	Tulare	54-I1	South County Justice Center	Facility Modification	Replace Drinking Fountain with combination Drinking Fountain/Bottle Filler	N/A	N/A	1/1/2025 - 1/1/2030	TCTF	\$12,516.86	Approved	3/24/2026
						Total:					\$14,151,820.27		



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date 04/06/2026

Discussion Item 2 – Sustainability Update

Summary:

Update on sustainability initiatives and introduction of the Energy Use Intensity reduction project.

Supporting Documentation:

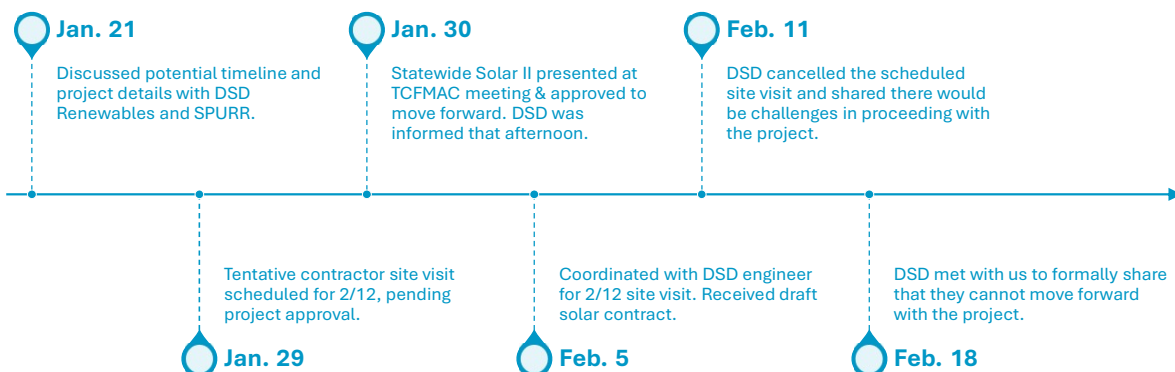
- See Presentation

Discussion Item 2 Statewide Solar II: Update

The proposed solar carport project at the East County Hall of Justice in Alameda County cannot move forward.

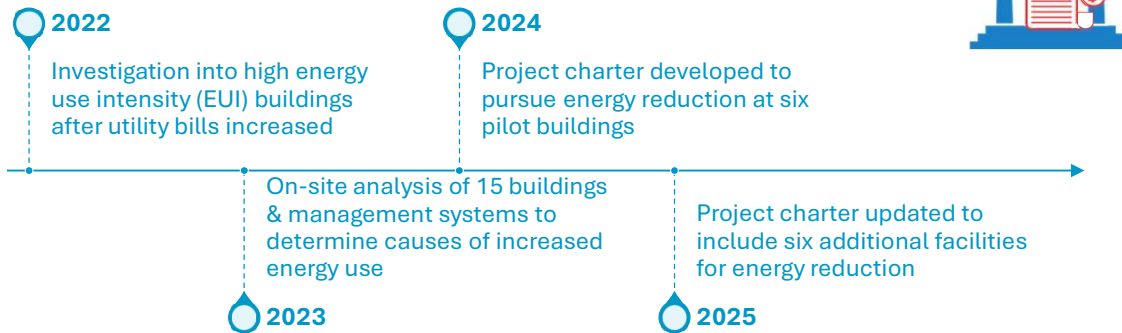
- The LPA contractor withdrew from the project
- The project is no longer financially viable

Discussion Item 2 Statewide Solar II: Update



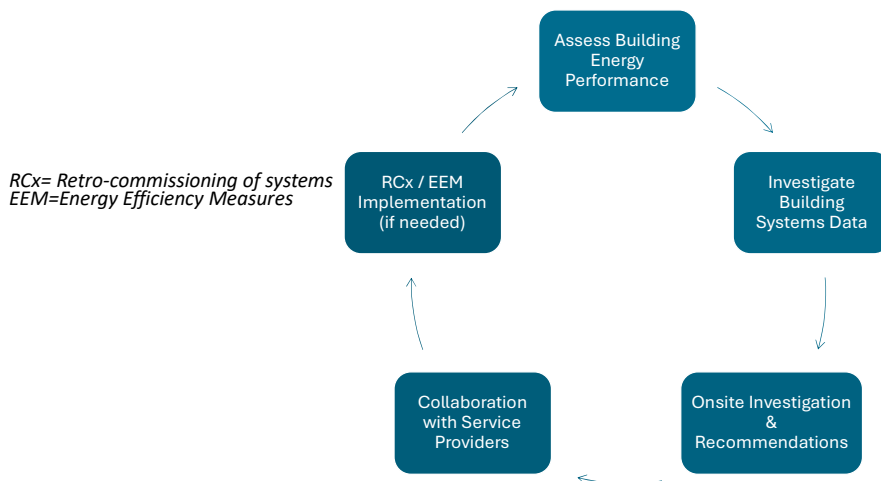
Discussion Item 2 Energy Use Intensity Reduction Project

Project Timeline



Discussion Item 2 Energy Use Intensity Reduction Project

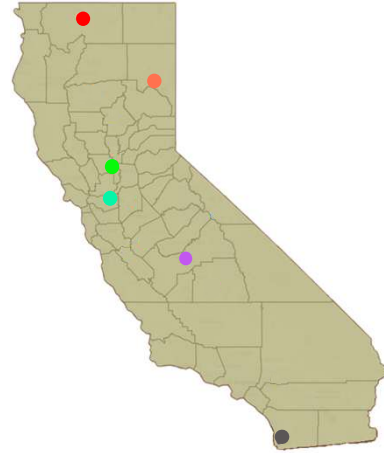
Project Cycle & Methodology



Discussion Item 2 Energy Use Intensity Reduction Project

Group 1: The Focus 6 Pilot

Code	ID	Building Name
●	47-H1	New Yreka Courthouse (Siskiyou County)
●	18-C1	Susanville Hall of Justice (Lassen County)
●	57-A10	Yolo Superior Court (Yolo County)
●	07-E3	Richard E. Arnason Justice Center (Contra Costa County)
●	10-O1	B.F. Sisk Courthouse (Fresno County)
●	37-L1	Central Courthouse (San Diego County)



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Discussion Item 2 Energy Use Intensity Reduction Project

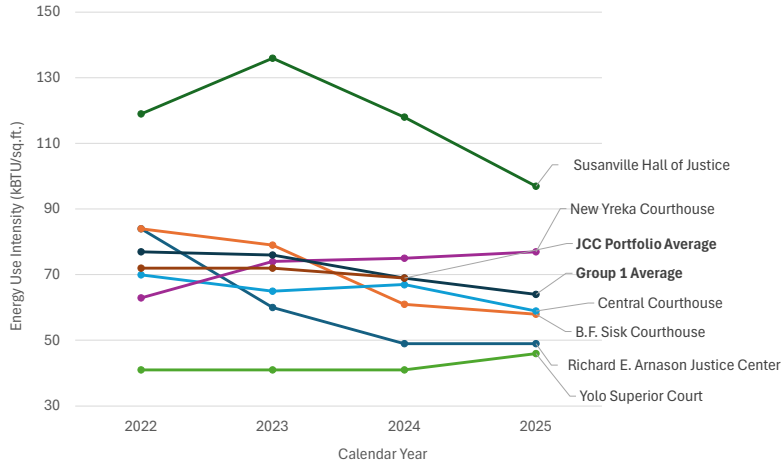
EUI Pilot Buildings See Continued Success

Building	2022 EUI	2025 EUI	Actions Taken	EUI Change
Richard E. Arnason Justice Center	84	49	• Reconfiguration of scheduling	- 42%
B.F. Sisk Courthouse	84	58	• Reconfiguration of scheduling and controllers	- 31%
Susanville Hall of Justice	119	97	• Replacement of BMS and reconfiguration of scheduling	- 18%
San Diego Central Courthouse	70	59	• BMS software upgrade	- 16%
New Yreka Courthouse	63	77	• Research and discovery underway, to be followed by remediation strategies	+ 22%
Yolo Superior Court	41	46	• Resolved gas leak which contributed to uptick	+ 12%

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Discussion Item 2 Energy Use Intensity Reduction Project

2022-2025 Annual EUI: Group 1 Pilot



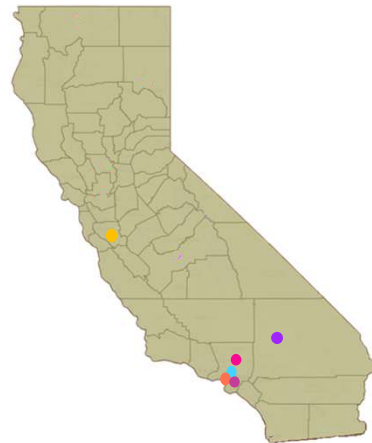
	2022	2023	2024	2025
Richard E. Arnason Justice Center	84	60	49	49
B.F. Sisk Courthouse	84	79	61	58
Susanville Hall of Justice	119	136	118	97
Central Courthouse	70	65	67	59
New Yreka Courthouse	63	74	75	77
Yolo Superior Court	41	41	41	46
Average	77	76	69	64
JCC Portfolio Average	72	72	69	-

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Discussion Item 2 Energy Use Intensity Reduction Project

Group 2: High Square Foot & EUI Buildings

Code	ID	Building Name
●	43-N1	Morgan Hill Courthouse (Santa Clara County)
●	36-J1	Barstow Courthouse (San Bernardino County)
●	19-J1	Pasadena Courthouse (Los Angeles County)
●	19-T1	Metropolitan Courthouse (Los Angeles County)
●	19-F1	Inglewood Courthouse (Los Angeles County)
●	19-AG1	Compton Courthouse (Los Angeles County)



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Discussion Item 2 Energy Use Intensity Reduction Project

Group 2 Buildings Benefit from Team Interventions, BMS Upgrades

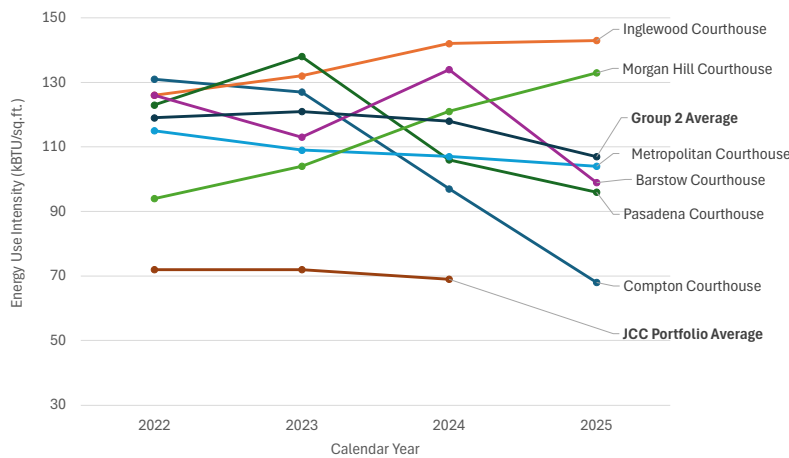
Building	2022 EUI	2025 EUI	Actions Taken				EUI Change
			Optimized HVAC schedule	Optimized fan & pump speeds	Implemented continuous monitoring	BMS program upgrade in progress	
Compton Courthouse	131	68	X	X	X		- 48%
Inglewood Courthouse	126	143				X	+ 13%
Pasadena Courthouse	123	96	X	X	X		- 22%
Metropolitan Courthouse*	116	104	X	X	X		- 10%
Barstow Courthouse	126	99	X				- 21%
Morgan Hill Courthouse	94	133				X	+41%

* Metropolitan Courthouse is missing gas data from April – July 2025. EUI is based on estimated data.

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Discussion Item 2 Energy Use Intensity Reduction Project

2022-2025 Annual EUI: Group 2



	2022	2023	2024	2025
Compton Courthouse	131	127	97	68
Inglewood Courthouse	126	132	142	143
Pasadena Courthouse	123	138	106	96
Metropolitan Courthouse	115	109	107	104
Barstow Courthouse	126	113	134	99
Morgan Hill Courthouse	94	104	121	133
Average	119	121	118	107
JCC Portfolio Average	72	72	69	-

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Discussion Item 2 Energy Use Intensity Reduction Project

	Courthouse	2023	2024	2025
Group 1	B.F. Sisk Courthouse	\$ 39,000	\$ 175,000	\$ 212,900
	New Yreka Courthouse	\$ (28,300)	\$ (2,900)	\$ (51,900)
	Richard E. Arnason Justice Center	\$ 23,400	\$ 49,600	\$ 50,500
	San Diego Central Courthouse	\$ 380,500	\$ 322,000	\$ 546,600
	Susanville Hall of Justice	\$ 10,900	\$ 7,400	\$ 11,900
	Yolo Superior Court	\$ 4,100	\$ (16,500)	\$ (60,300)
Group 2	Barstow Courthouse	\$ -	\$ 4,100	\$ 55,300
	Compton Courthouse	\$ -	\$ 502,700	\$ 448,800
	Inglewood Courthouse	\$ -	\$ (347,200)	\$ (393,300)
	Metropolitan Courthouse	\$ -	\$ 77,900	\$ 35,500
	Morgan Hill Courthouse	\$ -	\$ (32,200)	\$ (29,400)
	Pasadena Courthouse	\$ -	\$ 17,800	\$ (32,100)
Annual Difference in Utility Expenses		\$ 429,600	\$ 757,700	\$ 794,500

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Discussion Item 2 Energy Use Intensity Reduction Project



Discussion Item 2 Energy Use Intensity Reduction Project

Lessons Learned & Strategic Planning for Continued EUI Improvements



- Improvements are possible with low & no-cost solutions



- Energy reporting structure created a pathway for better data analysis



- New service provider requirements for streamlined data provision



- Data access limitations informing future efforts with Court CIOs



- 2026 California Trial Court Facilities Standards (CTCFS)



- Annual performance data will guide future building selection



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date 04/06/2026

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

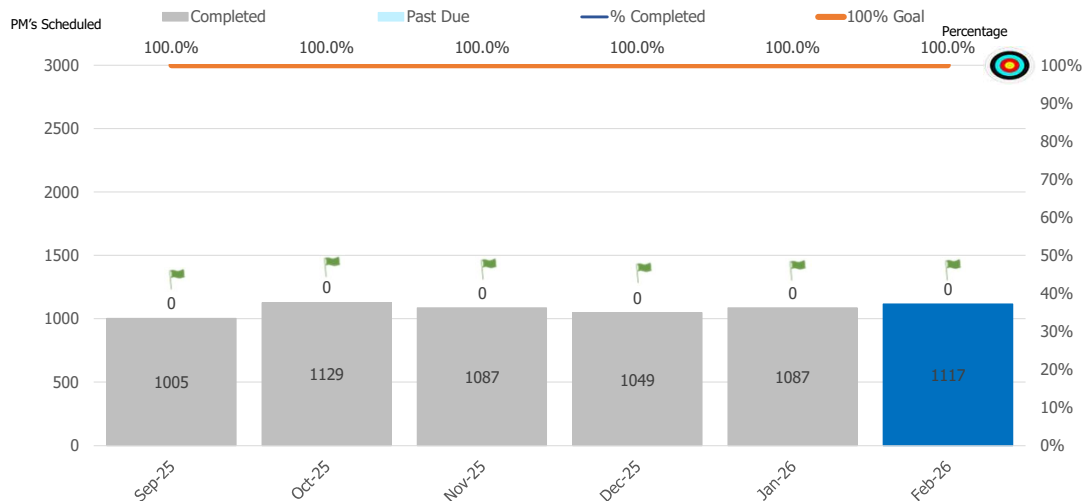


Judicial Council of California 42

Service Provider Performance Report

Judicial Council of California 43

Veolia BANCRO - Preventive Maintenance

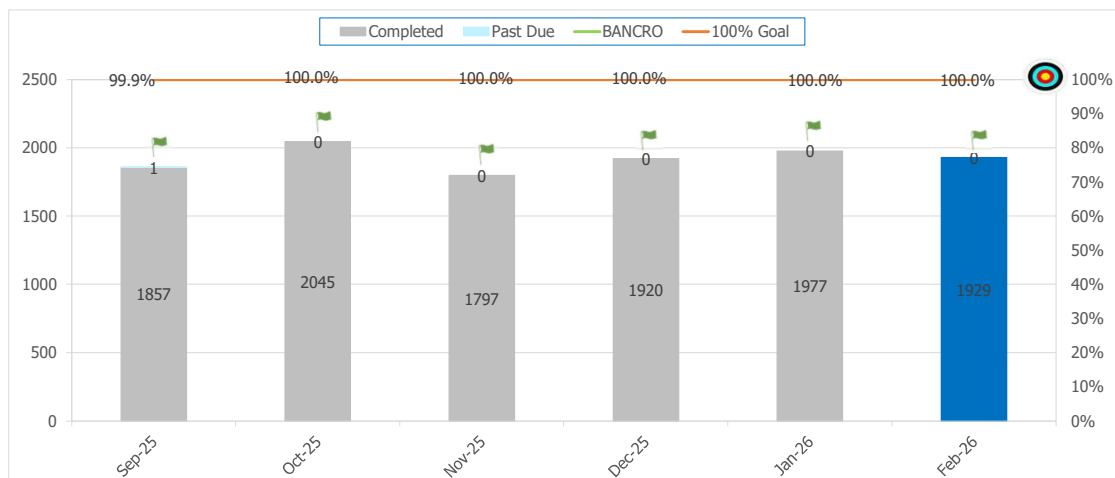


- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

Veolia BANCRO		
	Monday, March 2, 2026 Snapshot	Yearly Average
Scheduled PMs	1117	1067
Past Due PMs	0	0

Judicial Council of California 44

Veolia BANCRO – Past Due SWOs

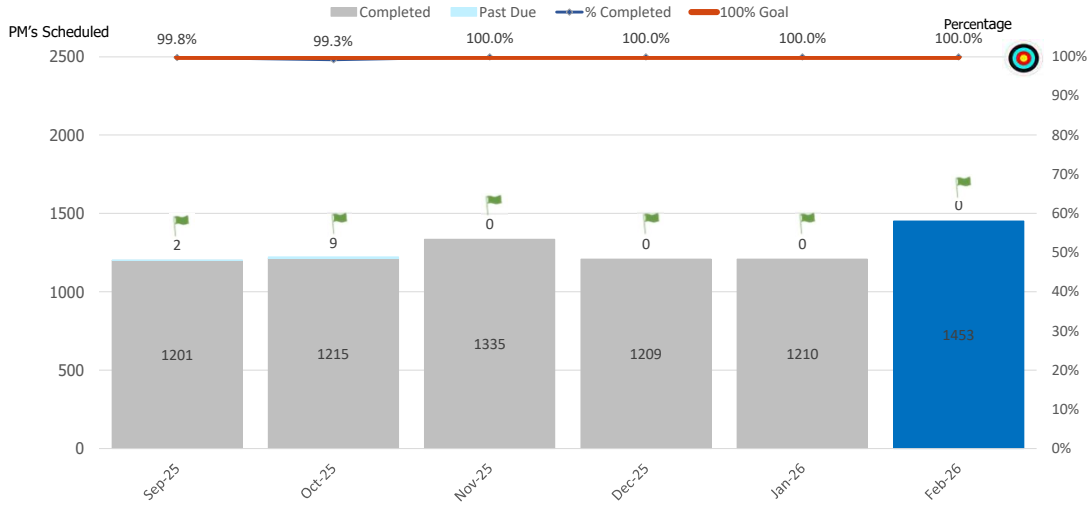


- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

Veolia BANCRO		
	Monday, March 2, 2026 Snapshot	Yearly Average
Open SWOs	1929	1887
Past Due SWOs	0	1

Judicial Council of California 45

Pride NCRO - Preventive Maintenance

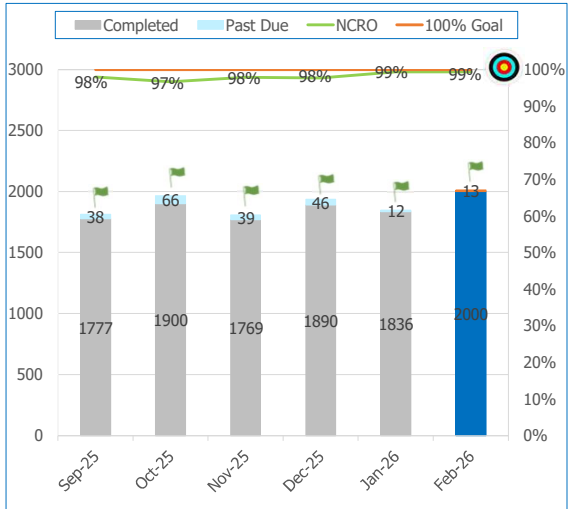


- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE NCRO		
Monday, March 2, 2026 Snapshot		Yearly Average
Scheduled PMs	1453	1257
Past Due PMs	0	3

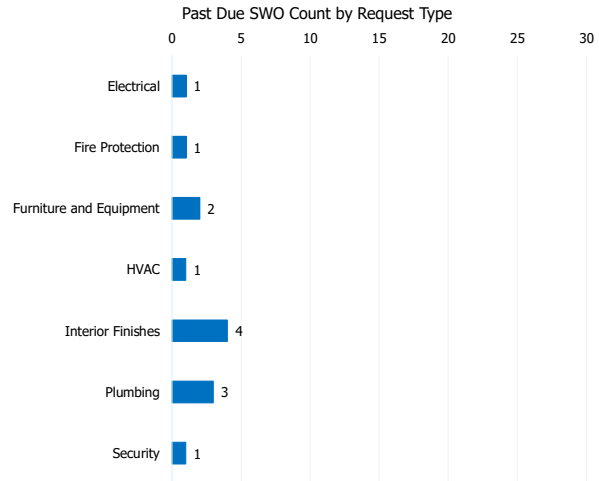
Judicial Council of California 46

Pride NCRO – Past Due SWOs



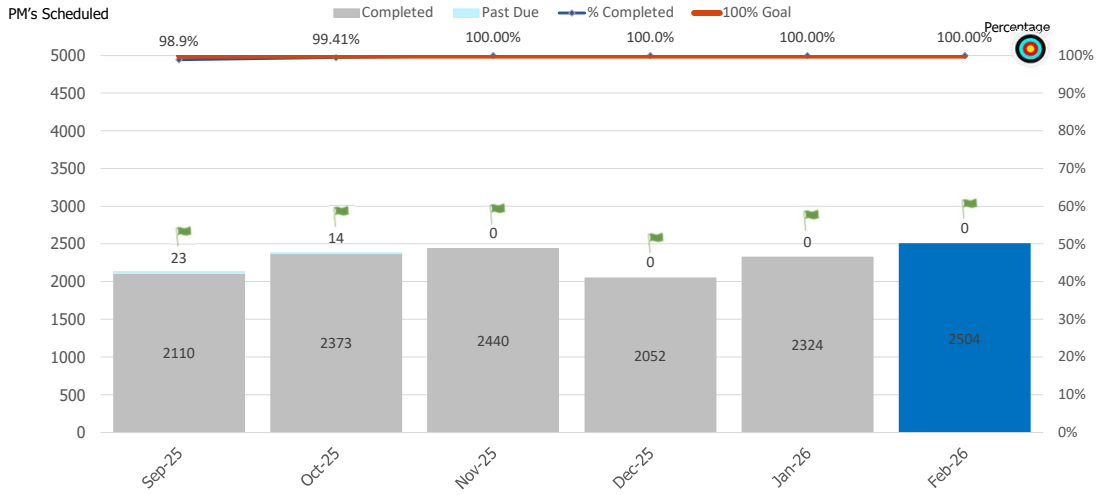
- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE NCRO		
Monday, March 2, 2026 Snapshot		Yearly Average
Open SWOs	2013	1906
Past Due SWOs	13	42



Judicial Council of California 47

Pride SRO - Preventive Maintenance

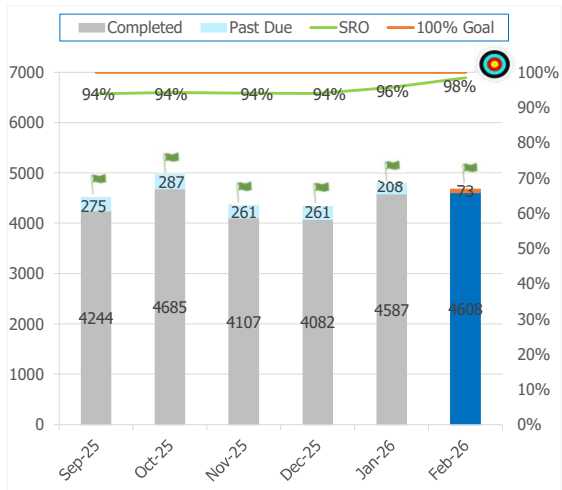


- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

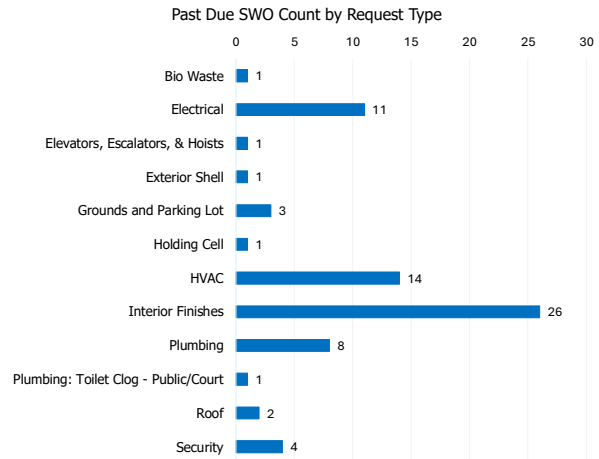
PRIDE SRO	
Monday, March 2, 2026 Snapshot	Yearly Average
Scheduled PMs	2504
Past Due PMs	0

Judicial Council of California 48

Pride SRO – Past Due SWOs



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

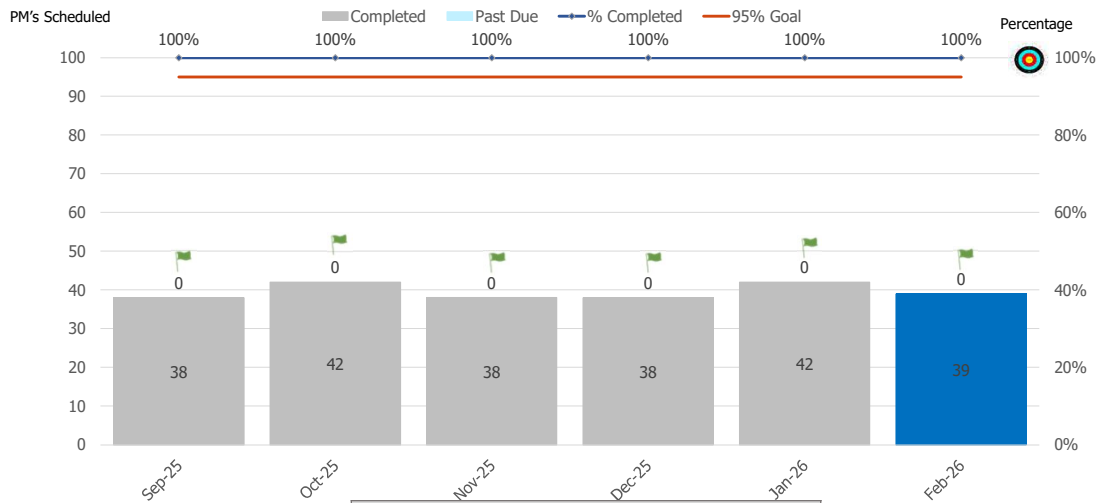


PRIDE SRO	
Monday, March 2, 2026 Snapshot	Yearly Average
Open SWOs	4681
Past Due SWOs	73

Judicial Council of California 49

Delegated Court Performance Report

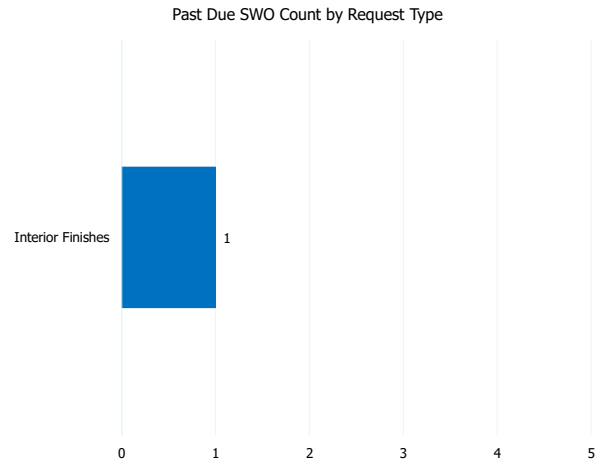
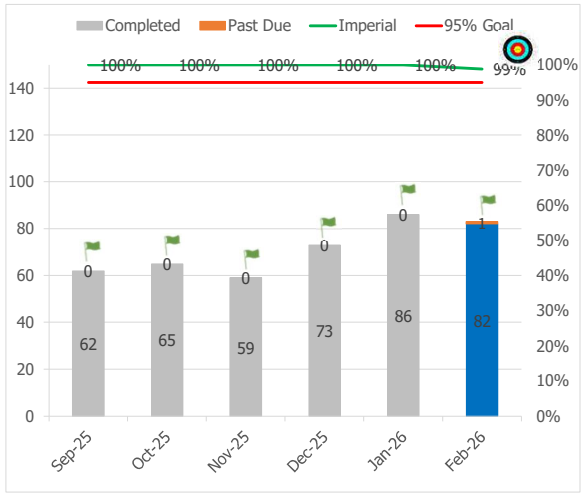
Imperial Court - Preventive Maintenance



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

Imperial County		
	Monday, March 2, 2026 Snapshot	Yearly Average
Scheduled PMs	39	39
Past Due PMs	0	0

Imperial Court – Past Due SWOs

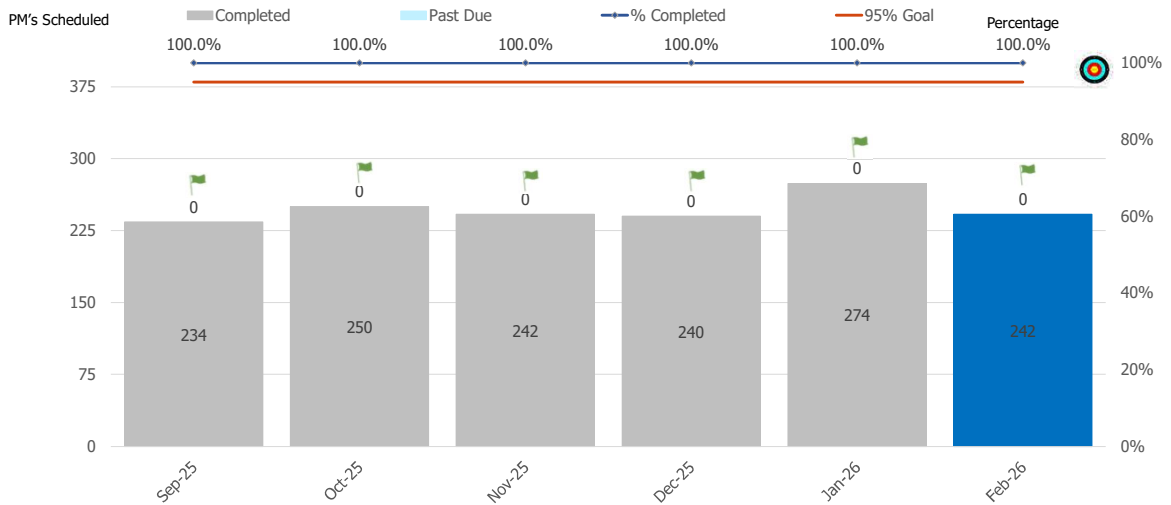


■ 5% or less Meets expectations
■ 6% + Does not meet expectations

Imperial County		
	Monday, March 2, 2026 Snapshot	Yearly Average
Open SWOs	83	72
Past Due SWOs	1	0

Judicial Council of California 52

Orange Court - Preventive Maintenance

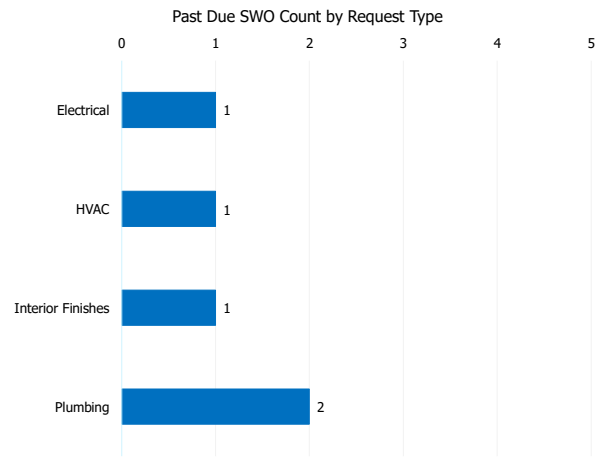
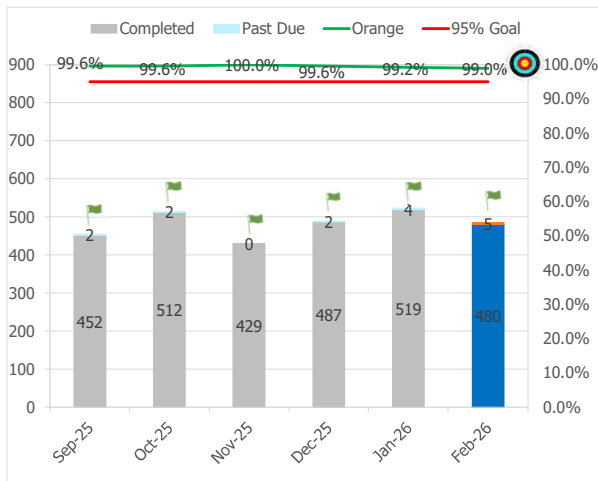


■ 5% or less Meets expectations
■ 6% + Does not meet expectations

Orange County		
	Monday, March 2, 2026 Snapshot	Yearly Average
Scheduled PMs	242	245
Past Due PMs	0	0

Judicial Council of California 53

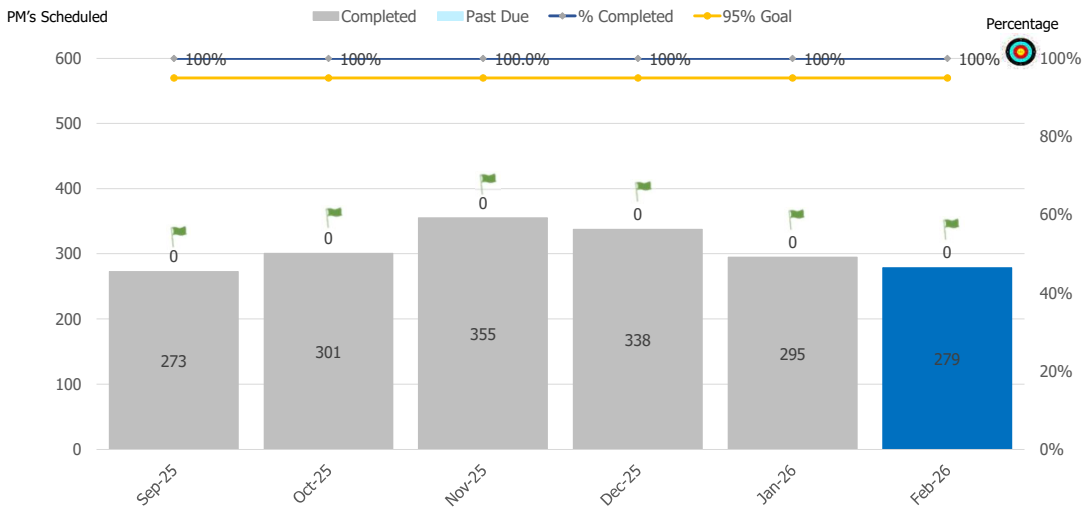
Orange Court – Past Due SWOs



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

Orange County		
	Monday, March 2, 2026 Snapshot	Yearly Average
Open SWOs	485	489
Past Due SWOs	5	3

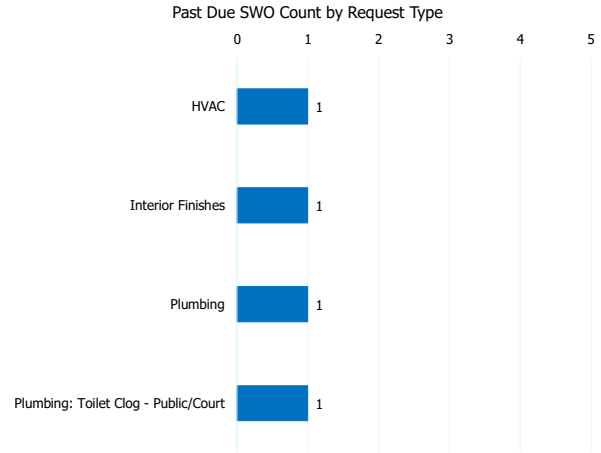
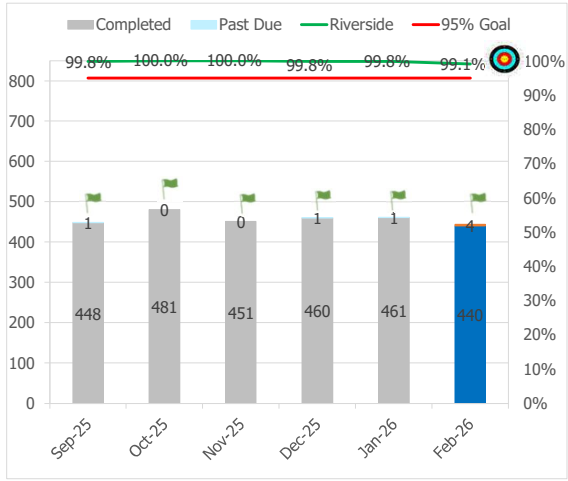
Riverside Court - Preventive Maintenance



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

Riverside County		
	Monday, March 2, 2026 Snapshot	Yearly Average
Scheduled PMs	279	294
Past Due PMs	0	0

Riverside Court – Past Due SWOs



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

Riverside County		
	Monday, March 2, 2026 Snapshot	Yearly Average
Open SWOs	444	448
Past Due SWOs	4	1



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

Meeting Date 04/06/2026

Information Item 1 – Preventative Maintenance Spotlight Projects

Summary:

Update on preventative maintenance projects.

Supporting Documentation:

- See Presentation

Information Item 1

Preventative Maintenance Highlights

P1 Avoidance

Maria Atayde-Scholz
Principal Manager | Facilities Operations

Judicial Council of California 57

Los Angeles – Compton Courthouse – 19-AG1

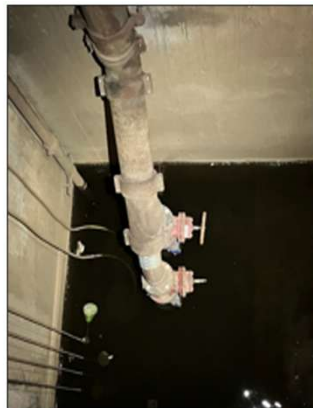
Weekly Rounds and Readings Preventive Maintenance

Deficiencies Found:

Inspection found sump pump failing due to wear.

Prevention:

Replacement of pump and deteriorating pipe connectors avoided flooding in the basement and parking lot.



Pump and pipe connector

Judicial Council of California 58

San Joaquin – Stockton Courthouse – 39-F1

Annual Fire Alarm System Preventive Maintenance

Deficiencies Found:

Backup batteries on panel were at the end of their lifespan and failing to hold full charge.

Prevention:

Replacement of batteries avoided failure of horns, strobes and speakers to activate during a fire.



Judicial Council of California 59

Kern – Arvin/Lamont Branch – 15-H1

Monthly Generator Testing Preventive Maintenance

Deficiencies Found:

Coolant hoses, thermostat and belts were deteriorating due to age and wear and tear.

Prevention: FM-2009824

Replacement of hoses, thermostat and belts avoided the Generator overheating leading to shutdown during an outage.



Judicial Council of California 60

Los Angeles – Chatsworth Courthouse – 19-AY1

Monthly Fire Life Safety Preventive Maintenance

Deficiencies Found:

Pre-action air compressor was not maintaining system air pressure for fire suppression.

Prevention: FM 2010002

Replacement of compressor avoided failure of water release during a fire or unexpected water discharge damaging property.



Judicial Council of California 61

Riverside - Riverside Family Law Court - 33-A1

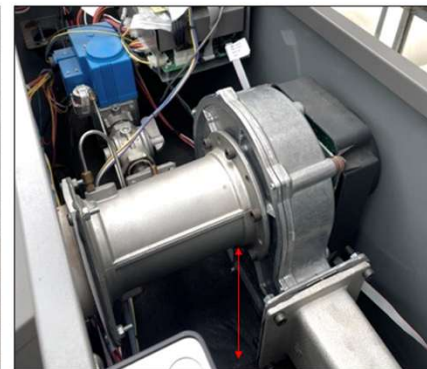
Quarterly Boiler Preventative Maintenance

Deficiencies Found:

Inducer motor was found making excessive noise and control board was corroding.

Prevention: FM 25-0130-AB

Replacement of motor and board avoided a complete shutdown of the boiler affecting the heating to the building.



Inducer Motor

Judicial Council of California 62

Orange - Central Justice Center - 30-A1

Annual Air Handler Unit (HVAC) Preventive Maintenance

Deficiencies Found:

Compressor gasket assembly kit had signs of wear and tear resulting in a refrigerant leak.

Prevention: FM 25-0719-AB

Replacement of gasket assembly kit avoided the unit from overheating and premature failure of the Air Handler Unit affecting cooling of the building.



Testing for refrigerant
leak



Worn out gasket