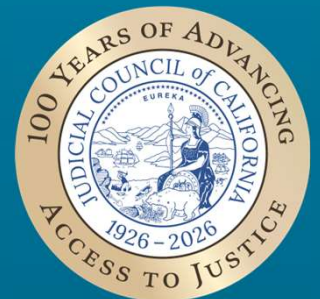


Trial Court Facility Modification Advisory Committee Meeting

May 18, 2026



Call to Order and Roll Call

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

Consent Calendar

- Minutes from open meeting on April 6, 2026

Director's Report

- FM Funding Update
- Feasibility Study for Service Provider Contract Re compete
- May Revise Update

Action Item 1

FY 25–26 FM Program Budget Actions

- Reallocate \$500K from the *Statewide FM Planning* budget to the Priority 2 FMs over \$100K budget

Action Item 1

FY 25–26 FM Program Budget Actions

FY 2025 - 2026 (\$1,000s)					
Description	Original Budget Amount	Revision	New Budget Amount	Reconciled Expenditure	Funds Available
Statewide FM Planning	\$3,000	(\$2,000)	\$1,000	\$919	\$81
Priority 1 FMs	\$30,000	\$0	\$30,000	\$28,229	\$1,771
FMs Less Than \$100K	\$8,000	\$1,500	\$9,500	\$8,620	\$880
Planned FMs	\$3,137	\$0	\$3,137	\$3,137	\$0
FMs Over \$100K	\$37,627	\$500	\$38,127	\$38,024	\$103
Totals	\$81,764	\$0	\$81,764	\$78,929	\$2,835

Action Item 2

List A – Emergency Facility Modifications (Priority 1)

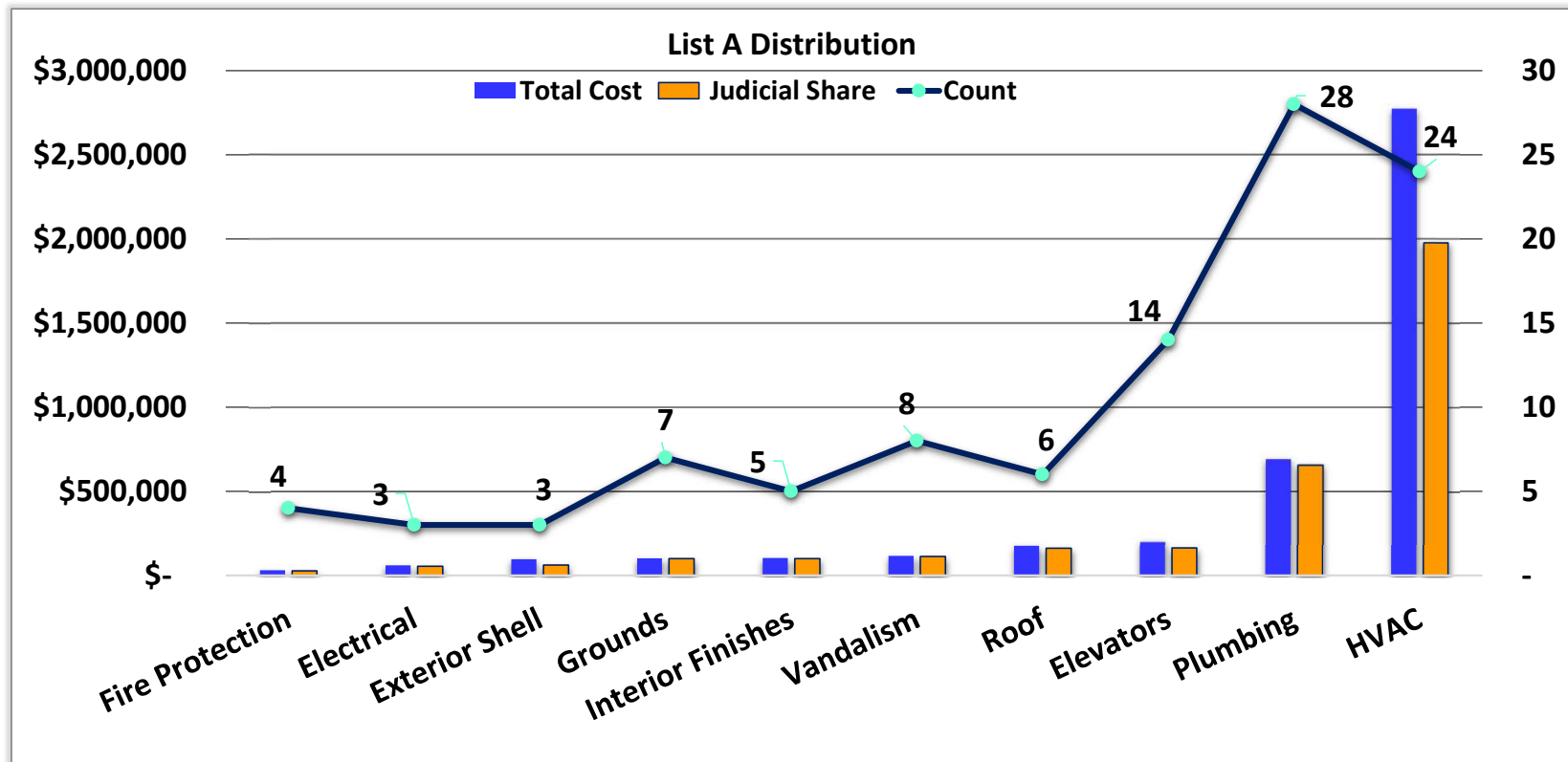
- There are 102 new P1 FMs this period
- Total estimated FM Program budget share is \$3,414,879

FY 25-26 P1 Budget Allocation	Prior Approvals for FY 25-26	Proposed Approvals	Adjustment to Prior Approvals*	Adjusted Remaining Balance
\$30,000,000	\$26,088,516	\$3,414,879	\$1,274,522	\$1,771,127

* Overages/savings for approved project costs

Action Item 2

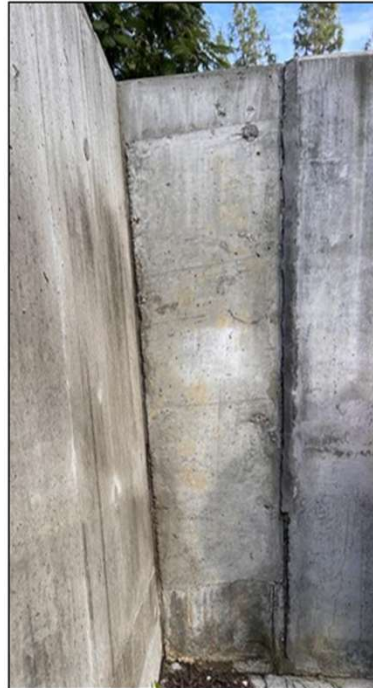
List A – Emergency Facility Modifications (Priority 1)



Action Item 2

List A – Emergency Facility Modifications (Priority 1)

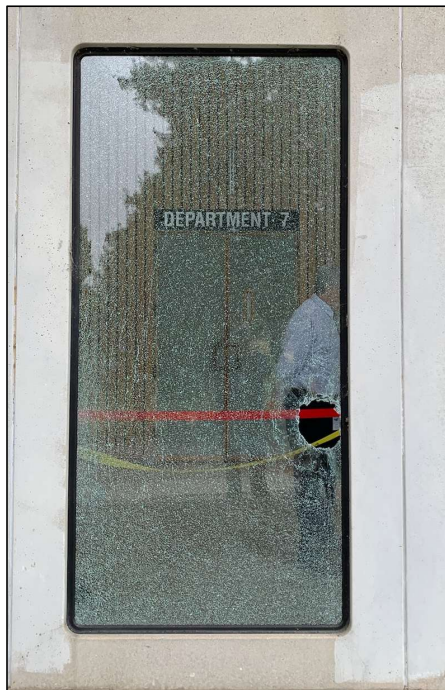
FM-25-0645-AB - Edmund D. Edelman Children's Court - Los Angeles - Exterior Shell



Action Item 2

List A – Emergency Facility Modifications (Priority 1)

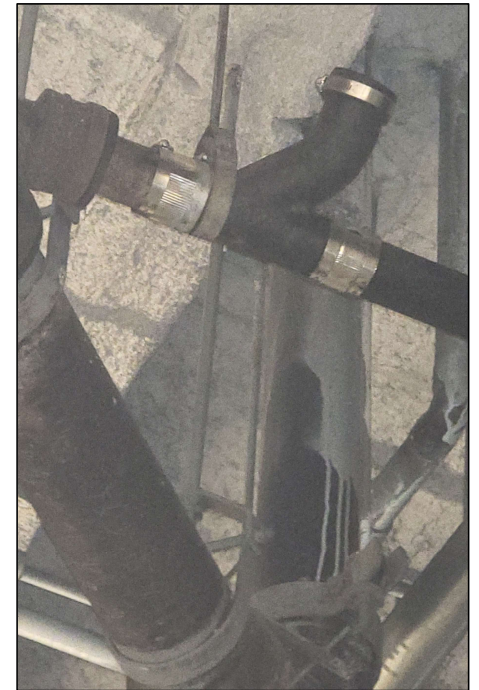
FM-25-0983-AB - Main Courthouse - Santa Cruz - Vandalism



Action Item 2

List A – Emergency Facility Modifications (Priority 1)

FM-25-1041-AB - Metropolitan Courthouse - Los Angeles - Plumbing



Action Item 3

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

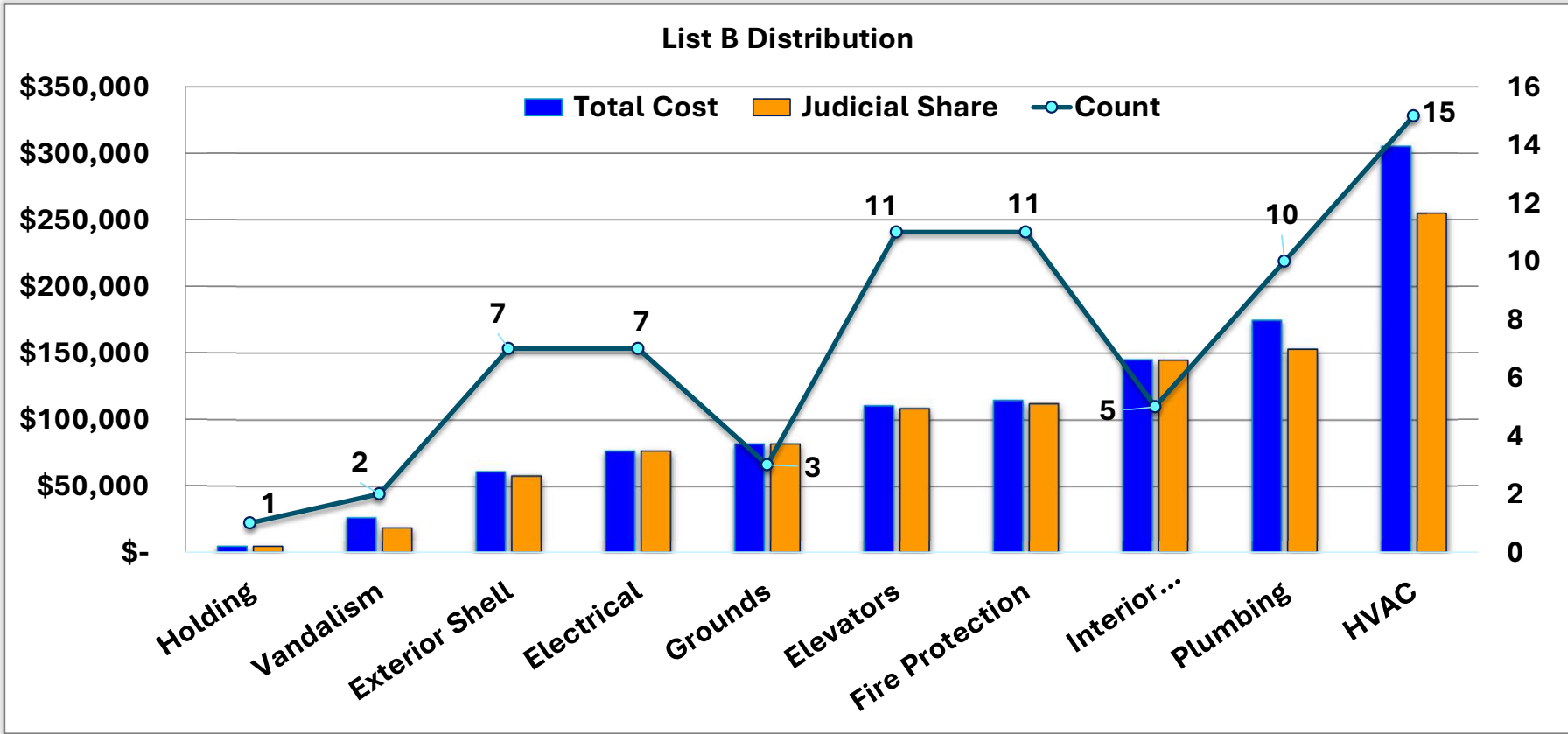
- There were 72 new P2 FMs under \$100K this period
- Total estimated FM Program budget share is \$1,014,202

FY 25-26 P2 Budget Allocation	Prior Approvals for FY 25-26	Proposed Approvals	Adjustment to Prior Approvals*	Adjusted Remaining Balance
\$9,500,000	\$7,852,488	\$1,014,202	\$247,169	\$880,478

* Overages/savings for approved project costs

Action Item 3

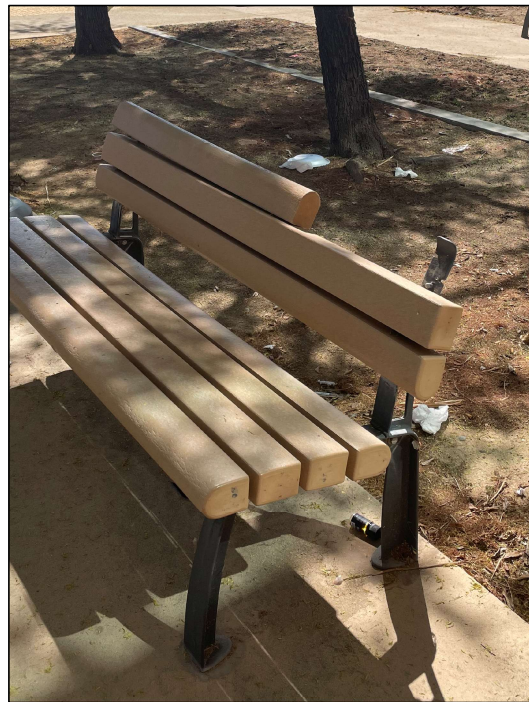
List B – Facility Modifications Under \$100K (Priority 2)



Action Item 3

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

FM-25-0932-AB - Antonovich Antelope Valley Courthouse - Los Angeles - Vandalism



Action Item 3

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

FM-25-0066-AB - Figueroa Division - Santa Barbara - Grounds and Parking Lot



Action Item 4

List C – Cost Increases Over \$50K

- Impacts 7 FM project
- Total FM Value - \$4,088,674
- Program Budget Impact - \$4,054,463

Action Item 4

List C – Cost Increases Over \$50K

San Bernardino - Rancho Cucamonga Courthouse – Roof (County Managed)

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Bernardino	Rancho Cucamonga Courthouse	36-F1	FM-0143517	\$ 1,654,087	\$ 3,309,392	\$ 1,655,305
Reason for Increase: Cost increase due to delays in completing the project and receiving final invoices from the county prior to funds reverting.						
Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$1,655,305.						

Action Item 4

List C – Cost Increases Over \$50K

San Bernardino - Rancho Cucamonga Courthouse – Plumbing (County Managed)

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Bernardino	Rancho Cucamonga Courthouse	36-F1	FM-2001242	\$ 454,472	\$ 2,302,174	\$ 1,847,702
Reason for Increase: Cost increase due to delays in completing the project and receiving final invoices from the county prior to funds reverting.						
Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$1,847,702.						

Action Item 4

List C – Cost Increases Over \$50K

Los Angeles - Stanley Mosk Courthouse - Electrical

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Stanley Mosk Courthouse	19-K1	FM-2003953	\$ 477,913	\$ 605,736	\$ 127,823

Reason for Increase: Cost increase is due to additional temporary generator rental costs due to testing delays and the installation of a code required annunciator panel omitted from bid documents.

Notes: FM Program Budget Share is 97.26%, therefore cost increase to FM Budget is \$124,321.

Action Item 4

List C – Cost Increases Over \$50K

Riverside - Riverside Hall of Justice - HVAC

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Riverside	Riverside Hall of Justice	33-A3	FM-2008329	\$ 200,299	\$ 259,862	\$ 59,563
Reason for Increase: Cost increase is due to new refrigerant requirements effective January 2026. The requirements resulted in component upgrades and additional labor costs not included in the bid.						
Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$59,563.						

Action Item 4

List C – Cost Increases Over \$50K

Los Angeles - Monrovia Training Center - Exterior Shell

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Monrovia Training Center	19-N1	FM-2002892	\$ 3,629,960	\$ 3,790,060	\$ 160,100
Reason for Increase: Cost increase is due to additional AHJ requirements related to foundation and electrical work not identified at the time of bid.						
Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$160,100.						

Action Item 4

List C – Cost Increases Over \$50K

Los Angeles - Inglewood Juvenile Courthouse – HVAC (DMF 4)

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Inglewood Juvenile Courthouse	19-E1	FM-0142725	\$ 902,338	\$ 988,283	\$ 85,945
Reason for Increase: The cost increase is due to funds being inadvertently disencumbered, resulting in insufficient funds to complete the project.						
Notes: FM Program Budget Share is 80.78%, therefore cost increase to FM Budget is \$69,426.						

Action Item 4

List C – Cost Increases Over \$50K

Orange - Stephen K Tamura Courthouse - Interior Finishes

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Orange	Stephen K Tamura Courthouse	30-D1	FM-2008834	\$ 2,518,689	\$ 2,670,925	\$ 152,236

Reason for Increase: The cost increase is due to unforeseen site conditions related to additional areas of slab settlement identified during the injection process, repair of damaged walls and door frames due to settlement, and increased inspection costs due to additional work areas and night work.

Notes: FM Program Budget Share is 90.68%, therefore cost increase to FM Budget is \$138,048.

Action Item 5

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

- Impacts 8 FM projects
- Total FM Value - \$4,843,719
- Program Budget Impact - \$4,619,958

Action Item 6

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

- Approve draft Trial Court Facility Modifications Report for Quarter 3 of Fiscal Year 2025-26 to be submitted to the Judicial Council as an Information-Only item

Discussion Item 1

List E – Court Funded Requests

Approved CFRs:

1. Riverside - (Facilities Related) - Larson Justice Center - \$175,000
2. San Benito - (Facilities Related) - San Benito County Superior Court - \$1,231,691
3. San Bernardino - (Facilities Related) - Multiple - \$98,873
4. Ventura – (Lease) - 100 Hill Road - \$1,579,960

There were no cancelled CFRs this reporting period.

Equipment Facility Condition Assessments

Discussion Item 2



Assessment Criteria

- Determine if Deferred Maintenance Projects have improved building operating life.
- Selected 11 buildings that have a high count of equipment/asset replacement in the last 7 years.
- Service Providers inspected equipment condition and performance
- Compared findings to the 2019 Facilities Condition Assessment (FCA) report.

Building List

County	Building	Building Name	Year Built	Equipment/Assets Observed (FM Projects Completed)	Cost
Alameda	01-B3	Wiley Manuel Courthouse	1978	Boilers, BMS Controls, Fire Alarm System, Roof	\$ 2,239,303
Alameda	01-D1	Hayward HOJ	1977	BMS Controls, Elevators, Fire Alarm System, Roof	\$ 4,900,003
Contra Costa	07-A2	Wakefield Taylor Courthouse	1901	BMS Controls, Elevators, Roof	\$ 9,255,886
Fresno	1-Oct	BF Sisk Courthouse	1967	Boilers, Chiller, Roof	\$ 1,037,658
Los Angeles	19-AC1	San Fernando Courthouse	1984	BMS Controls, Chiller, Cooling Tower, Elevators, Roof	\$ 13,019,194
Los Angeles	19-AG1	Compton Courthouse	1977	BMS Controls, Cooling Tower, Fire Alarm System	\$ 16,660,926
Los Angeles	19-C1	Torrance Courthouse	1967	BMS Controls, Chiller, Elevators	\$ 2,698,484
San Bernardino	36-J1	Barstow Courthouse	1976	Air Handler Unit, BMS Controls, Boiler, Elevators	\$ 1,922,960
San Diego	37-F2	North County Regional Center	1975	Air Handler Unit, Elevators, Roof	\$ 11,432,841
San Mateo	41-C1	San Mateo Northern Branch	1961	Elevators, Fire Alarm System, HVAC Condenser Unit	\$ 2,318,912
Santa Barbara	42-B1	Figueroa Division	1953	BMS Controls, Chiller and Chilled Water Loop Piping	\$ 2,521,358

2019 FCA Survey Calculations

- **Calculate a Facility Cost Index which gives an indication of the buildings overall condition**

$FCI = \text{Immediate Repair Costs} / \text{Current Replacement Value of Building} * 100$

- **A lower score indicates a “Good “ condition**

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functional condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 65%

Updated Replacement Value (for 5-Year FCI)

- Referenced values from the 2019 report as our baseline
- Subtracted all work that was completed to date
- Escalated the remaining work to 2026 using the California Construction Cost Index/CCCI for consistency with the Replacement Value Cost
- Added remaining needed work and applied a 4% escalation compounded annually to get a total 5-year cost for each facility.

Assessment Results

Bldg. ID	County	Building Name	Built	Gross Building Area	2019 5-Year FCI	2025 5-Year FCI	2025 5-Year FCI (No FM Projects)	Cost
01-B3	Alameda	Wiley W. Manuel Courthouse	1978	196,277	20%	25%	26%	\$ 2,239,303
01-D1	Alameda	Hayward Hall of Justice	1977	184,785	19%	26%	28%	\$ 4,900,003
07-A2	Contra Costa	Wakefield Taylor Courthouse	1901	100,687	27%	31%	39%	\$ 9,255,886
10-O1	Fresno	B.F. Sisk Courthouse	1967	191,886	7%	20%	21%	\$ 1,037,658
19-AC1	Los Angeles	San Fernando Courthouse	1984	187,874	19%	15%	25%	\$ 13,019,194
19-AG1	Los Angeles	Compton Courthouse	1977	344,027	9%	13%	18%	\$ 16,660,926
19-C1	Los Angeles	Torrance Courthouse	1967	126,145	7%	26%	26%	\$ 2,698,484
36-J1	San Bernardino	Barstow Courthouse	1976	35,702	7%	20%	23%	\$ 1,922,960
37-F2	San Diego	North County Regional Center - North	1975	110,296	6%	8%	10%	\$ 11,432,841
41-C1	San Mateo	Northern Branch Courthouse	1961	57,300	19%	44%	47%	\$ 2,318,912
42-B1	Santa Barbara	Figueroa Division	1953	47,370	14%	24%	30%	\$ 2,521,358

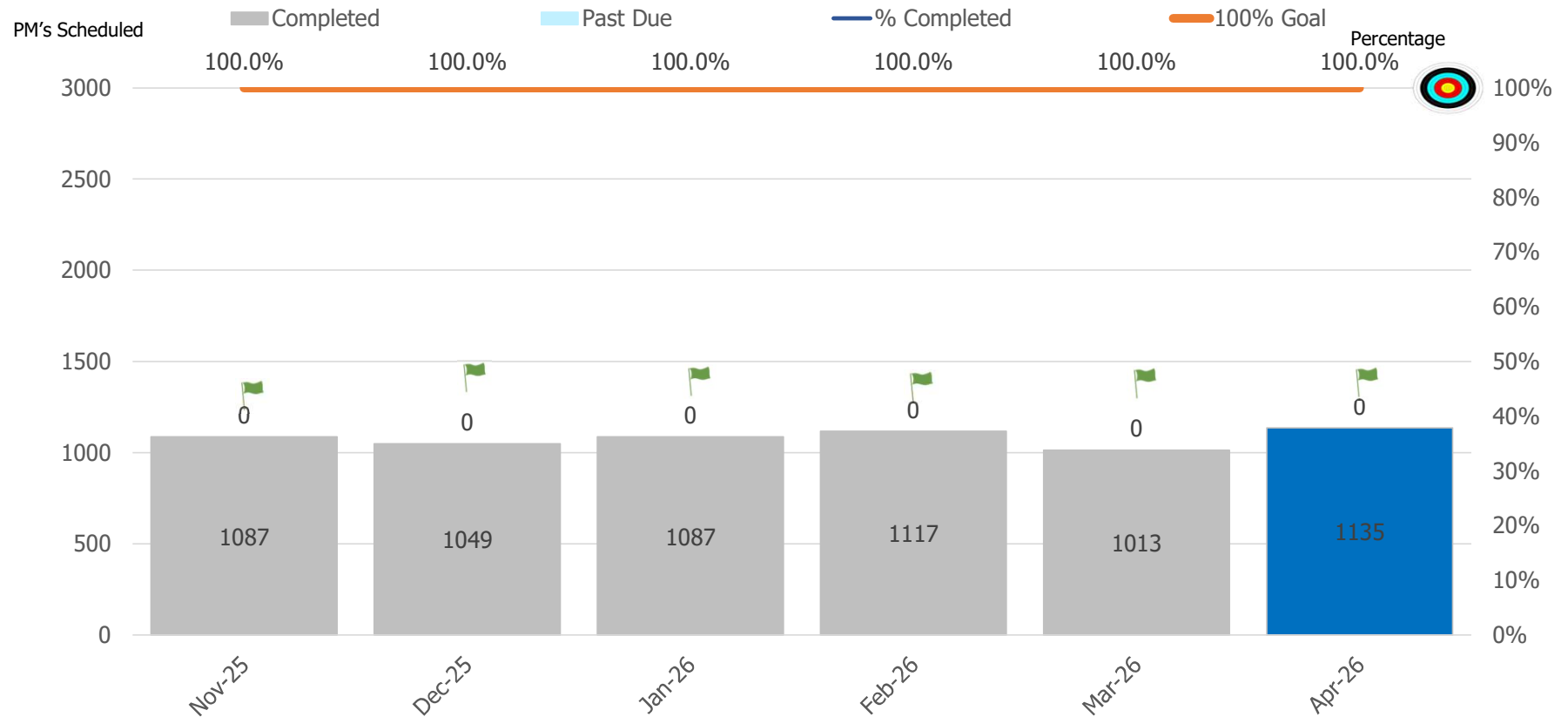
Conditions: Good Fair Poor Very Poor

Conclusion

- Upgrading equipment in older facilities leads to reduced repair costs.
- Replacing equipment does not address major deficiencies such as aging foundations, or building-wide outdated HVAC and plumbing systems.
- While new equipment offers immediate benefits, improvements to the FCA score remain minimal because the rating reflects the collective age and condition of the building.
- Addressing only select elements fails to significantly influence the assessment, since core issues continue to exist.

Service Provider Performance Report

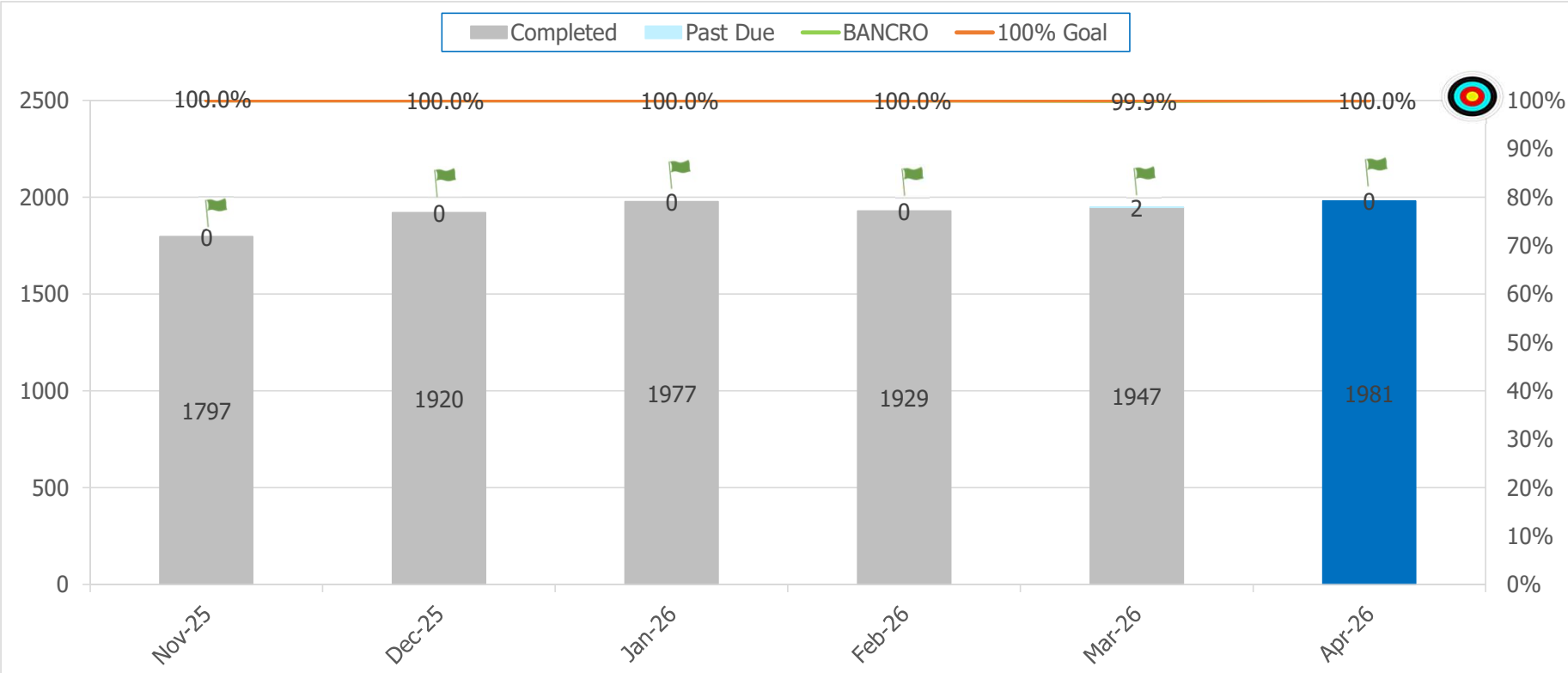
Veolia BANCRO - Preventive Maintenance



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

Veolia BANCRO		
	Friday, May 1, 2026 Snapshot	Yearly Average
Scheduled PMs	1135	1079
Past Due PMs	0	0

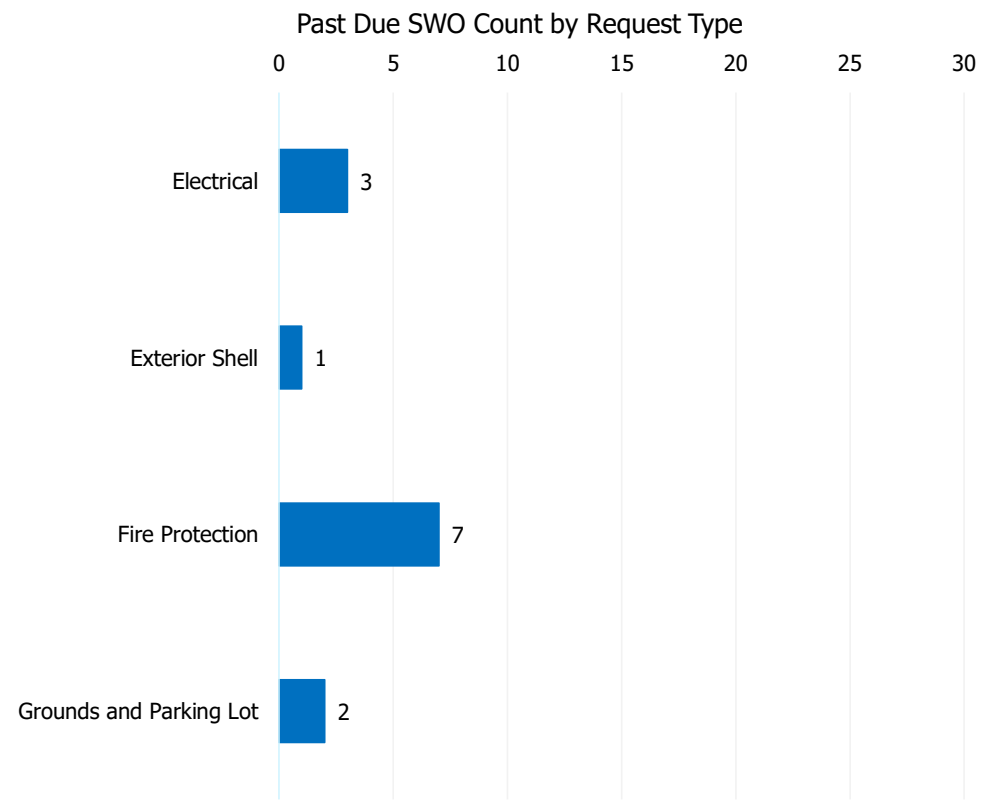
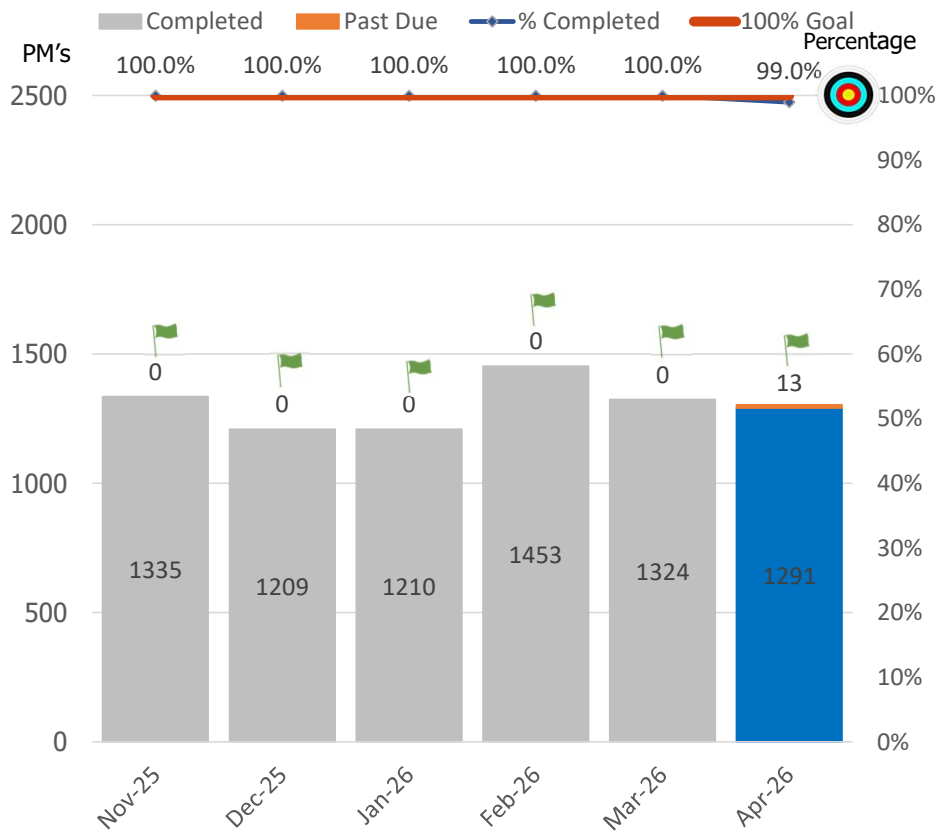
Veolia BANCRO – Past Due SWOs



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

Veolia BANCRO		
	Friday, May 1, 2026 Snapshot	Yearly Average
Open SWOs	1981	1912
Past Due SWOs	0	1

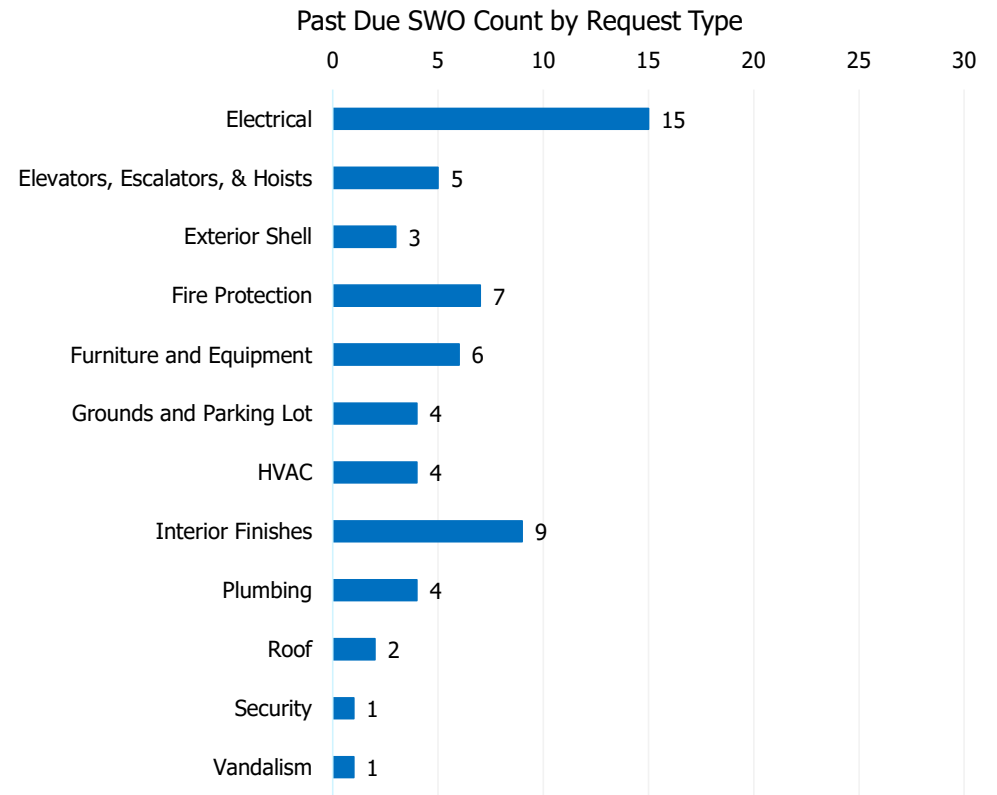
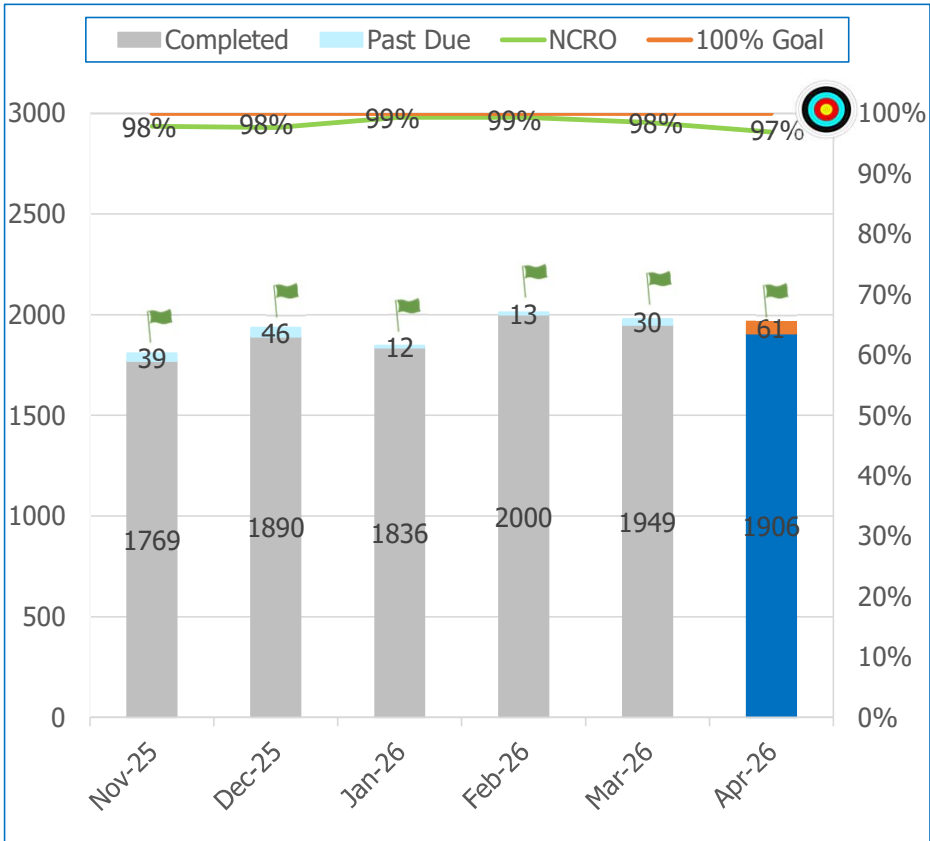
Pride NCRO - Preventive Maintenance



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

PRIDE NCRO		
Friday, May 1, 2026 Snapshot		Yearly Average
Scheduled PMs	1304	1276
Past Due PMs	13	3

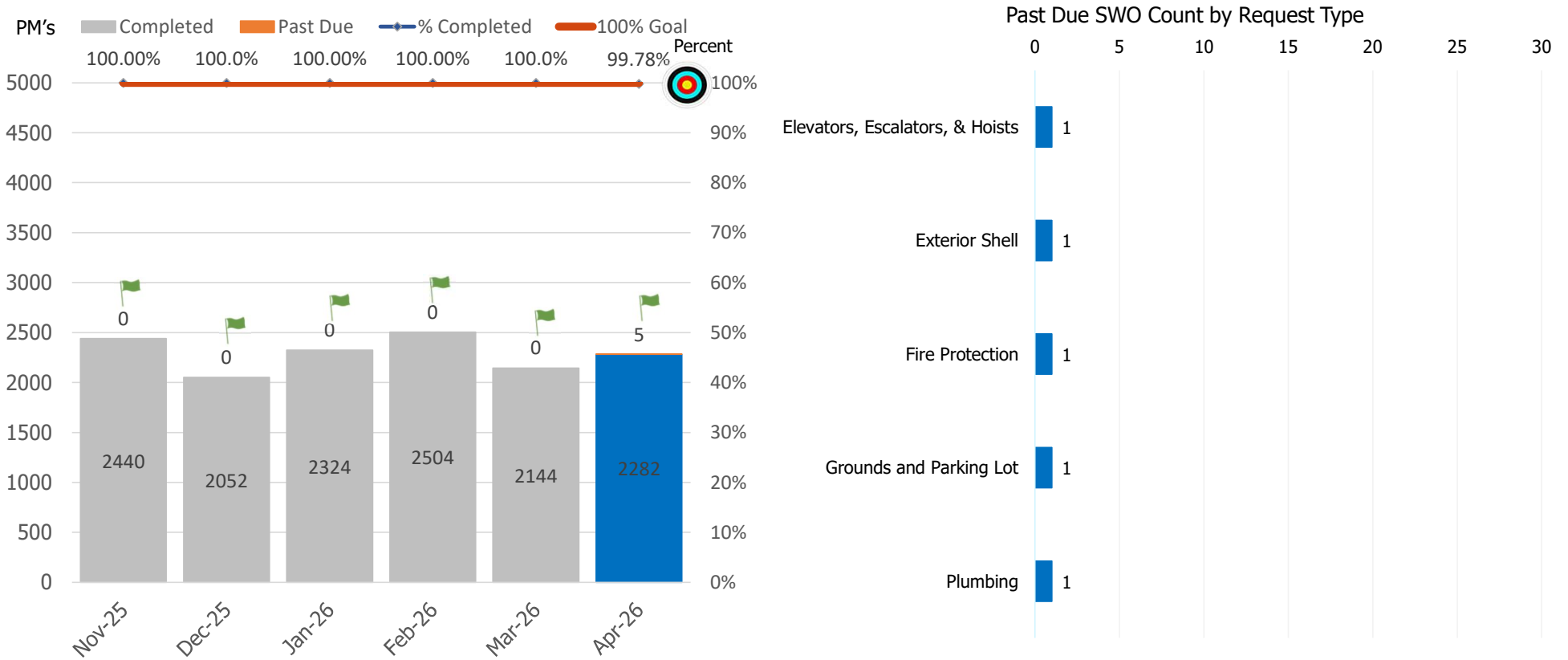
Pride NCRO – Past Due SWOs



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

PRIDE NCRO		
	Friday, May 1, 2026 Snapshot	Yearly Average
Open SWOs	1967	1915
Past Due SWOs	61	43

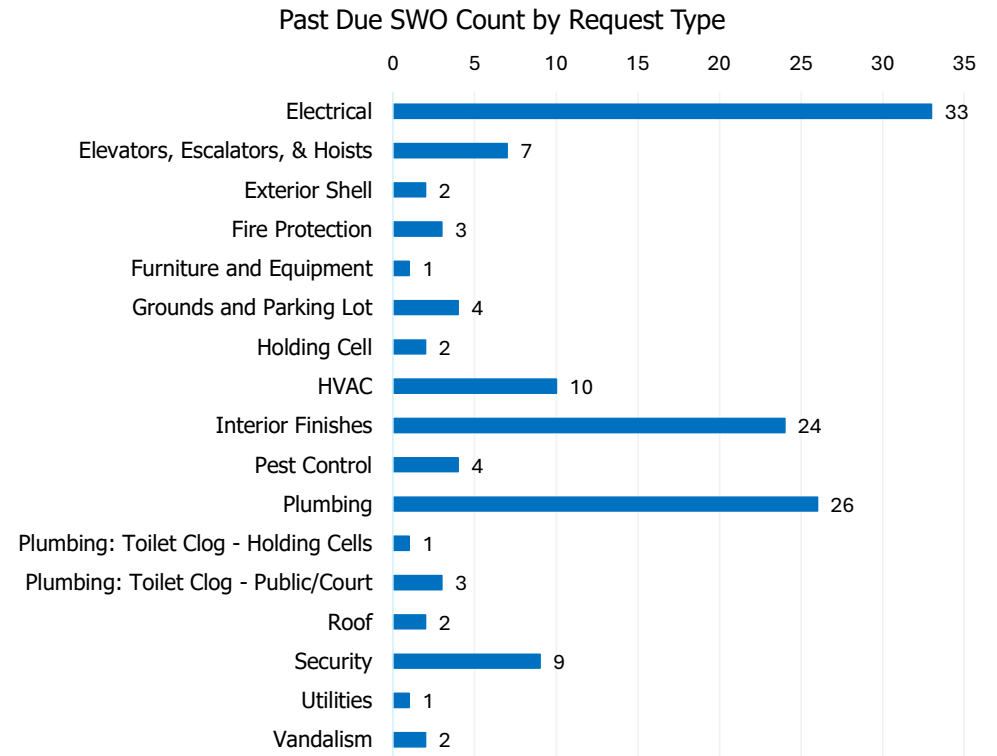
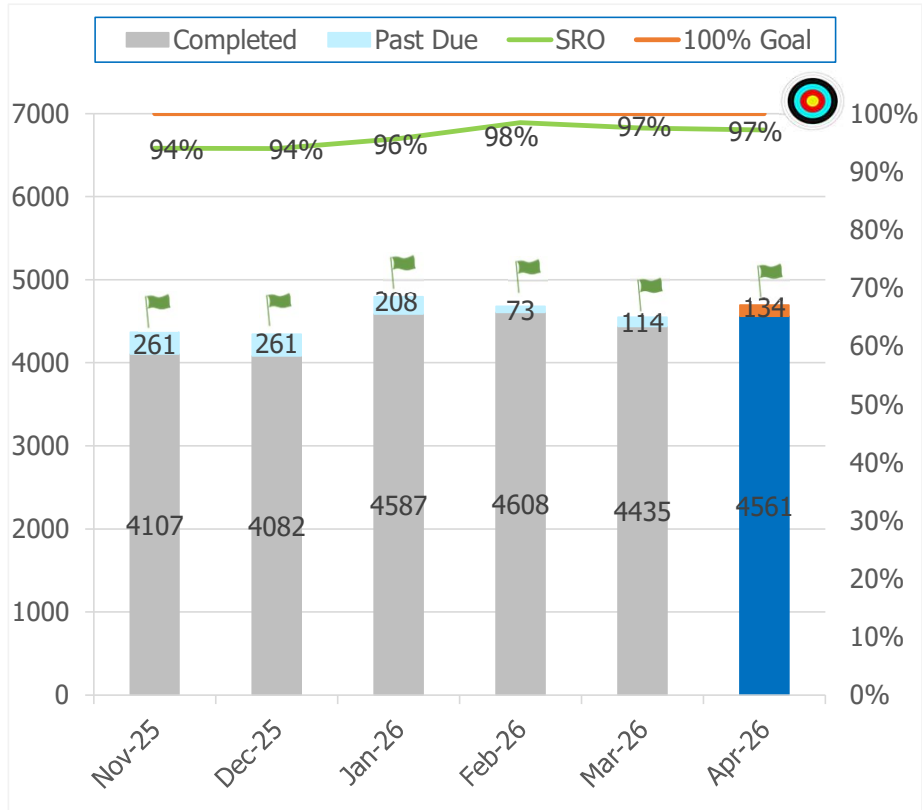
Pride SRO - Preventive Maintenance



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

PRIDE SRO		
Friday, May 1, 2026 Snapshot		Yearly Average
Scheduled PMs	2287	2289
Past Due PMs	5	7

Pride SRO – Past Due SWOs

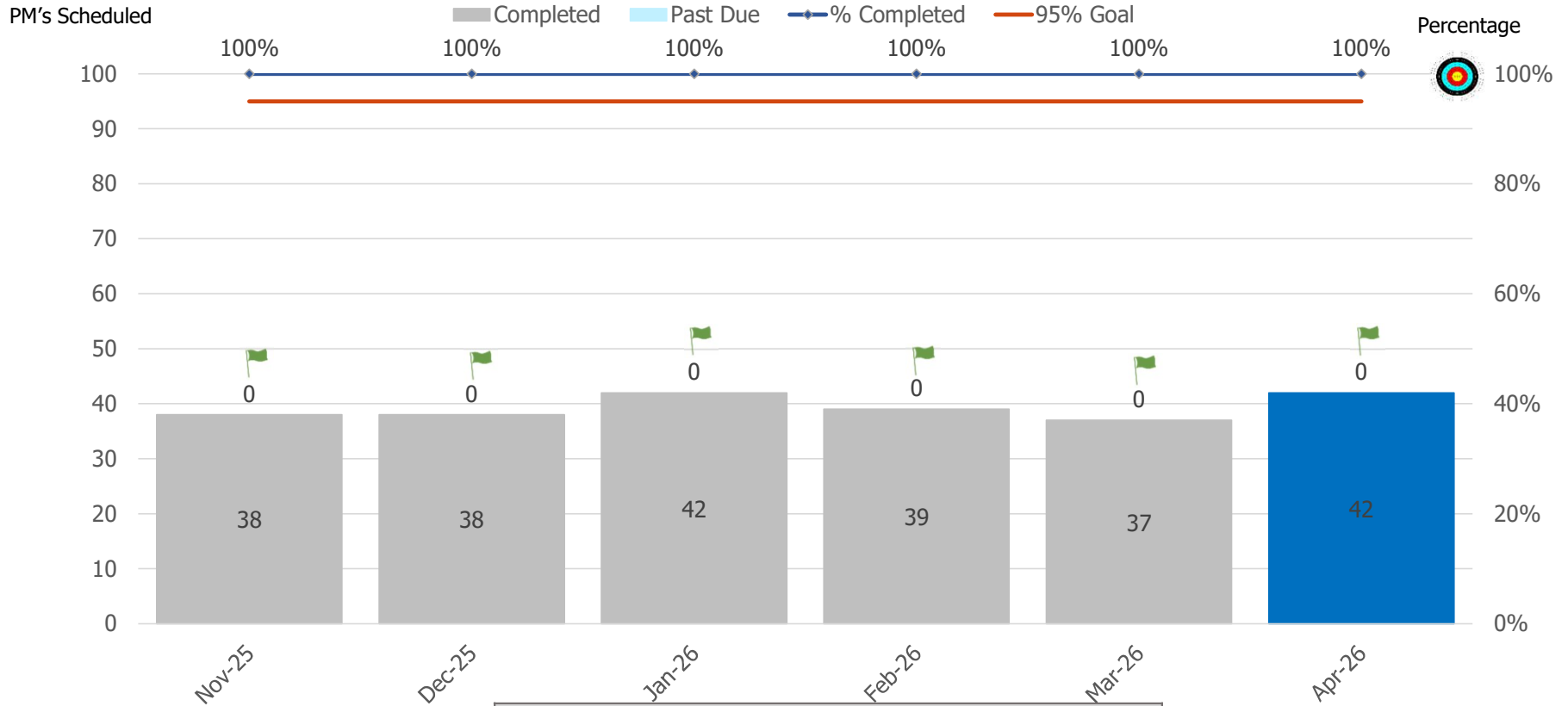




- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE SRO		
	Friday, May 1, 2026 Snapshot	Yearly Average
Open SWOs	4695	4640
Past Due SWOs	134	200

Delegated Court Performance Report

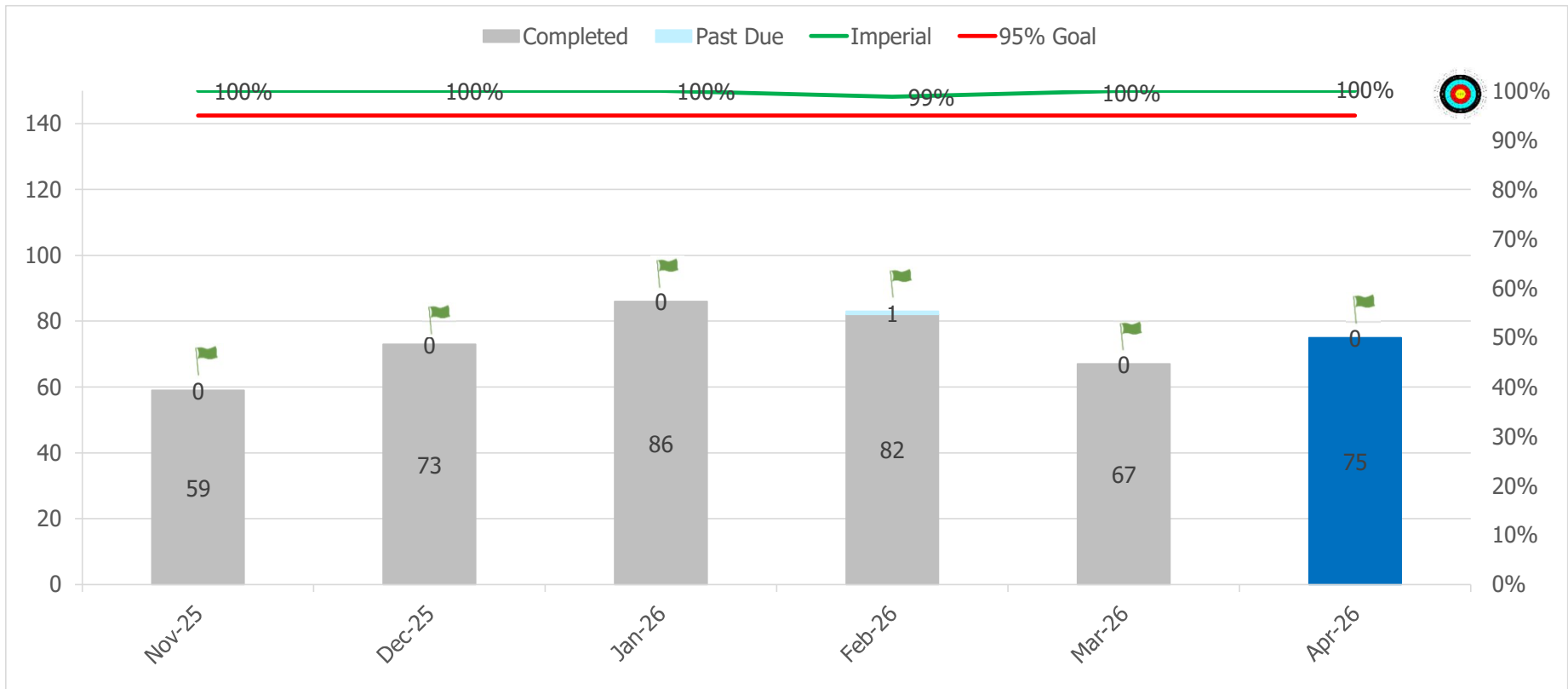
Imperial Court - Preventive Maintenance





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

Imperial County		
Friday, May 1, 2026 Snapshot		Yearly Average
Scheduled PMs	42	39
Past Due PMs	0	0

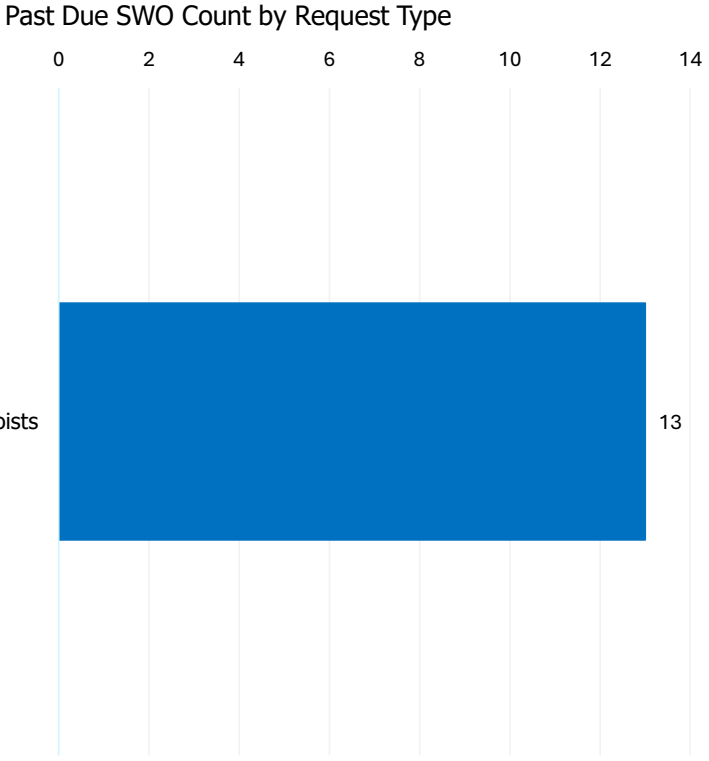
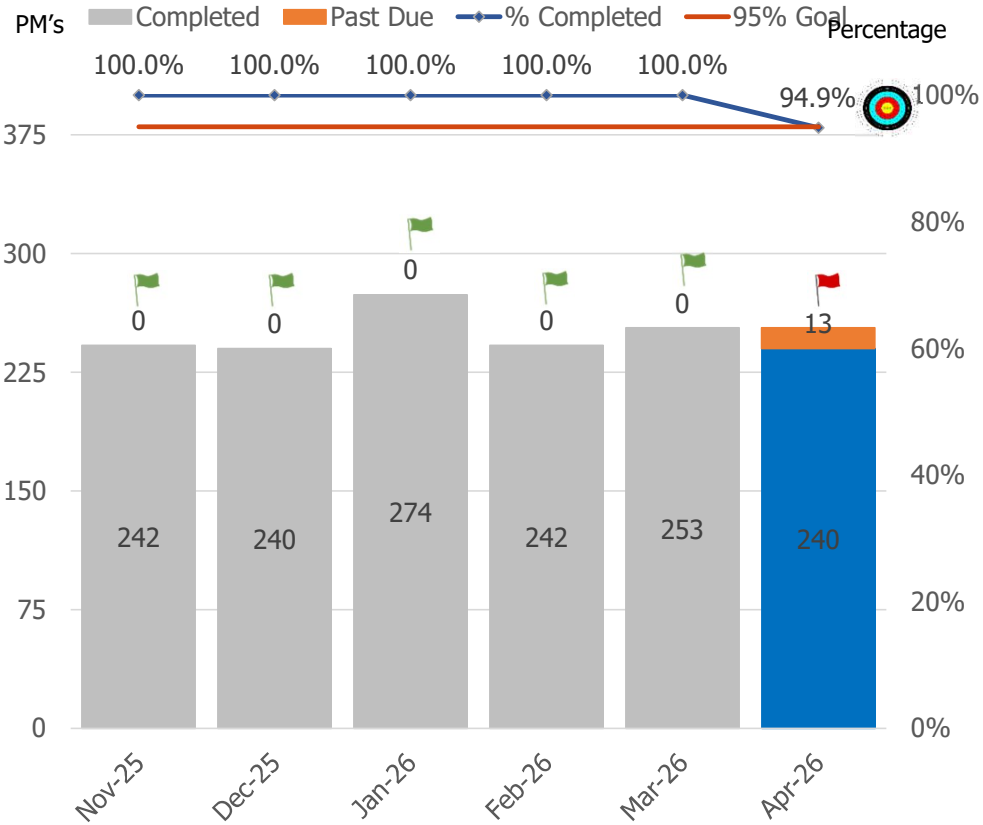
Imperial Court – Past Due SWOs



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

Imperial County		
Friday, May 1, 2026 Snapshot		Yearly Average
Open SWOs	75	71
Past Due SWOs	0	0

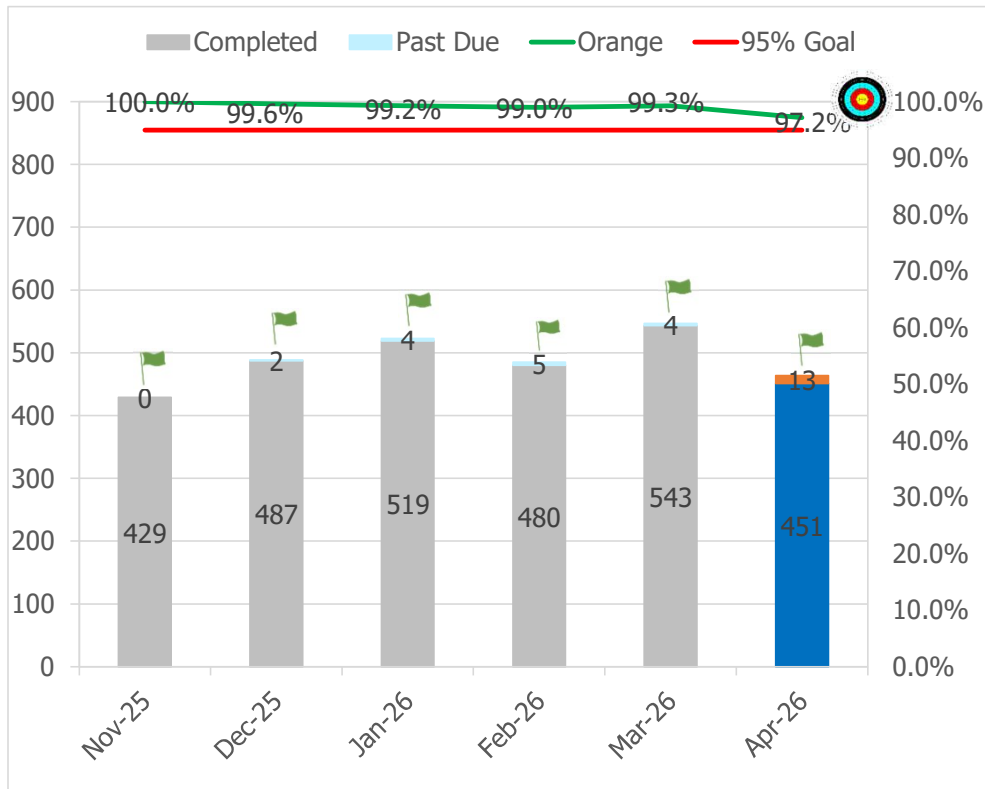
Orange Court - Preventive Maintenance



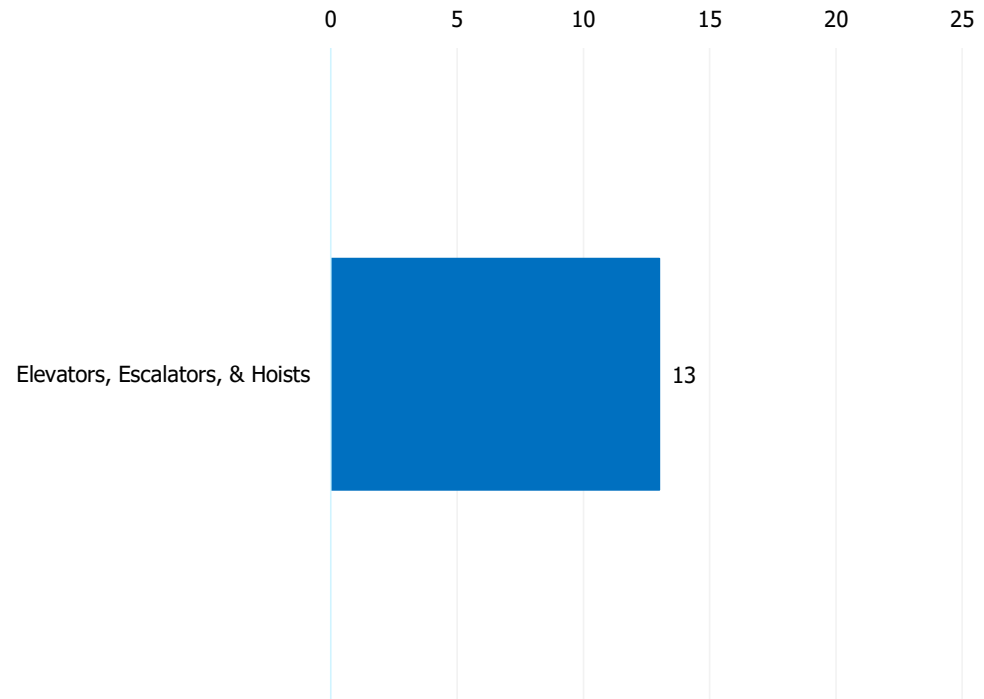
5% or less Meets expectations
 6% + Does not meet expectations

Orange County		
	Friday, May 1, 2026 Snapshot	Yearly Average
Scheduled PMs	253	248
Past Due PMs	13	1

Orange Court – Past Due SWOs



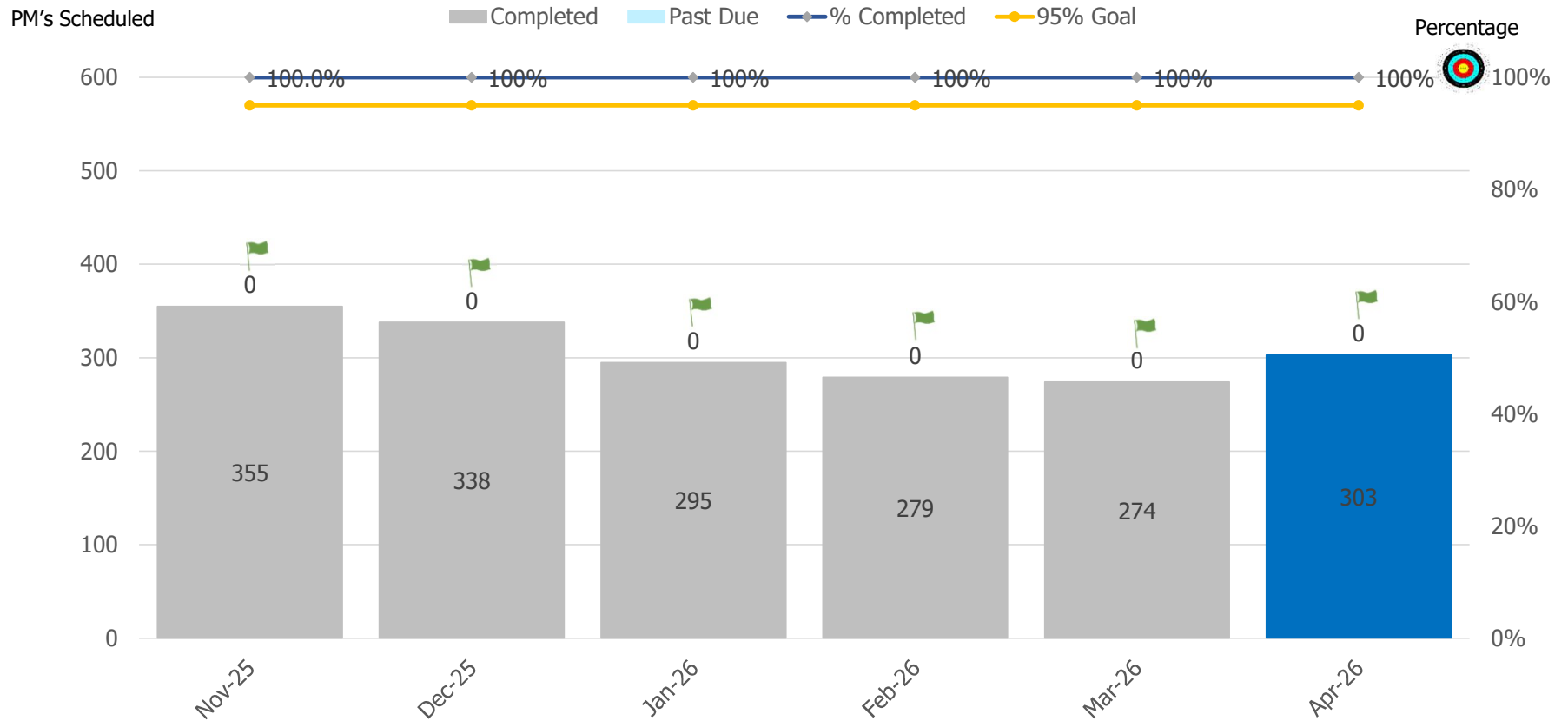
Past Due SWO Count by Request Type



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

Orange County		
	Friday, May 1, 2026 Snapshot	Yearly Average
Open SWOs	464	491
Past Due SWOs	13	4

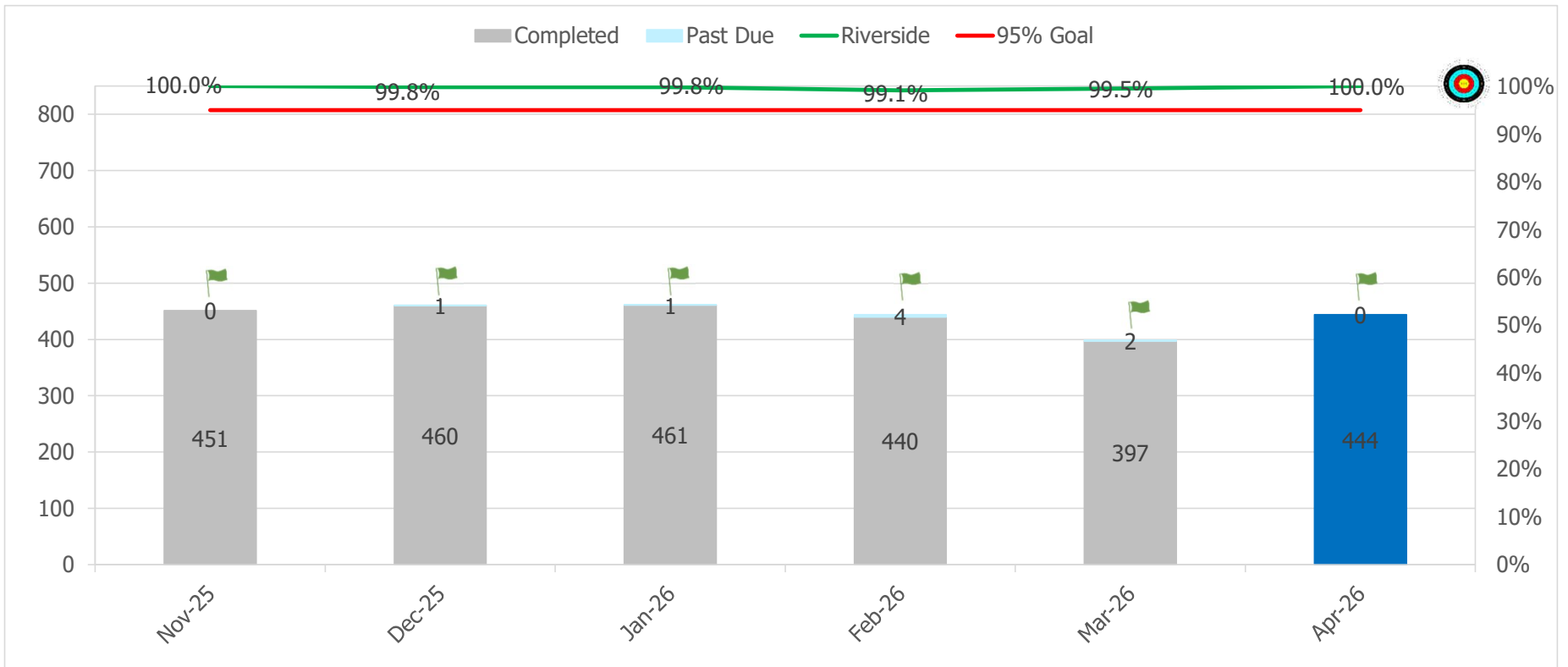
Riverside Court - Preventive Maintenance





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

Riverside County		
	Friday, May 1, 2026 Snapshot	Yearly Average
Scheduled PMs	303	295
Past Due PMs	0	0

Riverside Court – Past Due SWOs



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

Riverside County		
	Friday, May 1, 2026 Snapshot	Yearly Average
Open SWOs	444	447
Past Due SWOs	4	1

Information-Only Item 1 DMF-4 Projects Update

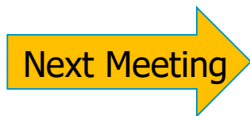
Project Status	Number of Projects	Original Estimate	Current Amount
Roof Projects			
Completed	10	\$ 5,977,744	\$ 14,499,838
Cancelled	2	\$ 2,175,371	\$ 82,523
Deferred for the next DMF due to funding restraints	17	\$ 11,548,218	\$ 1,556,255
Subtotal	29	\$ 19,701,333	\$ 16,138,616
Elevator Projects			
Construction	4	\$ 19,042,074	\$ 18,761,237
Close-Out	2	\$ 12,557,954	\$ 9,215,362
Completed	4	\$ 18,961,896	\$ 7,572,510
Deferred for the next DMF due to funding restraints	7	\$ 20,204,515	\$ 1,559,691
Subtotal	17	\$ 70,766,439	\$ 37,108,800
Fire Protection Projects			
Completed	2	\$ 346,304	\$ 2,004,198
Cancelled	1	\$ 12,712	\$ -
Deferred for the next DMF due to funding restraints	1	\$ 12,740	\$ 14,331
Subtotal	4	\$ 371,757	\$ 2,018,529
Electrical Projects			
Cancelled	2	\$ 267,711	\$ 12,131
Deferred for the next DMF due to funding restraints	19	\$ 5,109,039	\$ 1,737,639
Subtotal	21	\$ 5,376,750	\$ 1,749,770
BMS Projects			
Construction	1	\$ 5,853,420	\$ 77,813
Close-Out	2	\$ 2,270,544	\$ 3,257,144
Completed	26	\$ 33,171,634	\$ 67,645,275
Cancelled	1	\$ 3,637,692	\$ -
Deferred for the next DMF due to funding restraints	9	\$ 21,753,629	\$ 656,093
Subtotal	39	\$ 66,686,919	\$ 71,636,325
HVAC Projects			
Completed	2	\$ 304,025	\$ 840,533
Cancelled	1	\$ 2,765,405	\$ 2,877
Deferred for the next DMF due to funding restraints	14	\$ 14,027,373	\$ 1,602,490
Subtotal	17	\$ 17,096,803	\$ 2,445,899
Grand Total	127	\$ 180,000,000	\$ 131,097,939

Information-Only Item 2

ARF Projects Update

- Refer to materials for report

Meeting Calendar



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

Adjourn

- Closing Discussions
- Chair Closing Comments