Judicial Council *of* California

Trial Court Facility Modification Advisory Committee

Meeting Documents

Meeting Date

October 24, 2026

Judicial Council *of* California

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

October 30, 2026

10:00 a.m. to 3:00 p.m.

Public Access: https://jcc.granicus.com/player/event/5011

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

Meeting materials for open portions of the meeting will be posted on the Trial Court Facility Modification Advisory Committee webpage on the California Courts website at least three business days before the meeting.

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

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

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

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

Call to Order and Roll Call

Approval of Minutes
Approve minutes of the August 24, 2026, Trial Court Facility Modification Advisory Committee meeting.

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

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

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

be emailed to tcfmac@jud.ca.gov by noon on October 29, 2026, to be provided to advisory body members prior to the start of the meeting.

III. DIRECTOR'S REPORT

Director's Report

Update from the Director on facility related items.

Presenter: Mr. Tamer Ahmed, Director, Facilities Services

IV. ACTION ITEMS (ITEMS 1–6)

Item 1

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

Approve 183 projects for a total of $4,828,164 to be paid from Facility Modification program funds to be encumbered for Priority 1.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 2

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

Approve 84 projects for a total of $1,082,390 to be paid from Facility Modification program funds to be encumbered for Priority 2 Under $100K.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 3

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

Approve cost increases of over $50K for three (3) facility modification projects, for a total cost increase to the Facility Modification program budget of $723,506.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 4

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

Approve four (4) Priority 2 FMs over $100K of the projects for a total cost to the Facility Modification Program budget of $1,609,800.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 5

2027 Draft Trial Court Facility Modification Advisory Committee Annual Agenda (Action Required)

Approve the draft Trial Court Facility Modification Advisory Committee Annual Agenda–2027.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

Item 6
Trial Court Facility Modification Advisory Committee 2027 Meeting schedule (Action Required)

Approve proposed Trial Court Facility Modification Advisory Committee meeting schedule for calendar year 2027.

Presenter: Mr. Robert Carlson, Manager, Facilities Services

V. DISCUSSION ITEMS (NO ACTION REQUIRED)

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

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

Presenter: Mr. Tamer Ahmed, Director, Facilities Services

Discussion Item 2
Facilities Maintenance Performance Report

Report on facilities maintenance performance.

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

Discussion Item 3
Fiscal Year 2028–29 Budget Change Concepts

Discuss Fiscal Year 2028–29 Budget Change Concepts.

Presenter: Mr. Tamer Ahmed, Director, Facilities Services

Discussion Item 4
Water Treatment Feasibility Study for Hydronic Systems

Report on assessment study for filtration and softening strategies required to mitigate premature equipment failure and optimize long-term life expectancy.

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

VI. INFORMATION ONLY ITEM (NO ACTION REQUIRED)

Info 1
Preventative Maintenance Spotlight Projects

Update on preventative maintenance projects.

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

VII. ADJOURNMENT OF OPEN SESSION

Adjourn to Closed Session

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

Call to Order and Roll Call

Approval of Minutes
Approve minutes of the August 24, 2026, Trial Court Facility Modification Committee meeting.

Item 1
Closed pursuant to California Rules of Court, Rule 10.75(d)(5))
Security plans or procedures or other matters that if discussed in public would compromise the safety of the public or of judicial branch officers or personnel or the security of judicial branch facilities or equipment, including electronic data.

Security-Related – Emergency Facility Modification Funding – Priority 1 (Closed List A) (Action Required)
Approve one (1) security-related projects for a total of $8,039 to be paid from the Facility Modification Program budget.

Presenter: Mr. Robert Carlson, Manager, Facilities Services
Ms. Elisa Jensen, Security Operations Supervisor, Facilities Services

Item 2
Closed pursuant to California Rules of Court, Rule 10.75(d)(5))

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

Security-Related – Facility Modifications Under $100K – Priority 2 (Closed List B) (Action Required)
Approve one (1) security-related projects for a total of $2,454 to be paid from the Facility Modification Program budget.

Presenter: Mr. Robert Carlson, Manager, Facilities Services
Ms. Elisa Jensen, Security Operations Supervisor, Facilities Services

Adjourn Closed Session

Judicial Council *of* California

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

August 24, 2026

12:04 p.m. – 1:06 p.m.

Judicial Council of California – Videocast for Public Access

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

Members Absent: Hon. Brad R. Hill

Others Present: Mr. Tamer Ahmed, Director, Judicial Council Facilities Services
Mr. Jagan Singh, Deputy Director, Judicial Council Facilities Services
Ms. Maria Atayde-Scholz, Principal Manager, Judicial Council Facilities Services
Ms. Peggy Symons, Principal Manager, Judicial Council Facilities Services
Mr. Jeff Anderson, Manager, Judicial Council Facilities Services
Mr. Robert Carlson, Manager, Judicial Council Facilities Services
Mr. Andre Navarro, Manager, Judicial Council Facilities Services
Mr. Paul Fitzgerald, Supervisor, Judicial Council Facilities Services
Ms. Donna Jorgensen, Supervisor, Judicial Council Facilities Services
Mr. Chris Magnusson, Supervisor, Judicial Council Facilities Services
Ms. Jennifer Merrill, Supervisor, Judicial Council Facilities Services
Mr. Steve Shelley, Supervisor, Judicial Council Facilities Services
Mr. Robert Stetson, Supervisor, Judicial Council Facilities Services
Mr. Randy Swan, Supervisor, Judicial Council Facilities Services
Mr. Patrick Treanor, Supervisor, Judicial Council Facilities Services
Ms. Erin Stagg, Attorney II, Judicial Council Legal Services

OPEN MEETING

Call to Order and Roll Call

The chair called the meeting to order at 12:04 p.m., roll was taken, and opening remarks were made.

Approval of Minutes

The advisory body reviewed and approved the open session minutes of the July 10, 2026, Trial Court Facility Modification Advisory Committee (TCFMAC) meeting.

(Motion: Highberger; Second: Ellis; Abstained: Wersching)

Public Written Comments

No public comments were received.

Director's Report

The committee received the following update:

1. FY 2026–27 Facility Modifications (FMs) Budget:

- Through July 2026, the committee has approved approximately $18.6 million in FMs including: $6 million in List A projects; nearly $1 million in List B projects; $291,000 in List C projects; and $11.3 million in List D projects.

DISCUSSION AND ACTION ITEMS (ITEMS 1–7)

Item 1

List A – Emergency Facility Modification Funding (Priority 1)

Action: The committee approved 118 projects for a total of $3,493,570 to be paid from FM program funds previously encumbered for Priority 1 projects.

(Motion: Yamasaki; Second: Soboleski; Abstained: Wersching)

Item 2

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

Action: The committee approved 56 projects for a total of $696,547 to be paid from FM program funds previously encumbered for Priority 2 projects under $100K.

(Motion: Rockwell; Second: Ellis; Abstained: Wersching)

Item 3

List C – Facility Modification Cost Increases Over $50K

Action: The committee approved cost increases over $50K for three projects for a total of $334,102 to be paid from FM program funds.

(Motion: Highberger; Second: Yamasaki; Abstained: Wersching)

Item 4

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

Action: The committee approved five Priority 2 FMs over $100K for a total cost to the FM program budget of $1,631,292. *(Motion: Romero; Second: Vallarta; Abstained: Wersching)*

Item 5

Five-Year Deferred Maintenance Report for FY 2027–28

Action: The committee approved the *Five-Year Deferred Maintenance Report for Fiscal Year 2027–28* for submission to the California Department of Finance.

(Motion: Highberger; Second: Orr; Abstained: Wersching)

Item 6

Trial Court Facility Modifications Report for Quarter 4 and Annual Summary for Fiscal Year 2025–26

Action: The committee approved the *Trial Court Facility Modifications Report for Quarter 4 and Annual Summary for Fiscal Year 2025–26* for submission to the Judicial Council.

(Motion: Yamasaki; Second: Highberger; Abstained: Wersching)

Item 7

$150 Million Allocated to the FY 2026–27 Budget for Trial Court Deferred Maintenance Projects

Action: The committee approved the proposed list of FM projects (DMF-5 Project List) to be funded from $150 million allocated to the FY 2026–27 budget. The $150 million is allocated as follows: $7.5 million (13 projects) for the Courts of Appeal and $142.5 million (92 projects) for the trial courts.

(Motion: Ellis; Second: Yamasaki; Abstained: Wersching)

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

Item 1

List E – Court-Funded Facilities Requests (CFRs)

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

Item 2

Facilities Maintenance Performance Report

The committee reviewed the report on facilities maintenance performance.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:06 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 10/30/2026

Director's Report

Summary:
Update on the following:

- FM Budget Update
- Staffing Update (Security Supervisor, PMs)
- Lakeport Courthouse Update

Supporting Documentation:

- See Presentation

Director’s Report

- FM Budget Update
- Staffing Update
- Lakeport Courthouse Update

Judicial Council *of* California

Trial Court Facility Modification
Advisory Committee

Meeting Date 10/30/2026

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

Action Requested:

Approve 183 projects for a total of $4,828,164 to be paid from Facility Modification program funds previously encumbered for Priority 1.

Supporting Documentation:

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

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Priority 1 = Immediately or Potentially Critical.

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

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

Judicial Council of California
Trial Court Facility Modification
Advisory Committee

Draft Report

Trial Court Facility Modification
Emergency and Priority 1 (List A)
07/15/2026 to 08/28/2026
Meeting Date: 10/30/2026

Line	FM Number	Location	Facility Name	Building Id	Priority	Short Title	TCFMAC Funded Cost	FM Program Budget Share Of Preliminary Estimate	Job Status	FM Program Budget % Of Cost
1	FM-25-1002-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Exterior Shell - Replace (1) 1/4 inch x 48 inch x 59 inch tempered glazing with graffiti film on 1st floor office. Glazing was broken by landscape vendor while performing monthly service. Seeking reimbursement from service provider.	$5,493	$5,342	Completed	97.26
2	FM-25-1442-AB	Alameda	Wiley W. Manuel Courthouse	01-B3	1	Exterior Shell - Exterior Leak - Replace 18 LF of window seal, 30 sf of 5/8 inch drywall, and 30 sf of insulation in 1st floor judges chamber. The seal failed due to age, allowing water to leak under the sill damaging the insulation and drywall. Environmental oversight and remediation required due to hazardous materials. Erect (1) 60 sf containment. Clean and sanitize 48 sf of carpet tiles.	$32,976	$32,976	In Work	100
3	FM-25-1443-AB	Alameda	Hayward Hall of Justice	01-D1	1	HVAC - Mechanical Systems Leak - Replace (1) 2 inch loop union and (1) 2 inch isolation valve on heating hot water loop and (8) 2 ft x 4 ft ceiling tiles at loading dock hallway. Components failed due to age, allowing water to leak onto the ceiling and flooring below. Environmental oversight and remediation required for category 2 water. Clean and sanitize 60 sf of carpet.	$12,219	$12,219	In Work	100
4	FM-25-1461-AB	Shasta	Redding Main Courthouse	45-E1	1	HVAC - Replace (3) solenoids and (1) isolation ball valve. Parts failed, impacting building conditioning.	$37,552	$37,552	Completed	100

5	FM-25-1534-AB	Riverside	Riverside Hall of Justice	33-A3	1	Fire Protection - Replace (1) smoke detector in a 4th floor in courtroom. The smoke detector failed due to age and is not reporting to the fire alarm panel. Work includes reprogramming (6) additional smoke detectors that are reporting inaccurately and correcting the zone identification for (2) waterflow switches throughout the facility. These deficiencies were identified during annual preventative maintenance.	$4,024	$4,024	In Work	100
6	FM-25-1535-AB	Orange	Central Justice Center	30-A1	1	HVAC - Replace (1) 3/4 hp inline hot water pump serving AHU 11 and AHU 13 located in the 3rd floor West wing. The pump failed due to age, impacting building conditioning.	$3,621	$3,301	In Work	91.17
7	FM-25-1621-AB	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Plumbing - Domestic Water Pipe Leak - Replace 3 LF of 3/4 inch copper pipe, (2) 3/4 inch press couplings, and 15 sf of 2 ft x 2 ft ceiling tiles in the plenum space of the 2nd floor. The pipe failed due to age, resulting in the water leaking onto the ceiling below. Environmental oversight and remediation required due to category 2 water. Erect (1) 4 ft x 8 ft x 10 ft containment. Clean, dry, and sanitize 20 sf of carpet, 10 sf of drywall, and (1) metal light fixture.	$26,671	$21,465	Completed	80.48
8	FM-26-0316-AB	Orange	Central Justice Center	30-A1	1	HVAC - Replace 8 LF of 30 inch x 10 inch duct in a 3rd floor courtroom and 3 LF of 30 inch x 10 inch duct in the 3rd floor public hallway. Both duct sections failed due to age impacting building conditioning. Environmental oversight and remediation required due to hazardous materials. Erect (1) 3 ft x 3 ft x 8 ft decontamination chamber. Work will be performed after hours.	$34,977	$31,889	In Work	91.17
9	FM-26-0317-AB	Madera	Main Courthouse - Madera	20-F1	1	Electrical - Replace (1) screen interface and (3) surge protection modules on basement main electrical panel surge protector. Parts failed due to age, impacting the electrical systems surge protection system.	$5,604	$5,604	In Work	100
10	FM-26-0318-AB	Fresno	Fresno County Courthouse	10-A1	1	HVAC - Replace (1) sheave, (1) hub, and (1) quick disconnect bushing mount on basement AHU 9. Parts failed due to age impacting B1 level conditioning.	$2,254	$2,162	In Work	95.91

11	FM-26-0319-AB	Kern	Bakersfield Juvenile Center	15-C1	1	Elevators - Replace (1) set of rollers for public elevator 2. The rollers failed due to age, impacting the elevators operation.	$11,257	$7,515	Completed	66.76
12	FM-26-0320-AB	Los Angeles	Whittier Courthouse	19-AO1	1	Roof - Exterior Leak - Replace 4 LF of roof sealant and (8) 12 inch x 12 inch concealed spline ceiling tiles in 3rd floor self-help office. Sealant failed due to age allowing water to leak down to the 3rd floor. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 6 ft x 6 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean, dry and sanitize 270 sf of floor, 10 sf of walls and 10 sf ceiling tiles.	$15,781	$13,639	Completed	86.43
13	FM-26-0321-AB	Merced	Old Court	24-A1	1	HVAC - Replace (1) refrigerant flow valve, (1) contactor, (1) capacitor, (2) couplings and 1 3/4 lbs refrigerant on package unit 5. Components failed due to age impacting conditioning to the first floor clerks office.	$6,374	$6,374	Completed	100
14	FM-26-0322-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Electrical - Replace (324) non-LED lamps in the public parking lot. Lamps have failed due to age, resulting in insufficient lighting in the park lot. New lamps will be LED. Work to occur afterhours and include a lift.	$44,756	$42,313	In Work	94.54
15	FM-26-0323-AB	Los Angeles	Compton Courthouse	19-AG1	1	Elevators - Replace (1) landing door contactor and (1) landing door closer for public elevator 5. The components failed due to age causing the elevator not to respond.	$4,233	$2,799	Completed	66.13

16	FM-26-0324-AB	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Plumbing - Fixture Leak - Replace (1) flush handle and (1) diaphragm urinal in the 6th floor mens public restroom and 70 sf of plaster ceiling and 30 sf of plaster wall in multiple rooms on the 3rd, 4th, and 5th floors. The urinal flush handle failed due use, resulting it remaining stuck in the continuous flushing position. Water leaked from the 6th floor down to the 5th, 4th, and 3rd floors, impacting restrooms and adjacent janitor closets. Environmental oversight and remediation required due to category 2 water. Erect (5) 4 ft x 8 ft x 10 ft containment barriers with decontamination chambers. Clean, dry, and sanitize 110 sf of ceramic floor tile, (1) porcelain urinal, 836 sf of terrazzo flooring, 10 sf of vinyl floor tile, 30 sf of plaster ceiling, 20 sf of plaster wall, 9 sf of ceramic wall tile.	$389,615	$349,641	Completed	89.74
17	FM-26-0327-AB	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Vandalism - Replace (1) 37 inch x 79 inch dual panel tempered glazing, (1) 48 3/8 inch x 79 inch dual panel tempered glazing, and tinting. Both panes were damaged by unknown persons. Cost includes emergency board-up of the windows.	$16,264	$13,089	In Work	80.48
18	FM-26-0328-AB	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Replace (1) 15 HP 230v motor, (1) pulley, and associated hardware for air handler unit 8 return fan. Motor failed due to age affecting 8th floor conditioning.	$9,042	$5,980	Completed	66.13
19	FM-26-0329-AB	Imperial	El Centro Criminal Courthouse	13-G1	1	Interior Finishes - Replaced (1) ADA automatic door closer at the front entrance door. The door closer failed due to age, impacting proper door operation.	$5,148	$5,148	Completed	100
20	FM-26-0330-AB	Imperial	El Centro Criminal Courthouse	13-G1	1	Electrical - Replace (39) 12v 7-amp batteries, (26) 18-gauge battery leads, and (13) 18-gauge battery jumpers on the DSX keycard system in the electrical room. The batteries failed due to age, impacting the key card system and building access control.	$5,717	$5,717	Completed	100

21	FM-26-0332-AB	Sacramento	Gordon Schaber Sacramento Superior Court	34-A1	1	HVAC - Mechanical Systems Leak - Replace (1) discharge flange gasket on the heating hot water discharge piping, (1) 5 hp motor for hot water pump (HWP) 1, (1) 5 hp motor for HWP 2 and (1) 5 hp motor for chilled water pump (CWP) 1, and (1) variable frequency drive for HWP 1 and CWP 1. The discharge flange gasket on HWP1 failed due to age, allowing water to spray onto the pumps and VFDs damaging their electronics.	$46,767	$46,767	In Work	100
22	FM-26-0336-AB	Glenn	Historic Courthouse	11-A1	1	HVAC - Replaced (1) control board that runs package unit. Board failed due to electrical fluctuations with utility power service.	$5,408	$5,408	Completed	100
23	FM-26-0339-AB	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	HVAC - Replace (2) 5 hp motors, (4) pulleys, (4) pillow block bearings, and (4) belts for exhaust fans 1 and 3. Parts failed due to age, resulting in excessive vibration and noise in the courtrooms below.	$20,653	$14,455	Completed	69.99
24	FM-26-0340-AB	Kern	Bakersfield Juvenile Center	15-C1	1	Elevators - Replace (1) bumper spring, (1) control board, (2) modules, and (1) door contactor for public elevators 1 and 2. These components have failed due to age, impacting both elevators operation.	$34,364	$22,941	Completed	66.76
25	FM-26-0341-AB	Los Angeles	Chatsworth Courthouse	19-AY1	1	Interior Finishes - Replace (1) door closer double door assembly between the public corridor and secured staff area. Assembly failed due to age, impacting the doors operation.	$3,417	$2,863	Completed	83.80
26	FM-26-0342-AB	Fresno	Juvenile Delinquency Court	10-P1	1	Elevators - Replace (1) door operator control board and (1) universal door controller on staff elevator 5. Parts failed due to age and were impeding operation.	$21,782	$12,742	In Work	58.50

27	FM-26-0343-AB	Los Angeles	Torrance Annex	19-C2	1	Exterior Shell - Exterior Leak - Replace 2,352 LF of 1/4 inch x 5/16 inch rubber window weatherstripping on (7) exterior perimeter glazing panes along staff office area, (7) 2 ft x 4 ft ceiling tiles in the probation office, and (4) 2 ft x 4 ft ceiling tiles in the break room. Weatherstripping around windows failed due to age, allowing rainwater to penetrate through windows and causing water leaks. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 37 ft x 5 ft x 10 ft containment and (4) 36 inch x 76 inch single stage decontamination chambers. Clean, dry, and sanitize 27 sf of brick and mortar, 78 sf of glazing panels, and 9 windows.	$50,446	$42,949	Completed	85.14
28	FM-26-0344-AB	Los Angeles	Whittier Courthouse	19-AO1	1	Interior Finishes - Replace 2 sf of ceramic floor tiles in the 3rd floor mens public restroom. The tiles failed due to age. Environmental oversight and remediation required due to hazardous materials. Erect (1) 4 ft x 5 ft containment and (1) 3 ft x 7ft decontamination chamber. Clean and sanitize 380 sf of restroom flooring and 110 sf of walls.	$13,038	$11,269	Completed	86.43
29	FM-26-0345-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Elevators - Replace (1) deflector sheave, (2) bearings, and associated parts for public elevator 2. Components failed due to age, impacting the elevators operation.	$115,646	$112,477	Completed	97.26
30	FM-26-0346-AB	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Escalators - Replace (1) handrail drive chain and (55) escalator steps on escalator 2-3. The components failed due to age, impacting the escalators operation.	$172,336	$138,696	In Work	80.48
31	FM-26-0347-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Interior Finishes - Replace 14 sf of VCT floor tile in the west wing public hallway. The floor tiles failed due to age. Environmental oversight and remediation are required due to hazardous materials. Erect (1) 9 ft x 4 ft and (1) 3 ft x 7 ft decontamination chamber. Clean and sanitize 244 sf of floors.	$17,098	$11,858	Completed	69.35
32	FM-26-0348-AB	Los Angeles	Pasadena Courthouse	19-J1	1	HVAC - Replace (1) 1/2 HP 120v motor and (1) 120v contactor for supply fan 1. The motor failed due to age, affecting basement holding area conditioning.	$3,072	$3,072	Completed	100

33	FM-26-0349-AB	Los Angeles	Pasadena Courthouse	19-J1	1	HVAC - Replace (1) 3/4 HP 230v motor, (1) pump gasket kit, 15 LF of 2 1/2 inch copper pipe, (1) 2 1/2 inch check valve, (2) 2 1/2 inch valves, and associated fittings to heating hot water boiler 3. All parts have failed due to age, affecting building conditioning.	$23,056	$15,989	Completed	69.35
34	FM-26-0352-AB	Los Angeles	Hollywood Courthouse	19-S1	1	Grounds and Parking - Replace (1) 27 ft x 8 ft sliding metal gate for the secured parking entrance. The entrance gate was struck by a vendor vehicle. Reimbursement is being sought.	$20,979	$19,109	Completed	91.09
35	FM-26-0357-AB	Contra Costa	Richard E. Arnason Justice Center	07-E3	1	Plumbing - Domestic Water Line Leak - Replace (1) water heater, 30 LF of new cove base and restore 100 sf of drywall in lower-level chambers restroom. Hot water heater failed due to age leaking water into the hallway. Environmental testing required. Dry 100 sf of inner wall space.	$18,803	$18,803	In Work	100
36	FM-26-0360-AB	Contra Costa	George D. Carroll Courthouse	07-F1	1	HVAC - Replace (1) filter drier, (1) crankcase heater, and fuses on the chiller. Discharge line failed due to age and was discovered during annual PM.	$10,980	$10,980	In Work	100
37	FM-26-0362-AB	Contra Costa	Concord Courthouse	07-D1	1	Plumbing - Domestic Water Line Leak - Replace 8 LF of 1 inch copper domestic water line, (1) 1 inch X 1 inch X 3/4 inch tee, (1) 3/4 inch coupling, 24 sf of 5/8 inch of drywall ceiling, (2) 48 inch lighting fixtures, restore 300 sf of walls and ceiling, and install (1) 22 inch x 34 inch access panel to ceiling in the 1st floor staff womens restroom. Water line failed due to age, allowing water to leak down on ceiling tiles and floor below. Work includes environmental testing.	$18,406	$18,406	In Work	100
38	FM-26-0367-AB	San Bernardino	San Bernardino Justice Center	36-R1	1	Plumbing - Replace (1) relief valve to the domestic water backflow 13. Valve failed due to age affecting domestic water to the building.	$4,372	$4,372	Completed	100
39	FM-26-0369-AB	San Bernardino	Barstow Courthouse	36-J1	1	Plumbing - Replace (2) LF of 1 inch copper pipe, (1) 1 inch valve, and associated fittings for air handler 1. The pipe failed due to age, impacting 1st floor conditioning.	$2,329	$2,329	Completed	100

40	FM-26-0371-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Electrical - Replace (55) LED light bulbs, (22) tombstone bulb connectors and (12) T8 LED ballast. Parts failed due to age impacting the lighting in the main lobby weapons screening area. Work was performed after hours. This area was not previously converted to LED lighting.	$2,379	$1,637	Completed	68.79
41	FM-26-0372-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Interior Finishes - Replace (2) push panic bars, (2) trim handles, (2) upper and lower door strike latches, (2) surface mount door closers, and associated hardware to courtroom entrance doors. All components failed due to age, impacting door operation.	$13,843	$11,770	In Work	85.03
42	FM-26-0374-AB	San Joaquin	Manteca Branch Court	39-C1	1	HVAC - Replace (1) fan coil unit and (1) condensate pump in the main IDF room, and (1) rooftop condenser unit. Existing equipment failed due to age impeding IDF room cooling.	$16,228	$16,228	In Work	100
43	FM-26-0377-AB	Los Angeles	Alfred J. McCourtney Juvenile Justice Center	19-AE1	1	County Managed - Plumbing - Replace (1) water meter and associated fittings. The water meter failed due to age and requires replacement to ensure reliable water service.	$4,834	$4,834	In Work	100
44	FM-26-0387-AB	Los Angeles	Chatsworth Courthouse	19-AY1	1	Plumbing - Mechanical Systems Leak - Replace (2) 8 inch couplings on cooling tower 2. The couplings failed due to age allowing water to leak and affect cooling tower operation. The leak was discovered due to excessive water flow from the roof drain.	$6,100	$5,112	Completed	83.80
45	FM-26-0392-AB	Los Angeles	West Covina Courthouse	19-X1	1	County Managed - Plumbing - Replace (1) circulating pump for domestic hot water. Pump failed due to age affecting building hot water.	$9,131	$9,131	In Work	100
46	FM-26-0395-AB	Imperial	El Centro Criminal Courthouse	13-G1	1	Interior Finishes - Replace (1) 5 ft x 4 ft x 1/4 inch clear tempered glazing rail panel on the 2nd floor lobby area walkway. The glazing failed afterhours due to unknown cause.	$7,897	$7,897	In Work	100
47	FM-26-0396-AB	Imperial	El Centro Criminal Courthouse	13-G1	1	HVAC - Replace (2) compressor crank case heaters on chiller 1. Heaters failed due to use, impacting building conditioning.	$2,623	$2,623	Completed	100

48	FM-26-0397-AB	San Bernardino	San Bernardino Justice Center	36-R1	1	Fire Protection - Replace (1) fire pump seal kit on fire pump 1. Seal failed due to age and was discovered during preventative maintenance.	$14,804	$14,804	Completed	100
49	FM-26-0398-AB	San Bernardino	Rancho Cucamonga Courthouse	36-F1	1	Plumbing - Replace (3) pneumatic push buttons and (3) control valves on restroom sinks in holding cells. Parts failed due to age.	$8,533	$8,533	Completed	100
50	FM-26-0400-AB	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	Vandalism - Replace (1) 72 inch x 60 inch glazing pane in the 4th floor corridor. Glazing was broken by an unknown individual after hours. Costs include emergency clean-up and board-up of broken glazing.	$6,318	$5,024	Completed	79.52
51	FM-26-0401-AB	Imperial	El Centro Criminal Courthouse	13-G1	1	HVAC - Replace (2) 460v 1.5hp condenser fan motors and associated hardware on chiller 1. The motors failed due to use, impacting building conditioning.	$16,017	$16,017	Completed	100
52	FM-26-0402-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Plumbing - Mechanical Systems Leak - Replace (1) relief valve kit and (1) check valve rubber kit on the backflow preventor located on the roof. Backflow preventer failed due to age, allowing water to leak from the preventer.	$2,146	$2,028	Completed	94.54
53	FM-26-0404-AB	Kern	Metropolitan Division	15-A1	1	Elevators - Replace (1) limit switch for the jury elevator. The switch has failed due to age, impacting the elevators operation.	$4,269	$2,668	Completed	62.50
54	FM-26-0405-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Replace (1) 1 inch domestic water regulator, (1) 1 inch strainer, and (1) pressure gauge in the 5th floor air handler room. The regulator valve failed due to age, affecting drinking fountain water pressure.	$2,832	$1,873	Completed	66.13
55	FM-26-0406-AB	Los Angeles	Compton Courthouse	19-AG1	1	Elevators - Replace (2) door contacts, (52) oilers, and (2) landing door guides for public elevator 5. Components failed due to age, affecting the elevators operation.	$14,275	$9,440	Completed	66.13
56	FM-26-0407-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	HVAC - Replace 10 LF of 3/4 inch PVC pipe, (1) 36 inch x 36 inch PVC mounting board and associated fittings to water treatment system. The PVC piping in the water treatment system failed due to age, building conditioning.	$4,823	$4,101	Completed	85.03
57	FM-26-0408-AB	Los Angeles	Pomona Courthouse South	19-W1	1	Elevators - Replace (1) set of elevator brake pads for public elevator 2. The brake pads failed due to age, impacting the elevators operation.	$19,964	$18,195	Completed	91.14

58	FM-26-0409-AB	Los Angeles	Compton Courthouse	19-AG1	1	Vandalism - Remove 100 sf of paint on the plaza monument. The monument was graffitied by an unknown individual.	$2,679	$1,771	Completed	66.13
59	FM-26-0410-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Elevators - Replace (3) control boards, (1) power supply, (1) relay switch, and (2) ribbon cables on public elevator 2. The control boards and power supply failed due to age, causing the elevator not to respond.	$24,317	$20,677	Completed	85.03
60	FM-26-0415-AB	Los Angeles	Airport Courthouse	19-AU1	1	HVAC - Replace (1) gas pressure regulator on boiler 2 in the 10th floor mechanical room. The gas pressure regulator failed due to age, impacting building conditioning. Cost includes cleaning the air filter and circulating pump impeller.	$5,574	$4,302	Completed	77.17
61	FM-26-0416-AB	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Plumbing - Replace (1) float control panel, (4) float assemblies, 20 LF of 3/4 inch conduit, 20 LF of 2 inch electrical conduit, and 320 LF of electrical wire. The components failed due to age, impacting the sump pumps operation.	$17,781	$15,957	Completed	89.74
62	FM-26-0419-AB	Los Angeles	Torrance Courthouse	19-C1	1	Plumbing - Fixture Leak - Replace (1) urinal angle stop in the 2nd floor mens public restroom. Angel stop failed due to age allowing water to leak onto the restroom floor. Environmental oversight and remediation required due to hazardous material and category 2 water. Erect (1) 40 inch x 90 inch critical barrier and extract 10 sf of water. Clean, dry, and sanitize 164 sf of ceramic wall tile, floor tile and hard surfaces.	$12,139	$10,335	Completed	85.14

63	FM-26-0420-AB	Los Angeles	Torrance Courthouse	19-C1	1	Fire Protection - Fire Protection Systems Leak - Replace (1) 1 1/2 inch right angle fire hose valve, and (1) fire hose cabinet thumb turn cam lock, (1) 12 inch x 12 inch ceiling tile, and patch and paint 20 sf of drywall in the 4th floor secured hallway. The fire hose valve failed due to age, causing water to leak. Ceiling tile was damaged due to containment. Environmental oversight and remediation required due to category 2 water. Erect (1) 3 ft x 8 ft x 9 ft containment and (1) water diverter. Clean, dry, and sanitize 222 sf of hard surfaces. Work includes after hours call to shut down and restore the domestic line feeding the fire hose valve.	$24,220	$20,621	Completed	85.14
64	FM-26-0421-AB	Los Angeles	Torrance Annex	19-C2	1	Plumbing - Domestic Water Pipe Leak - Replace 80 LF of 1 inch copper pipe, 40 LF of 1 1/2 inch copper pipe, 100 LF of pipe insulation, (1) hot water recirculating pump and associated fittings in the basement mechanical room. The piping and pump failed due to age and corrosion, causing water to leak and affecting hot water supply. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (5) 90 inch x 90 inch containment, (2) 40 inch x 90 inch critical barriers, (4) 36 inch x 76 inch decontamination chambers, (1) 20 LF water diverter, and scaffolding. Clean and sanitize 5,900 sf of hard surfaces.	$114,383	$97,385	In Work	85.14
65	FM-26-0422-AB	Los Angeles	Compton Courthouse	19-AG1	1	Elevators - Replace (1) hydraulic jack packing seal on parking structure elevator 13. The packing seal failed due to age causing the elevator not to responded.	$35,000	$23,146	Completed	66.13
66	FM-26-0423-AB	Los Angeles	Downey Courthouse	19-AM1	1	HVAC - Replace (1) 480v 15HP motor, (2) bearings, and associated hardware on cooling tower 1. Motor failed due to age affecting building temperatures.	$24,113	$20,183	Completed	83.70
67	FM-26-0424-AB	Los Angeles	Bellflower Courthouse	19-AL1	1	Elevators - Replace (4) control boards on public elevator 2. The control boards failed due to age, causing the elevator not to respond.	$13,596	$10,597	Completed	77.94
68	FM-26-0425-AB	Los Angeles	West Covina Courthouse	19-X1	1	County Managed - Vandalism - Replace (1) 3 ft x 4 ft glazing pane. Glazing was vandalized by unknown person.	$4,151	$4,151	In Work	100

69	FM-26-0426-AB	San Bernardino	Fontana Courthouse	36-C1	1	Elevators - Replace (1) car pushbutton switch, and (1) car operating panel (COP) on Elevator 1. The switch failed due to use, impacting the elevators operation. Work was performed after hours to avoid disruption to court operations.	$37,871	$31,482	Completed	83.13
70	FM-26-0427-AB	Los Angeles	Airport Courthouse	19-AU1	1	Plumbing - Replace (1) 1/6 hp domestic hot water circulating pump and associated fittings in the 10th floor boiler room. The circulating pump failed due to age, impacting hot water supply in the building.	$5,166	$3,986	Completed	77.17
71	FM-26-0428-AB	Los Angeles	Airport Courthouse Parking Structure	19-AU2	1	Electrical - Replace (20) 12v 55 amp batteries for the uninterruptible power supply supporting the parking structure emergency lighting. The batteries failed due to age, affecting egress lighting throughout the parking structure during a power outage. Deficiencies were discovered during preventative maintenance.	$10,880	$8,396	Completed	77.17
72	FM-26-0429-AB	Los Angeles	Airport Courthouse	19-AU1	1	Holding Area - Replace (1) door closer, track, slider, cushion, and stop block on basement lockup entrance door. The door closer and associated parts failed due to age, impacting the doors operation. Work was performed afterhours.	$9,395	$9,395	Completed	100
73	FM-26-0430-AB	Los Angeles	Torrance Courthouse	19-C1	1	Exterior Shell - Replace (1) panic device, (1) surface mount door closer, and (1) electric strike on the exterior emergency exit swing doors that exit to the jury assembly room trailer. Parts failed due to age, impacting the doors ability to securely latch.	$7,408	$6,307	Completed	85.14
74	FM-26-0431-AB	Los Angeles	Downey Courthouse	19-AM1	1	Plumbing - Sewer Line Leak- Replace 10 LF of cast iron pipe and (1) 2 inch P trap with associated fittings in 2nd floor mens public restroom. Drain line failed due to age causing water to leak down from the 2nd floor to the 1st floor. Environmental testing costs included.	$40,000	$33,480	Completed	83.70
75	FM-26-0432-AB	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Replace (1) boiler controller. The controller failed due to age, impacting building conditioning.	$5,962	$3,942	Completed	66.13

76	FM-26-0433-AB	Los Angeles	Compton Courthouse	19-AG1	1	Fire Protection - Fire Protection Systems Leak - Replace (1) 7.5 hp jockey pump, (1) controller, and (12) 1ft x 1 ft ceiling tiles in 12th floor courtroom. The pump failed due to age allowing water to leak from the roof down to the 12th floor. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 5 ft x 6 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean, dry, and sanitize 204 sf of ceilings and 90 sf of flooring.	$38,737	$25,617	In Work	66.13
77	FM-26-0434-AB	Kern	Arvin/ Lamont Branch	15-H1	1	HVAC - Replace (1) 30 amp contactor, (1) valve, and 9 lbs of refrigerant for package unit. The parts failed due to age impacting courthouse conditioning.	$4,642	$4,642	Completed	100
78	FM-26-0435-AB	Santa Barbara	Santa Maria Courts Bldgs C + D	42-F1	1	Hoists - Replace (1) door operator for the wheelchair lift in judges chambers. The operator failed due to age and was identified during preventative maintenance.	$13,523	$13,523	Completed	100
79	FM-26-0436-AB	Los Angeles	Compton Courthouse	19-AG1	1	Elevators - Replace (1) door edge and (1) car door photocell cable for the public parking structure elevator 2. The door edge failed due to age causing the elevator not to respond.	$6,426	$4,249	Completed	66.13
80	FM-26-0437-AB	Los Angeles	Compton Courthouse	19-AG1	1	Fire Protection - Replace (3) notifier modules, (1) smoke detector, and (1) smoke detector base on the basement fire alarm panel system. The devices failed due to water damage from a previous water leak, affecting the fire life system throughout the building.	$11,704	$7,740	In Work	66.13
81	FM-26-0438-AB	Placer	Howard G. Gibson Courthouse	31-H1	1	HVAC - Replace (1) 3 ton compressor for AC unit 10 in 1st floor IDF room. The compressor failed due to age impacting the IDF rooms conditioning. Works includes refilling 7 lbs of refrigerant.	$3,294	$3,294	Completed	100
82	FM-26-0439-AB	Los Angeles	West Covina Courthouse	19-X1	1	County Managed - Electrical - Replace (9) emergency exit lights, (1) emergency exit sign, and (1) UPS battery. Components failed due to age and were identified during an annual AHJ inspection.	$7,329	$7,329	In Work	100
83	FM-26-0445-AB	Riverside	Corona	33-J1	1	County Managed - HVAC - Replace (1) expansion valve and (1) filter drier on chiller 2. The components failed due to age, impacting building temperatures.	$6,434	$6,434	In Work	100

84	FM-26-0446-AB	Riverside	Riverside Hall of Justice	33-A3	1	Plumbing - Hydronic Mechanical Pipe Leak - Replace (2) 2 inch hot water valves, (2) 2 inch 90 degree copper fittings, (2) 2 inch copper couplings, (2) 2 inch copper dielectric unions, 6 LF of 2 inch copper pipe, and 448 sf of wall and ceiling drywall in 4th floor exhibit closet. The components failed due to age resulting in a water leak. Environmental oversight and remediation required due to category 2 water. Erect (1) 5 ft x 5 ft x 8 ft and (1) 4 ft x 45 ft x 8 ft containments.	$34,397	$34,397	In Work	100
85	FM-26-0448-AB	Los Angeles	Edelman Court Parking Structure	19-Q2	1	Elevators - Replace (1) power supply board for the staff elevator 3 in the secured parking lot. The power supply board failed due to use, impacting the elevators operation.	$14,656	$10,258	Completed	69.99
86	FM-26-0449-AB	San Diego	North County Regional Center - North	37-F2	1	Plumbing - Domestic Water Pipe Leak - Replace (1) 2 inch p-trap and 4 sf of 4 inch x 4 inch ceramic wall tile in the 1st floor mens public restroom. The p-trap failed due to age allowing water to leak through the wall into the adjacent secured corridor. Environmental oversight and remediation required due to category 2 water. Erect (2) containments 8 ft x 10 ft x 8 ft & 8 ft x 18 ft x 8 ft, install (1) dehumidifier and (1) HEPA vacuum. Clean, dry, and sanitize 15 sf of stucco wall, 15 sf of carpet, and 10 sf of cove base.	$25,188	$25,188	Completed	100
87	FM-26-0450-AB	San Francisco	Civic Center Courthouse	38-A1	1	Electrical - Replace (1) power supply to node 8 fire alarm panel, (1) BAS control unit on the 3rd floor, and (1) PRV to chiller 2. The components failed due to utility power fluctuations.	$38,506	$38,506	Completed	100
88	FM-26-0451-AB	Los Angeles	Beverly Hills Courthouse	19-AQ1	1	HVAC - Replace (2) VAV box dampers with pneumatic actuators, (1) thermostat, (5) 2 ft x 2 ft ceiling tiles, 20 LF of T-bar, and all associated hardware for the 2nd floor courtroom chambers. HVAC components failed due to age, impacting building conditioning. T-bar ceiling had to be removed to complete VAV work. Environmental oversight and remediation are required due to hazardous materials. Erect (1) 3 ft x 10 ft x 9 ft containment.	$19,650	$15,625	Completed	79.52

89	FM-26-0452-AB	Los Angeles	Santa Monica Court Annex	19-AP3	1	Roof - Exterior Leak - Replace 800 sf roofing and (1) pipe flashings at two roof drain areas. The components failed due to age, which allowed water to leak from the roof down to the 2nd floor courtroom. Environmental oversight and remediation are required due to category 2 water. Erected (1) 5 ft x 5 ft x 12 ft containment and sanitized 50 sf of plaster ceiling and 5 sf of carpet.	$25,634	$20,120	Completed	78.49
90	FM-26-0455-AB	Los Angeles	Santa Monica Courthouse	19-AP1	1	Vandalism - Replace (1) 28 inch x 59 1/4 inch 1/4 inch tempered glazing pane at the 3rd floor jury assembly room exterior patio area. Glazing was cracked by unknown person. Cost includes emergency board up of window and work will occur after hours.	$6,031	$4,734	Completed	78.49
91	FM-26-0457-AB	San Bernardino	San Bernardino Justice Center	36-R1	1	HVAC - Replace (1) draft motor, (2) 480/277V, 15kw heating elements, and (1) output module on boiler 2. Components failed due to age impacting building conditioning.	$12,117	$12,117	Completed	100
92	FM-26-0468-AB	Los Angeles	Inglewood Juvenile Court	19-E1	1	Exterior Shell - Replace (1) set of clear glass aluminum doors, (2) concealed vertical rod panic devices, (1) panic hardware trim, (2) surface mount door closers, and (1) set of offset pull handles at the main entrance door to weapons screening. The bottom vertical rod latch failed due to age, causing the original construction doors to warp and closers to fail.	$16,718	$13,505	In Work	80.78
93	FM-26-0470-AB	Santa Barbara	Santa Maria Clerks, Bldg E	42-F7	1	HVAC - Replace (1) 6.5 ton rooftop package unit, (1) economizer and (1) programmable thermostat. The existing unit failed due to age and is obsolete. A crane is required to remove the old unit and install the new package unit.	$43,441	$43,441	In Work	100

94	FM-26-0471-AB	Los Angeles	Inglewood Courthouse	19-F1	1	Plumbing - Sewer Line Leak - Replace 10 LF of 2 inch cast iron riser pipe, associated fittings, (1) 2 inch P-trap, (1) trap arm, and (4) 2 inch heavyweight couplings. The drain pipe failed due to age and corrosion, allowing water to leak down to the 2nd floor holding cell area. Environmental oversight and remediation required due to hazardous materials and category 3 water. Erect (1) 6 ft x 6 ft containment and sanitize 36 sf of the concrete floor and surrounding work area.	$8,671	$6,465	In Work	74.56
95	FM-26-0473-AB	Los Angeles	Inglewood Courthouse	19-F1	1	Vandalism - Replace (2) 30 inch x 64 inch x 3/4 inch dual-pane glazing, and (1) 28 inch x 65 inch x 7/8 inch dual-pane glazing, anti-graffiti tempered glazing panes on 2nd and 3rd floor public hallway. Glazing was damaged by unknown person.	$11,055	$8,242	Completed	74.56
96	FM-26-0477-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Sewer Line Leak - Replace 20 LF of 4 inch cast iron waste pipe, (1) 4 inch x 2 inch combo fitting, (1) 2 inch sweep 90 degree fitting, 25 sf of vinyl flooring and 2 sf of 1 ft x 1 ft ceiling tile in 1st floor courtroom. Pipe cracked due to age, causing a small leak into the 1st floor Court office. Environmental oversight and remediation required for category 3 water. Erect (1) 5 ft x 5 ft x 10 ft containment and (1) 7 ft x 7 ft x 10 ft containment. Clean dry and sanitize 25 SF vinyl floor tiles.	$23,158	$22,524	In Work	97.26
97	FM-26-0479-AB	Orange	North Justice Center	30-C1	1	Plumbing - Replace (1) 2 inch irrigation backflow device. The existing backflow device has failed due to age and was discovered during preventative maintenance	$4,830	$4,362	In Work	90.31

98	FM-26-0480-AB	Los Angeles	Burbank Courthouse	19-G1	1	Plumbing - Sewer Line Leak - Replace 8 sf of plaster wall and 8 sf of ceramic tile in the first floor womens public restroom and 25 sf of concrete, 20 LF of 4 inch cast iron pipe, (14) 4 inch heavyweight couplings and all associated fittings in the front exterior planter. The sewer line failed due to age and runs through the exterior planter to the street. Environmental oversight and remediation required due to hazardous materials. Erect (1) 4 ft x 8 ft critical barrier and (1) 37 inch x 76 inch decontamination chamber. Clean and sanitize 64 sf of floors and 140 sf of walls.	$75,075	$68,138	In Work	90.76
99	FM-26-0481-AB	Orange	Betty Lou Lamoreaux Justice Center	30-B1	1	HVAC - Replace (1) compressor on chiller 4. The compressor has failed due to age, impacting building conditioning.	$59,917	$47,886	In Work	79.92
100	FM-26-0483-AB	Los Angeles	Burbank Courthouse	19-G1	1	Plumbing - Replace (1) tankless water heater, 5 LF of 1 inch copper pipe, 5 LF of 3/4 inch copper pipe, and associated fittings on domestic tankless water heater in the 2nd floor mechanical room. The tankless water heater unit failed due to age, allowing impacting domestic hot water to the north side of the building.	$6,249	$5,671	Completed	90.76
101	FM-26-0484-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Replace (1) 6 inch backflow and associated fittings. Parts failed due age.	$8,707	$5,990	In Work	68.79
102	FM-26-0485-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Elevators - Replace (1) ribbon cable and (1) control board to Judges elevator 6. The cable and board failed due to age, impacting the elevators operation.	$4,169	$4,169	Completed	100

103	FM-26-0486-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Mechanical Systems Leak - Replace 15 LF of 1 inch copper pipe, (2) 1 inch isolation valves, (4) 12 inch x 12 inch ceiling tiles, and 16 sf of carpet 5th floor courtroom. Parts failed due age, allowing water to leak from the 6th floor to 5th floor. Environmental oversight and remediation required due to hazardous materials. Clean and sanitize 16 sf concrete floor, 18 sf wall panel, 45 sf cabinets, and 2 desks.	$45,080	$31,011	Completed	68.79
104	FM-26-0488-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace (1) supply fan VFD on AHU 19-3, (1) controller expansion module and (1) chilled water valve on AHU 19-2, and actuators on hot, cold deck, and outside air dampers AHU 19-1-19-4; install (1) cold deck static pressure transducer on AHU 19-1 and (1) hot deck static pressure transducer on AHU 19-4; and replace the building management system supervisor software with the current version. The components have failed due to age, impacting building conditioning.	$590,387	$406,127	In Work	68.79
105	FM-26-0489-AB	Los Angeles	El Monte Courthouse	19-O1	1	Plumbing - Sewer Line Leak - Replace 1 1/2 sf of ceramic tile, (1) 2 inch floor drain, (1) 3 inch P trap, 10 LF of 3 inch cast iron pipe and associate fittings in the mens public restroom on the 1st floor. The cast iron pipe and associated drain components failed due to age, allowing water to leak down to the basement holding hallway. Environmental oversight and remediation required due to hazardous materials and category 3 water. Erect (2) 4 ft x 8 ft critical barriers in the basement holding hallway and (1) 4 ft x 6 ft critical barrier. Clean, dry, and sanitize 624 sf of floors, 221 sf of walls and 32 sf of ceiling.	$36,672	$21,314	Completed	58.12

106	FM-26-0490-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Storm Drain Leak - Replace 20 LF of 10 inch cast iron storm pipe, 1 LF of 12 inch cast iron storm pipe, 1 LF of 4 inch cast iron storm pipe, associated fittings, and (10) 1 ft x 1 ft of ceiling tiles. Storm drain failed due to age and caused water to leak down from ground level to the S-Level rooms. Environmental oversight and remediation included due to hazardous materials and category 2 water. Sanitize 650 sf of vinyl floor tiles.	$61,309	$42,175	In Work	68.79
107	FM-26-0491-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Fixture Leak - Replace (1) urinal, (1) flushometer, and (1) wax ring, on the S-level detention area. Parts failed due to age allowing water to leak. Environmental oversight and remediation included due to hazardous materials and category 2 water. Clean dry and sanitize 4 sf of metal shelving, 6 sf of plaster wall, (1) metal access panel, and 200 sf of flooring and wall surfaces.	$27,878	$27,878	Completed	100
108	FM-26-0492-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Sewer Line Leak - Clear 6 LF of debris in cast iron drain. Drain blocked by unknown debris, causing water to overflow and leak in S-Level down to P-Level. Environmental oversight and remediation required due to hazardous materials and category 3 water. Clean, sanitize and dry 2 sf of plaster, 400 sf of concrete flooring, (1) toilet, (1) gate in S-Level holding cell, 40 sf of ceramic tile flooring, (1) metal divider, (1) light fixture, and 20 sf of plaster ceiling P-Level exhibits mens restroom.	$33,000	$22,701	Completed	68.79
109	FM-26-0497-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Electrical - Replace (1) main controller and (1) fuel alarm module on the back-up generator. The alarm module and main controller failed due to age and were discovered during preventative maintenance.	$9,961	$9,417	Completed	94.54
110	FM-26-0500-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Fire Protection - Replace (1) fire panel communication antenna and 100 ft expander and install 200 LF of conduit to the antenna. The antenna and expander failed due to age. New conduit is required to route wiring from the existing location to an exterior location to receive a better signal.	$18,665	$12,840	In Work	68.79

111	FM-26-0501-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Interior Finishes - Replace 30 sf of ceiling plaster and 30 sf of carpet in the 3rd floor courtroom. Ceiling plaster failed due to age and failing to the floor below. Environmental oversight and remediation required due to hazardous materials. Erect (1) 10 ft x 9 ft x20 ft containment. Sanitized 2,430 sf of concrete surface and includes the use of a scaffolding.	$25,534	$25,534	Completed	100
112	FM-26-0502-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Vandalism - Remove 400 sf of graffiti in 10 different locations from the 1st floor stairwell 2 up to 2nd floor. Graffiti was by an unknown person.	$3,853	$2,651	Completed	68.79
113	FM-26-0504-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Fixture Leak - Replace (1) angle stop in a 9th floor courtroom. The angle stop failed due to age, allowing water to leak into the courtroom and adjacent courtroom. Environmental oversight and remediation required due to category 2 water. Erect (1) 6 ft x 6 ft x 7 ft containment, (1) 3 ft x 7 ft critical barrier, and (1) 32 inch x 72 inch decontamination chamber. Clean and sanitize 108 sf of carpet and 600 sf of hard surface.	$13,384	$13,384	Completed	100
114	FM-26-0506-AB	San Bernardino	San Bernardino Courthouse - Annex	36-A2	1	County Managed - HVAC - Replace all O-Rings, gaskets and associated parts, remove tubing corrosion and mineral buildup, and install epoxy coating protection on all tubes on chillers 1, 2, and 3. Components failed due to age and corrosion, impacting building temperatures. Epoxy coating will help reduce future corrosion of the tubes.	$18,021	$18,021	In Work	100
115	FM-26-0511-AB	Los Angeles	Compton Courthouse	19-AG1	1	Vandalism - Remove 150 LF of paint and decorative concrete blocks in multiple areas around the exterior of the courthouse. The decorative blocks were broken and graffiti was sprayed in multiple locations by an unknown individual.	$4,601	$3,043	Completed	66.13

116	FM-26-0512-AB	Los Angeles	Burbank Courthouse	19-G1	1	Plumbing - Sewer Line Leak - Mechanically clear 60 LF of 3 inch cast iron drain line, and replace 125 sf of dry wall, (4) sump pump floats, and associated wiring in the basement mechanical room. The floats failed due to debris in the sump pit and pipe, allowing water to back up and leak into different areas of the basement. Environmental oversight and remediation required due to category 3 water. Erect (6) 4 ft x 7 ft critical barriers. Clean, dry, and sanitize 4,486 sf of floors.	$87,496	$79,411	Completed	90.76
117	FM-26-0513-AB	Los Angeles	Chatsworth Courthouse	19-AY1	1	Fire Protection - Replace (5) duct detectors and (1) power supply. The devices failed due to age, causing multiple fire activations.	$13,102	$10,979	Completed	83.80
118	FM-26-0514-AB	San Bernardino	Rancho Cucamonga Courthouse	36-F1	1	Exterior Shell - Replace (1) 3/4 HP motor operator and (1) drive chain, and (1) control board for the west sally port gate in the basement. Components failed due to age, preventing the gate from closing properly.	$15,568	$15,568	Completed	100
119	FM-26-0517-AB	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Plumbing - Fixture Leak - Replace (1) drinking fountain assembly in the 1st floor public lobby. The drinking fountain failed due to age, allowing water to leak down into the basement affecting court file storage. Environmental oversight and remediation required due to category 2 water. Erect (3) 10 ft x 8 ft x 12 ft containment. Clean, dry, and sanitize 2,500 sf of concrete flooring and wall, 600 sf of ceramic tile flooring, and 100 pieces of office equipment.	$398,073	$357,231	Completed	89.74
120	FM-26-0519-AB	Kern	Arvin/ Lamont Branch	15-H1	1	HVAC - Replace (1) filter drier on the rooftop package unit. The parts have failed due to age, affecting cooling in the office and public lobby areas.	$10,605	$6,460	Completed	60.91
121	FM-26-0522-AB	Merced	Los Banos Division - The Robert M. Falasco Justice Center	24-G1	1	HVAC - Replace (1) condenser fan motor, (1) propeller, (2) contactors, and (4) fuses on PKU 02. The components failed due to age, impacting+G201 first floor clerks office conditioning.	$7,394	$7,394	Completed	100

122	FM-26-0523-AB	San Bernardino	San Bernardino Justice Center	36-R1	1	Exterior Shell - Replace (1) 16 ft x 14 ft rolling steel sally port door and controller at the south sally port. Parts failed due to age, making the gate inoperable.	$73,923	$73,923	Completed	100
123	FM-26-0524-AB	San Bernardino	Fontana Courthouse	36-C1	1	Exterior Shell - Replace (1) panic bar with an extended rod and associated hardware for the main employee door. The panic bar failed due to age, impacting the doors operation.	$16,728	$16,728	Completed	100
124	FM-26-0527-AB	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Security - Replace (1) motor gearbox and (1) relay module for the employee entrance sliding glass door. The components failed due to age, affecting the door operation.	$11,926	$11,926	Completed	100
125	FM-26-0531-AB	Los Angeles	Pomona Courthouse South	19-W1	1	Plumbing - Sewer Line Leak - Mechanically clear 50 LF of 2 inch cast iron drain line and replace (2) 1 ft x 1 ft concealed spline ceiling tiles in 6th floor courtroom. Main line clogged due to unknown debris allowing water to back up from 7th floor and leak down to the 6th floor. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 6 ft x 8 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean, dry, and sanitize 190 sf of floors and 100 sf of ceiling.	$14,111	$12,861	Completed	91.14
126	FM-26-0532-AB	San Bernardino	San Bernardino Justice Center	36-R1	1	HVAC - Replace (1) 25 amp fuse, (1) oil heater, (1) oil pump start capacitor, (1) 120 volt relay and associated wiring, and install (1) external drum heater on chiller 2. The oil heater failed due to age, resulting in the chiller shutting down	$5,806	$5,806	Completed	100
127	FM-26-0534-AB	Los Angeles	East Los Angeles Courthouse	19-V1	1	HVAC - Replace (2) 20HP motors, (2) pulleys, (6) belts, and (1) variable frequency drive for AHU 4 and 5. The parts failed due to age affecting cooling on the 3rd and 4th floors.	$61,297	$47,640	Completed	77.72

128	FM-26-0535-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Fixture Leak - Replace 10 LF of 2 inch cast iron pipe, (4) 24 inch x 24 inch ceiling tiles, 6 sf of plaster wall and ceiling. The cast iron pipe to the 5th floor janitorial mop sink failed due to age, leaking water down to the 4th floor secured hallway. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 7 ft x 14 ft containment, (1) 6 ft x 6 ft containment, (1) 5 ft x 5 ft containment and (3) 3 ft x 7 ft decontamination chambers. Clean, dry, and sanitize 1,160 sf of floors, 670 sf of walls and 350 sf of ceiling.	$37,629	$26,096	In Work	69.35
129	FM-26-0536-AB	Kern	Bakersfield Juvenile Center	15-C1	1	HVAC - Replace (1) high pressure switch for the chilled water pump. The pressure switch failed due to age, impacting building conditioning.	$2,256	$1,506	Completed	66.76
130	FM-26-0538-AB	Los Angeles	Hollywood Courthouse	19-S1	1	HVAC - Replace 60 lbs. of refrigerant, and (1) filter drier for package unit 1 and (1) filter drier and (1) 10 amp control fuse for package unit 2. Unit 1 filter drier failed due to age, allowing refrigerant to leak from the system, impacting building temperatures. The second filter drier was replaced as a preventative measure due to age and the failed fuse was identified during the work.	$56,590	$51,547	Completed	91.09
131	FM-26-0539-AB	Los Angeles	Pomona Courthouse South	19-W1	1	Elevators - Replace (2) controller contactors to public elevator 3. The contactors failed due to age, causing the elevator not to respond.	$6,524	$5,946	Completed	91.14
132	FM-26-0540-AB	Los Angeles	Airport Courthouse	19-AU1	1	Fire Protection - Replace (1) 8 inch fire connection check valve, (1) 6 inch fire pump main discharge valve and associated fittings. Parts failed due to age and were found during annual PM.	$35,000	$27,010	Completed	77.17
133	FM-26-0541-AB	Santa Barbara	Santa Maria Juvenile Court (new)	42-H1	1	HVAC - Replace (1) 2HP blower motor, (1) sheave, (1) belt, and (4) air filters for the rooftop package unit. The blower motor failed due to age. Environmental oversight and remediation are required due to hazardous materials. Clean, dry, and sanitize 9,456 sf of hard surfaces in the courtroom, secured hallways, and associated ventilation areas.	$131,612	$87,259	Completed	66.30

134	FM-26-0542-AB	Santa Clara	Family Justice Center Courthouse	43-B5	1	Exterior Shell - Replace (2) door closers on main lobby entrance doors. Door closers failed due to use, impacting their ability to secure properly.	$10,474	$10,474	In Work	100
135	FM-26-0543-AB	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Plumbing - Replace (1) drinking fountain in the 7th floor jury room. The drinking fountain failed due to age and is obsolete.	$5,510	$5,510	Completed	100
136	FM-26-0544-AB	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Fire Protection - Fire Protection Systems Leak - Replace (6) 2 1/2 inch fire service shut off valves with coupling for the exterior Fire Department Connection. One valve failed due to corrosion and was not operable. The remaining valves were replaced as they were discovered to be corroded.	$12,471	$10,037	Completed	80.48
137	FM-26-0545-AB	Los Angeles	Compton Courthouse	19-AG1	1	Vandalism - Replace (1) drain body, (2) 1/4 inch bronze drain covers, and associated hardware around the exterior of the building. The drains were damaged by an unknown individual as they tried to steal the drain covers.	$5,798	$3,834	Completed	66.13
138	FM-26-0546-AB	San Diego	North County Regional Center - North	37-F2	1	Plumbing - Fixture Leak - Replace (1) toilet, (1) spud coupling, and (7) wax rings in the 1st floor mens and womens public restrooms. Wax rings failed due to age, allowing water to migrate across the floor and into the adjacent wall cavity. Environmental oversight and remediation required due to category 3 water. Erect (1) 4 ft x 7 ft critical barrier and (1) 4 ft x 7 ft critical barrier with decontaminant chamber. Clean, dry, and sanitize approximately 40 sf of ceramic floor tile and 20 sf of ceramic wall tile.	$24,588	$24,588	Completed	100
139	FM-26-0547-AB	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Plumbing - Storm Drain leak - Replace 6 LF of a 2 inch cast iron pipe, (1) 2 inch 90 degree coupling, (4) 2 inch couplings, and 35 sf of 1 ft x 1 ft ceiling tiles for the 3rd floor court office. The pipe cracked due to age, causing water to leak from the plenum space into the court office ceiling tiles. Environmental oversight and remediation required due to category 2 water. Erect (1) 8 ft x 12 ft x 9 ft containment.	$35,996	$3,506	Completed	9.74

140	FM-26-0548-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Sewer Line Leak - Replace 6 LF of 8 inch cast drain line pipe, 2 ft x 3 ft plaster ceiling and 2 ft x 13 ft of plaster wall on the 4th floor elevator landing. Drain line failed due to age allowing water to leak down the 4th floor secure hallway. Environmental oversight and remediation required for category 2 water. Erect (1) 8 ft x 3 1/2 ft x 9 ft containment and (1) 32 inch x 6 ft decontamination, Clean, dry and sanitize 30 sf of hard surface in the secure corridor.	$30,463	$20,956	In Work	68.79
141	FM-26-0549-AB	Los Angeles	Whittier Courthouse	19-AO1	1	Elevators - Replace (6) key switches on custody elevator 9. The switches failed due to age, causing the elevator not to respond.	$6,123	$6,123	Completed	100
142	FM-26-0550-AB	Los Angeles	Compton Courthouse	19-AG1	1	HVAC - Restore (1) pump, replace (2) bearings, and associated components for condenser water pump 1. The pump failed due to age, impacting building temperatures.	$16,683	$11,032	Completed	66.13
143	FM-26-0551-AB	Los Angeles	Downey Courthouse	19-AM1	1	Plumbing - Replace (1) 4 inch check valve and (1) 4 inch relief valve on the domestic backflow preventer 7. Components failed due to age affecting the domestic water to the building.	$5,010	$4,193	Completed	83.70
144	FM-26-0552-AB	Los Angeles	Compton Courthouse	19-AG1	1	Plumbing - Replace (1) 460v sump pump, (4) floats and associated hardware. Pump 27 failed due to age allowing water to back up into the underground secure parking.	$18,247	$12,066	Completed	66.13
145	FM-26-0554-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Vandalism - Fixture Leak - Replace (3) 2 ft x 2 ft ceiling tiles in holding cell. Toilet was clogged and continuously flushed by unknown in-custody, which caused water to overflow onto the surrounding hard surface and leak down, affecting the 9th floor public corridor. Environmental oversight and remediation protocols enacted for category 2 water. Erect (1) 3 ft x 7 ft critical barrier, (1) 8 ft x 6 ft x 9 ft containment, and (1) 32 inch x 72 inch decontamination. Clean and sanitize 147 sf of hard surface and 900 sf of hard surface.	$17,520	$17,520	Completed	100

146	FM-26-0555-AB	Los Angeles	Stanley Mosk Courthouse	19-K1	1	Plumbing - Replace (1) 8 inch electronic ball control valve, (2) ultra sonic tank sensors, (1) controller, and associated fittings to domestic water supply system. Parts failed due to age impacting domestic water supply to entire building.	$103,051	$100,228	In Work	97.26
147	FM-26-0556-AB	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Fire Protection - Replace (1) jockey pump controller in the basement. The controller failed due to age impacting the pumps operation.	$14,939	$12,023	Completed	80.48
148	FM-26-0559-AB	Los Angeles	Norwalk Courthouse	19-AK1	1	Elevators - Replace (1) limit switch and (1) selector wheel roller to public elevator 2. The components failed due to age, causing the elevator not to respond.	$2,878	$2,447	Completed	85.03
149	FM-26-0560-AB	Kern	Metropolitan Division	15-A1	1	Plumbing - Fixture Leak - Replace (1) toilet wax ring in the 2nd floor employee restroom, 4 sf of 1 ft x 1 ft ceiling tiles and ceiling drywall in the 1st floor supervisors office. The wax ring failed due to age, causing a leak from the 2nd floor to the 1st floor. Environmental oversight and remediation are required due to hazardous materials and category 3 water. Erect (1) 7 ft x 4 ft x 10 ft containment and (1) 3 ft x 6 ft decontamination chamber. Clean, dry, and sanitize 244 sf of metal ceiling tile grid.	$22,414	$22,414	Completed	100
150	FM-26-0561-AB	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Elevators - Replace (1) brake pad assembly on staff elevator 3. The brake system failed due to use, impacting the elevators operation. Deficiency discovered during a AHJ inspection.	$27,621	$27,621	Completed	100
151	FM-26-0564-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Plumbing - Fixture Leak - Replace (1) toilet with associated fittings, and 6 sf of white ceramic wall tile in the 1st floor mens employee restroom. Toilet base seal and footing failed due to age, allowing water to leak on to the floor. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 4 ft x 6 ft x 9 ft containment. Clean and sanitized 196 sf of hard surface.	$21,048	$21,048	Completed	100

152	FM-26-0565-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	Vandalism - Mechanically clear 25 LF of cast iron drain line on the 4th floor lock up cell and (12) 2 ft x 2 ft ceiling tiles on 3rd floor lobby. Toilet blockage caused by unidentified in-custody, allowing water to leaked down to the 3rd floor. Clean and sanitized, 200 sf of concrete floor, 80 LF of plaster wall, (1) toilet, (2) benches, (3) cell gates, one metal grill, 120 sf of terrazzo flooring, 10 LF of light fixtures, 10 LF of duct work, and 10 LF of T-bar spline.	$33,551	$33,551	Completed	100
153	FM-26-0566-AB	Los Angeles	Bellflower Courthouse	19-AL1	1	Interior Finishes - Replace (1) push panic bar, (1) concealed vertical latching rod and associated hardware for 1st floor east end secured entrance. The panic bar failed due to age, preventing the door from securing.	$10,537	$8,212	Completed	77.94
154	FM-26-0568-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	HVAC - Replace (1) 6 ft x 4 ft x 14 gauge sheet metal pan, (2) pneumatic actuators on basement AHU. Actuators and pan failed due to age impacting comfort heating and cooling to the 1st floor and allowing condensate to leak into the mechanical room.	$7,728	$7,306	Completed	94.54
155	FM-26-0569-AB	Contra Costa	Spinetta Family Law Center	07-A14	1	HVAC - Replace (1) compressor, (1) cooling fan, 7 pounds of Refrigerant, and all associated hardware for ACU01. Components failed due to age, impacting building conditioning.	$10,304	$10,304	In Work	100
156	FM-26-0570-AB	Orange	North Justice Center	30-C1	1	Plumbing - Replace (2) 2 inch, (1) 1 inch, and (1) 3 inch brass pressure-reducing valves. The valves have failed due to age, impacting domestic water supply to the restrooms and HVAC units.	$25,243	$22,797	In Work	90.31
157	FM-26-0571-AB	Orange	North Justice Center	30-C1	1	Plumbing - Replace (1) urinal, (1) urinal flush valve, and mechanically clear 50 LF of drain line in the 1st-floor mens public restroom. The urinal drain pipes were blocked by calcification. (1) drain line was cleared, the other required replacement of the urinal.	$3,675	$3,319	In Work	90.31

158	FM-26-0572-AB	Orange	North Justice Center	30-C1	1	Fire Protection - Replace (1) smoke detector in the 3rd floor main office, (2) smoke detectors in a 4th floor courtroom, and restore (1) speaker strobe and (2) bells in the 4th floor public hallway. The components failed due to age, resulting in intermittent device failures and trouble conditions. Deficiencies were discovered during the annual preventative maintenance inspection.	$8,249	$7,450	In Work	90.31
159	FM-26-0574-AB	Orange	North Justice Center	30-C1	1	Fire Protection - Replace (1) fire alarm pull station at the 1st floor public entrance. The pull station has failed due to age, resulting in afterhours false alarms.	$8,491	$7,669	In Work	90.31
160	FM-26-0575-AB	Orange	Central Justice Center	30-A1	1	HVAC - Replace (2) 1/4 hp fan motors on AHU 5 that serve the jury lounge. The fan motors have failed due to age, impacting conditioning to the lounge.	$3,112	$3,112	In Work	100
161	FM-26-0576-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	1	HVAC - Replace (1) mixing box actuator in the 9th floor mechanical room. Actuator failed due to age impacting 9th floor conditioning. Environmental oversight and remediation required due to hazardous materials. Erected (1) 3 ft x 4 ft x9 ft containment.	$13,549	$9,320	Completed	68.79
162	FM-26-0577-AB	Los Angeles	Metropolitan Courthouse	19-T1	1	Plumbing - Mechanically clear 6 LF of drain line, replaced (2) 3/8 inch angle stop, (1) faucet and 2 1/2 inch braided supply lines in 7th floor women bathroom. The drain line was blocked by unknown debris and was punched through. While performing work to clear the drain the other failed components were discovered.	$2,687	$2,687	Completed	100
163	FM-26-0580-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Sewer Line Leak - Mechanically clear 50 LF of 2 inch cast iron drain line in 3rd floor mechanical room and replace (5) 2 ft x 2 ft ceiling tiles in 2nd floor courtroom. Drain was blocked allowing water to travel from the 3rd floor to the 2nd floor. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (3) 8 ft x 6 ft containments and (3) 3 ft x 7 ft decontamination chambers. Clean, dry, and sanitize 700 sf of floors, 100 sf of walls, and 12 sf of light fixtures.	$16,761	$11,624	Completed	69.35

164	FM-26-0581-AB	San Diego	East County Regional Center	37-I1	1	Interior Finishes - Condensation Leak - Mechanically cleared 10 LF of drainpipe and replace (11) 1 ft x 1 ft concealed spline ceiling tiles 4th floor mechanical room. The drain line failed due to debris blocking the drain line and allowing water to leak down to the fourth floor. Environmental oversight and remediation were required due to category 2 water. Erect (1) 12 ft x 6 ft x 9 ft containment. Clean, dry, and sanitize 135 sf of carpet tiles and 50 sf of hard surfaces.	$15,137	$10,249	Completed	67.71
165	FM-26-0584-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Storm Drain Leak - Mechanically clear 50 LF of cast iron drain line, and replace 20 LF of 6 inch cast iron pipe, associated fittings, 8 LF of roof sealant, (10) 2 ft x 4 ft ceiling tiles, 1,058 sf of carpet, and 48 sf of plaster walls and ceiling in 2nd floor courtrooms and chambers. The pipe was blocked with debris, resulting in water to backing up and pooling on the roof. The water leaked through holes in the pipe and the failed sealant down to the 2nd floor. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 14 ft x 26 ft containment, (2) 10 ft x 12 ft containments, (1) 10 ft x 10 ft containment, and (4) 3 ft x 7 ft decontamination chambers. Clean, dry, and sanitize 1,580 sf floors, 1,138 sf of walls, and 442 sf of ceiling.	$112,462	$77,992	In Work	69.35
166	FM-26-0587-AB	Los Angeles	Van Nuys Courthouse West	19-AX2	1	Elevators - Replace (1) traveling cable assembly on elevator 3 and (1) door edge elevator 4. Components failed due to use, impacting both elevators operation.	$45,928	$36,963	Completed	80.48
167	FM-26-0588-AB	Los Angeles	Van Nuys Courthouse East	19-AX1	1	Plumbing - Sewer Line Leak - Replace (66) couplings, (6) no hub couplings, (1) 2 inch P trap, 10 LF of 3 inch cast iron pipe, 20 LF of 2 inch cast iron pipe, 10 LF of 4 inch cast iron pipe, and install (2) 2 ft x 2 ft access panels. The pipe failed due to age, causing a leak from mens public restroom to the 2nd and 1st floors. Environmental oversight and remediation required due to category 3 water. Erect (4) 3 ft x 7 ft high door barrier containments. Clean, dry and sanitize 430 sf of plaster wall.	$209,430	$187,942	In Work	89.74

168	FM-26-0590-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Plumbing - Sewer Line Leak - Mechanically cleared 50 LF of 2 inch cast iron drain line in the 3rd floor womens public restroom. The drain line was blocked by unknown debris allowing water to back up into a toilet and onto the floor. Environmental oversight and remediation required due to hazardous materials and category 3 water. Erect (1) 3 ft x 8 ft containment. Clean, dry, and sanitize 628 sf of floor.	$9,468	$6,566	Completed	69.35
169	FM-26-0592-AB	Ventura	Juvenile Courthouse	56-F1	1	Plumbing - Domestic Water Pipe Leak - Replace 4 LF of 1 inch copper pipe and (1) 2 inch isolation valve for the domestic cold water. The domestic supply water pipe failed due to age. Water traveled from the 1st floor janitors closet to the basement storage room. Environmental oversight and remediation are required due category 2 water. Clean, dry and sanitize 5 sf of concrete floor in the basement.	$28,139	$28,139	Completed	100
170	FM-26-0593-AB	Los Angeles	Pomona Courthouse South	19-W1	1	Electrical - Replace (1) 120v to 15v power supply and associated wiring in the 3rd floor in-custody attorney conference room. The power supply failed due to age, disrupting attorney client communications. Environmental oversight and remediation required due to hazardous materials. Erect (1) 4 ft x 8 ft containment, (1) 3 ft x 5 ft containment, (1) 7 ft x 4 ft x containment, and (3) 3 ft x 7 ft decontamination chambers. Clean and sanitize 495 sf of floors and 200 sf of walls.	$33,720	$33,720	Completed	100
171	FM-26-0598-AB	Los Angeles	Burbank Courthouse	19-G1	1	Plumbing - Domestic Water Pipe Leak - Replace (1) flush valve, (1) toilet wax ring, and 12 sf of plaster in the 1st floor holding cell. The concealed flush valve failed due to age, allowing water to leak down into the basement hallway. Environmental oversight and remediation required due to hazardous materials and category 2 water. Erect (1) 6 ft x 4 ft containment and (1) 3 ft x 7 ft decontamination chamber. Clean, dry, and sanitize 100 sf of floors and 50 sf of walls.	$50,000	$50,000	Completed	100

172	FM-26-0599-AB	San Bernardino	San Bernardino Justice Center	36-R1	1	Electrical - Replace (20) light fixtures in the public parking lot. The lights had failed due to age and are obsolete. New LED fixtures will be installed. A lift is required to access the lights.	$12,913	$12,913	Completed	100
173	FM-26-0602-AB	Tulare	South County Justice Center	54-I1	1	Fire Protection - Replace (1) fire curtain in the basement vestibule for elevator 4. Curtain failed due to age.	$3,628	$3,628	In Work	100
174	FM-26-0604-AB	Los Angeles	East Los Angeles Courthouse	19-V1	1	HVAC - Replace (1) condenser unit, (1) 5 ton air handler, (1) insulation kit for suction lines, (1) liquid line filter drier, (1) liquid line solenoid valve, (1) set of duct transitions, (1) 1/2 inch service valve, (1) 7/8 inch service valve, and 20 lbs. of refrigerant. The unit failed due to age, causing high temperatures in the IT room and placing equipment at risk of overheating.	$71,308	$55,420	Completed	77.72
175	FM-26-0605-AB	Los Angeles	Edmund D. Edelman Children's Court	19-Q1	1	Fire Protection - Replaced (1) smoke detector for the air handler supply room. The smoke detector failed due to age, causing false fire alarm activations during business hours and afterhours.	$6,571	$4,599	Completed	69.99
176	FM-26-0606-AB	Los Angeles	Pasadena Courthouse	19-J1	1	Interior Finishes - Replace (2) push panic bars, (2) handle kits, (2) upper and lower door latches, and associated hardware for 2nd floor courtroom entrance doors. The push panic bar and components failed due to age, preventing the public entrance doors from locking.	$11,150	$7,733	Completed	69.35
177	FM-26-0608-AB	Kern	Metropolitan Division	15-A1	1	Exterior Shell - Replace (1) latching mechanism rod and (1) lower latch mechanism on the exterior double doors. The components have failed due to age, preventing the doors from properly latching and securing the building.	$4,395	$2,747	Completed	62.50
178	FM-26-0610-AB	Los Angeles	Downey Courthouse	19-AM1	1	Exterior Shell - Replace (1) 4 ft x 8 ft skylight glazing. The skylight failed due to age, resulting in a hole in the glazing. Cost includes installing a temporary patch over the hole while new glazing was procured.	$5,612	$4,697	Completed	83.70

179	FM-26-0611-AB	Kern	Bakersfield Justice Center	15-B1	1	County Managed - Escalators - Replace (4) step chains, (4) step chain sprockets, (4) handrail drive chains, and the necessary escalator steps for the 1st to 2nd floor escalators. The escalators are failing due to age and wear, and several components have become obsolete, resulting in disrupted public access to the 2nd floor.	$302,394	$302,394	In Work	100
180	FM-26-0612-AB	Los Angeles	Compton Courthouse	19-AG1	1	Elevators - Replace 155 sf of VCT tile and subfloor in public elevator 6. The VCT tiles failed due age. New flooring to be sheet vinyl.	$12,807	$8,469	Completed	66.13
181	FM-26-0614-AB	Kern	Bakersfield Juvenile Center	15-C1	1	Elevators - Replace (1) 20 amp power supply for the public elevator. The unit failed due to age impacting the elevators operation.	$8,507	$5,679	Completed	66.76
182	FM-26-0617-AB	Fresno	B.F. Sisk Courthouse	10-O1	1	Elevators - Replace (1) driver circuit board on in-custody elevator 6. Circuit board failed due to age, impacting the cars operation.	$4,476	$4,476	Completed	100
183	FM-26-0621-AB	Ventura	Juvenile Courthouse	56-F1	1	Plumbing - Replace (1) condenser unit and (1) 1/2 inch angle stop on 1st floor public drinking fountain. The components failed due to age.	$3,054	$3,054	Completed	100
						Total	**$5,708,237**	**$4,828,164**		

Judicial Council *of* California

Trial Court Facility Modification
Advisory Committee

Meeting Date 10/30/2026

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

Action Requested:

Approve 84 projects for a total of $1,082,390 to be paid from Facility Modification program funds previously encumbered for Priority 2 Under $100,000.

Supporting Documentation:

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

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

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

Draft

Trial Court Facility Modification
FMs Under $100K (List B)
07/15/2026 to 08/28/2026
Meeting Date: 10/30/2026

Line	FM Number	Location	Facility Name	Building Id	Priority	Short Title	TCFMAC Funded Cost	FM Program Budget Share Of Preliminary Estimate	Job Status	FM Program Budget % Of Cost
1	FM-25-0903-AB	Sacramento	Juvenile Courthouse	34-C2	2	Electrical - Replace (2) 50A distribution breakers for lighting and Judge's parking gate motor. Breakers have failed due to age resulting in disruptions to the Judge's parking lot. Work had to occur after hours to minimize disruptions.	$8,676	$8,676	Completed	100
2	FM-25-0919-AB	Los Angeles	Santa Monica Court Annex	19-AP3	2	Interior Finishes – Replace (12) 4 ft x 8 ft laminate panels on backside of 2nd floor courtroom judges bench, and restore 135 SF of wall in north side judge's chambers, and 135 sf of wall in audience side courtroom wall. Work is required due to wear and tear of the wall areas. Environmental oversight and remediation are required due to hazardous materials. Erect (2) 9 ft x 15 ft x 48 inch containment and (1) 36 inch x 36 inch decontamination chamber.	$56,004	$43,957	In Work	78.49
3	FM-25-1382-AB	San Bernardino	San Bernardino Courthouse - Annex	36-A2	2	Interior Finishes - Replace (6) specialty key cores and re-pin (123) cylinders throughout the courthouse. The keyway system is obsolete and cannot be modified to match the new keyway system installed under a separate project.	$42,317	$42,317	In Work	100
4	FM-25-1426-AB	Orange	North Justice Center	30-C1	2	Fire Protection - Replace (2) 6 inch fire hydrant isolation valves, 10 LF of 6 inch copper pipe, and 16 sf of asphalt. The valves failed due to age. Deficiency was identified during annual preventative maintenance.	$48,944	$44,201	In Work	90.31
5	FM-25-1518-AB	Sacramento	Juvenile Courthouse	34-C2	2	HVAC - Replace (1) 18 inch x 18 inch access door on AHU 03. Access door failed due to the AHU unit over pressurizing during a fire alarm event.	$3,395	$3,395	In Work	100
6	FM-25-1559-AB	Orange	Stephen K. Tamura Courthouse	30-D1	2	Exterior Shell - Replace (7) 34 inch x 44 inch x 1/2 inch laminated glazing panes at exterior 1st floor service walk-up windows. The windows have failed due to age.	$8,225	$8,225	In Work	100
7	FM-25-1560-AB	Orange	North Justice Center	30-C1	2	Fire Protection - Replace (1) duct detector in the 2nd floor mechanical room. The detector failed due to age and was identified during a fire alarm event.	$4,971	$4,489	In Work	90.31
8	FM-25-1566-AB	San Benito	San Benito County Superior Court	35-C1	2	HVAC - Replace (1) liquid line solenoid and (1) compressor control module at chiller circuit B. Chiller component failed due to age, causing loss of cooling.	$19,753	$19,753	In Work	100

9	FM-25-1595-AB	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	2	Exterior Shell - Replace (9) 12 ft flat gate slats, (2) 2 inch x 2 inch x 1/8 inch bottom rail angle pieces, and (1) wireless safety edge for the sally port roll up gate. The gate was damaged by a transportation bus. Insurance restitution is being sought.	$5,847	$5,847	In Work	100
10	FM-25-1610-AB	Los Angeles	Inglewood Courthouse	19-F1	2	Exterior Shell - Replace (1) safety edge and retainer on the sally port entrance roll-up door. The safety edge failed due to age, impacting the doors operation.	$5,213	$3,887	In Work	74.56
11	FM-25-1618-AB	Orange	North Justice Center	30-C1	2	Plumbing - Sewer Line Leak - Replace (1) cast iron p-trap floor drain, (1) 5 inch square floor drain strainer, (2) 1/2 inch copper pipe fittings, (1) 1/2 inch fitting, (1) 1/2 inch coupling, (1) 1/2 inch 90 degree fitting, (1) 2 ft x 2 inch cast iron pipe, and (1) 2 inch cast iron P-trap on the 2nd floor womens staff restroom. The drain failed due to age and corrosion, resulting in a leak to the 1st floor managers office.	$6,753	$6,098	In Work	90.31
12	FM-26-0005-AB	Orange	Central Justice Center	30-A1	2	HVAC - Replace (1) differential pressure transducer serving the 7th floor AHU. The existing transducer has failed due to age, impacting 7th floor conditioning.	$8,451	$8,451	In Work	100
13	FM-26-0006-AB	Orange	Central Justice Center	30-A1	2	Plumbing - Replace (1) detention grade in wall flush valve at the 2nd floor west holding area. The flush valve failed due to age and use, impacting holding area functionality. Work will be performed after hours.	$4,471	$4,471	In Work	100
14	FM-26-0023-AB	San Diego	North County Regional Center - Annex	37-F3	2	Security - Replace 150 LF x 7 ft of privacy mesh screening on the exterior chain link fence. The existing material has deteriorated from age and weather, impacting visual coverage. Replacement is required to maintain privacy between public grounds and the staff south entrance walkway.	$5,508	$5,508	In Work	100
15	FM-26-0325-AB	Los Angeles	Inglewood Courthouse	19-F1	2	Interior Finishes - Replace (1) push bar and (1) lever trim on door of the 3rd floor secured hallway. The push bar and lever trim failed due to age, preventing the door securely latching.	$13,642	$10,171	In Work	74.56
16	FM-26-0326-AB	Los Angeles	Inglewood Courthouse	19-F1	2	Interior Finishes - Replace (2) push bars and (1) lever trim on double door in 5th floor courtrooms. The hardware failed due to age, preventing the doors from securely latching. Work to be performed after hours.	$17,740	$17,740	In Work	100
17	FM-26-0331-AB	Butte	Butte County Courthouse	04-A1	2	Fire Protection - Replace (1) 6 inch butterfly valve on the fire pump. The valve failed due to age and was identified during the 5 year sprinkler certification test.	$6,944	$6,944	In Work	100
18	FM-26-0334-AB	Contra Costa	Richard E. Arnason Justice Center	07-E3	2	HVAC - Replace (1) chemical feed system, controller, flow meters, and 15 LF of 3/4 inch PVC piping for the cooling tower condensing loop. The feeder failed due to age, resulting in excess scale and corrosion to pipe lining, impacting building conditioning.	$12,158	$12,158	In Work	100
19	FM-26-0335-AB	San Diego	North County Regional Center - South	37-F1	2	County Managed - HVAC - Replace (3) carbon dioxide sensors on AHU 1, 4, and 5. Sensors failed due to age, impacting building temperatures.	$5,866	$5,866	In Work	100

20	FM-26-0351-AB	San Diego	North County Regional Center - North	37-F2	2	Grounds and Parking Lot - Replace 64 LF of 6 inch x 6 inch concrete curbs around (2) tree planters in the public courtyard. The curbs failed due to age, resulting in them breaking apart. Environmental testing costs included.	$9,037	$9,037	In Work	100
21	FM-26-0353-AB	Contra Costa	Bray Courts	07-A3	2	Fire Protection - Replace 3 LF of 2 1/2 inch steel pipe, (2) 1 inch fire sprinkler drops, (4) 90 Degree elbows, and (1) 1 1/4 inch x 1 inch x 1 inch tee. Components failed due to age and we discovered the 5 Year fire sprinkler certification inspection.	$15,815	$15,815	In Work	100
22	FM-26-0354-AB	Contra Costa	George D. Carroll Courthouse	07-F1	2	Plumbing - Replace (1) circulating pump bearing assembly on hot water circulation pump 2. This pump has failed due to age and was discovered during preventative maintenance.	$4,699	$3,628	In Work	77.20
23	FM-26-0355-AB	Contra Costa	Richard E. Arnason Justice Center	07-E3	2	Fire Protection - Replace (1) safety edge on the roll down fire door DOH01. Part has failed due to age and was discovered during preventative maintenance.	$6,501	$6,501	In Work	100
24	FM-26-0356-AB	Contra Costa	Walnut Creek Courthouse	07-C1	2	HVAC - Replace one (1) compressor and wiring harness, (1) refrigerant dryer, and (1) compressor contactor. Components failed due to age and were discovered during preventative maintenance.	$9,271	$9,271	In Work	100
25	FM-26-0363-AB	Contra Costa	Richard E. Arnason Justice Center	07-E3	2	Fire Protection - Replace (3) pre-action gauges, (1) 6 inch butterfly valve for standpipe, (14) gauges, (1) head cover and install signage for wet pipe. Components failed due to age and were discovered during the 5 year sprinkler certification.	$13,457	$13,457	In Work	100
26	FM-26-0364-AB	Contra Costa	Richard E. Arnason Justice Center	07-E3	2	Electrical - Replace (1) in-ground flagpole spotlight fixture located at the front entrance of the building. Spotlight has failed due to age.	$5,503	$5,503	In Work	100
27	FM-26-0365-AB	Santa Clara	Hall of Justice (East)	43-A1	2	Vandalism - Restore 12 feet of audience wood bench seating in a 3rd floor courtroom. Bench was damaged by unknown members of the public	$5,554	$5,554	In Work	100
28	FM-26-0366-AB	Santa Clara	Downtown Superior Court	43-B1	2	HVAC – Replace (1) VFD supporting cooling tower. Drive failed due to age, impacting building conditioning. The VFD is obsolete and replacement parts are not available.	$18,369	$18,369	In Work	100
29	FM-26-0368-AB	Los Angeles	Inglewood Courthouse	19-F1	2	HVAC - Replace (1) pump seal kit for condenser water pump 2. Component failed due to age, impacting building conditioning.	$6,194	$4,618	In Work	74.56
30	FM-26-0370-AB	Sacramento	Juvenile Courthouse	34-C2	2	Elevators - Replace (12) hydraulic hose o-ring seals on elevator 1. The seals failed due age. Deficiency was found during routine maintenance.	$4,057	$4,057	In Work	100
31	FM-26-0373-AB	San Diego	Juvenile Court	37-E1	2	HVAC - Replace (1) VAV controller actuator in 1st floor courtroom. The VAV controller failed due to age and no longer allows temperature adjustments. Costs include programming new device into the BAD and all work to be performed after-hours.	$5,787	$5,787	In Work	100

32	FM-26-0375-AB	Lassen	Hall of Justice	18-C1	2	Interior Finishes - Replace (1) electronic controlled exit device hardware and (1) access control circuit board at the door for 1st floor clerks office file viewing room. Parts failed to age resulting in the alarm sounding.	$8,102	$8,102	In Work	100
33	FM-26-0376-AB	Sacramento	Carol Miller Justice Center Court Facility	34-D1	2	HVAC - Replace (1) split system air conditioning unit for the Sherrif Control room. The unit failed due to age, impacting cooling to the space. The unit is obsolete and parts and refrigerant are no longer available.	$16,227	$16,227	In Work	100
34	FM-26-0378-AB	Riverside	Southwest Justice Center	33-M1	2	HVAC - Replace (1) variable air volume box serving the lower level public hallway. The box failed due to age and no longer communicates with the BAS, impacting conditioning to the space.	$3,806	$2,908	In Work	76.40
35	FM-26-0380-AB	Riverside	Riverside Hall of Justice	33-A3	2	HVAC - Replace (1) chiller circuit breaker and (1) gas-sensor relay board on chiller 2. Components failed due to age, resulting in the chiller shutting down and impacting building conditioning.	$12,755	$12,755	In Work	100
36	FM-26-0383-AB	Santa Clara	Hall of Justice (East)	43-A1	2	Interior Finishes - Replace 8 sf of plywood substrate, 16 sf of carpet, and install (1) 2 x 6 wood joist under the 2nd floor courtroom jury seating. The wood failed due to age, resulting the juror seat coming loose. Work will occur after hours.	$4,528	$4,528	In Work	100
37	FM-26-0384-AB	Santa Clara	Hall of Justice (East)	43-A1	2	Interior Finishes - Replace 8 sf of plywood substrate and 16 sf of carpet; and install (1) 2 x 6 wood joist under the 3rd floor courtroom jury seating. The wood failed due to age, resulting the juror seat coming loose. Work will occur after hours.	$4,945	$4,945	In Work	100
38	FM-26-0385-AB	Orange	Harbor Justice Center-Newport Beach Facility	30-E1	2	Interior Finishes - Replace (1) 31 1/2 inch x 83 1/2 inch fire door at the entrance to the basement detention area. The fire door has failed due to age and no longer aligns with the frame, impacting its operation.	$12,572	$12,572	In Work	100
39	FM-26-0386-AB	Santa Clara	Downtown Superior Court	43-B1	2	Exterior Shell - Replace (1) ADA Swing Door Operator at Front Entrance. Operator failed due to age, impacting the doors operation.	$8,789	$8,789	In Work	100
40	FM-26-0388-AB	Los Angeles	Hall of Records	19-AV1	2	County Managed - Plumbing - Replace (1) domestic hot water recirculating pump. Parts failed due to age, impacting the hot water supply.	$665	$665	In Work	100
41	FM-26-0389-AB	Los Angeles	Hall of Records	19-AV1	2	County Managed - Electrical - Replace (1) transformer and (1) contactor for building bathroom exhaust fan located on the roof. Components failed due to age, shutting down the exhaust fan.	$635	$635	In Work	100
42	FM-26-0390-AB	Alameda	East County Hall of Justice	01-J1	2	Fire Protection - Replace (1) horn/strobe device, (2) 12v 40ah batteries, (2) 12v 7ah batteries, (2) 12v 55ah batteries and (2) 12v 65ah batteries. Components failed due to age. Deficiencies found during PM.	$7,567	$7,567	In Work	100
43	FM-26-0391-AB	San Diego	North County Regional Center - North	37-F2	2	Plumbing – Replace (1) wall mounted porcelain toilet and 3 bolt carrier assembly in the 1st floor womens public restroom. The toilet failed due to use.	$2,547	$2,547	In Work	100

44	FM-26-0393-AB	Santa Clara	Downtown Superior Court	43-B1	2	HVAC - Replace (1) Heating Hot Water pump bearing assembly and impeller. Pump bearing failed due to age, impacting building heating hot water.	$2,793	$2,793	In Work	100
45	FM-26-0399-AB	Los Angeles	Inglewood Courthouse	19-F1	2	Interior finishes - Replace (2) 2 ft x 3 ft x 2 inch pony wall swing doors in the 2nd courtroom. Doors have failed due to use.	$7,138	$7,138	In Work	100
46	FM-26-0403-AB	Kern	Delano/North Kern Court	15-D1	2	Fire Protection – Install 10 sf of firestop in the mechanical room. Pipe penetrations are missing fire stopping and the discrepancy was identified during an AHJ inspection.	$5,258	$4,240	In Work	80.64
47	FM-26-0413-AB	Alameda	East County Hall of Justice	01-J1	2	HVAC - Replace (1) control module at basement BAS computer and (1) damper actuator at 2nd floor VAV. HVAC controls parts failed due to use, impacting the BAS systems operation.	$8,064	$8,064	In Work	100
48	FM-26-0414-AB	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Plumbing - Sewer Line Leak - Replace 6 LF of 2 inch cast iron pipe, (1) 2 inch wye beneath 4th floor holding cell and 4 sf of drywall, 80 sf of plaster ceiling and 45 sf of ceiling tiles on 3rd floor staff elevator hallway and adjacent office. Sewer line failed due to age allowing water to travel from the 3rd floor down plenum space onto the 3rd floor ceiling and floor below. Environmental oversight and remediation required due to hazardous materials. Clean 500 sf of carpeting. Work required 6 inch concrete core to replace drainpipe.	$47,712	$47,712	In Work	100
49	FM-26-0417-AB	Alameda	George E. McDonald Hall of Justice	01-F1	2	HVAC - Replace (1) burner, (1) flow-switch and (1) 1 inch gas valve at boiler 1. Parts failed due to age, impacting building conditioning.	$6,700	$6,700	In Work	100
50	FM-26-0418-AB	Los Angeles	Hall of Records	19-AV1	2	County Managed - Plumbing - Replace 2 LF of 3/4 inch copper pipe, 25 sf of tile, and (10) light fixtures at an exterior water feature. Pipe and fixtures failed due to age. Tile was removed to access the pipe.	$1,074	$1,074	In Work	100
51	FM-26-0440-AB	Los Angeles	West Covina Courthouse	19-X1	2	County Managed - Exterior Shell - Replace window tint on the public entrance door windows. Tint has failed due to age resulting in it to separate from the glazing.	$5,396	$5,396	In Work	100
52	FM-26-0442-AB	San Diego	Hall of Justice	37-A2	2	Interior Finishes - Replace (1) pneumatic door closer in the 1st floor conference area mens staff restroom. The closer failed due to age, preventing the door from opening and closing as designed.	$3,451	$3,451	Completed	100
53	FM-26-0443-AB	San Diego	Central Courthouse	37-L1	2	Plumbing - Replace (1) urinal flange kit, (2) urinal seals, and (1) urinal outlet in the 3rd floor jury assembly room mens public restroom. The components failed due to age. The urinal was cleaned and sealed prior to reinstallation.	$2,714	$2,714	Completed	100
54	FM-26-0444-AB	Contra Costa	Walnut Creek Courthouse	07-C1	2	HVAC - Replace (1) outside air economizer unit on package unit 13. The economizer has failed due to age and will not close the damper, impacting first floor conditioning	$7,894	$7,894	In Work	100

55	FM-26-0447-AB	Fresno	Fresno County Courthouse	10-A1	2	Elevators- Replace (1) guide wheel on in-custody elevator 4. The wheel failed due to age, impacting the elevators operation.	$4,782	$4,782	In Work	100
56	FM-26-0453-AB	Los Angeles	Santa Monica Courthouse	19-AP1	2	Interior Finishes - Replace (1) double-acting spring pivot hinge and associated hardware on the 2nd floor courtroom pony wall swing gate. The hinge failed due to age, impacting its operation.	$2,231	$2,231	In Work	100
57	FM-26-0454-AB	San Francisco	Civic Center Courthouse	38-A1	2	HVAC - Replace (1) 20hp pump motor and (1) 20hp VFD at chiller 1; (1) 15hp pump motor and (1) 15hp VFD for chiller 2; and (1) 5hp pump motor and (1) 5hp VFD for chiller 3. The components failed during a power outage.	$98,134	$98,134	In Work	100
58	FM-26-0456-AB	Los Angeles	Inglewood Juvenile Court	19-E1	2	Exterior Shell- Replace (12) handrail brackets on the north and west exterior stairwell walls between the 1st and 2nd floor main stairwell landing space. The brackets failed due to usage, resulting in the handrails becoming loose. Environmental oversight and remediation required for hazardous materials. Work occurs after hours.	$8,934	$7,217	In Work	80.78
59	FM-26-0469-AB	Los Angeles	Inglewood Courthouse	19-F1	2	Plumbing - Replace (2) 3/4 inch ball valves, 10 LF of 3/4 inch copper pipe, (2) 3/4 inch press 90 fittings, (2) 3/4 inch unions, and install (1) 18 inch x 18 inch stainless steel access cover in the 6th floor womens restroom. The isolation valves failed due to age affecting the ability to isolate the domestic water supply. Environmental oversight and remediation were required due to hazardous materials. Erect (1) full containment 8 ft x 10 ft with double 6 mil fire rated poly barriers and (2) 3 ft by 9 ft decontaminant chambers.	$16,811	$12,534	In Work	74.56
60	FM-26-0472-AB	Los Angeles	East Parking Structure	19-F2	2	Exterior Shell - Replace (1) 460v 3/4 hp, 3-phase roll-up door operator and associated components on the public parking exit roll-up door on the 1st floor. The door operator failed due to age, impacting the doors operation.	$9,166	$6,834	In Work	74.56
61	FM-26-0474-AB	Santa Clara	Morgan Hill Courthouse	43-N1	2	Vandalism - Replace (1) automatic door closer at front public entrance. The closer was damaged by an unknown person.	$5,011	$5,011	In Work	100
62	FM-26-0475-AB	Napa	Criminal Court Building	28-A1	2	Vandalism - Replace (2) push buttons in public elevators 1 and 2 on the 2nd floor. Components were damaged by unknown persons.	$5,928	$5,928	In Work	100
63	FM-26-0476-AB	Los Angeles	Beverly Hills Courthouse	19-AQ1	2	HVAC - Replace (16) air inlet louvers on cooling towers 1 and 2 located at the roof. The louvers failed due to age, impacting building conditioning.	$23,421	$18,625	In Work	79.52
64	FM-26-0482-AB	Los Angeles	Central Arraignment Courts	19-U1	2	County Managed - HVAC - Replace (1) condensate pump. Pump has failed due to age impacting comfort heating and cooling to the building.	$22,558	$22,558	In Work	100

65	FM-26-0496-AB	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	19-L1	2	Electrical - Replace 5 LED driver boards and 5 4ft linear pendant fixtures. Boards and fixtures failed due to age.	$3,120	$3,120	In Work	100
66	FM-26-0498-AB	Napa	Napa Juvenile Court	28-C1	2	Grounds and Parking Lot - Restore (1) concrete planter box waterproof liner. Liner failed due to age and replacement is required to prevent water intrusion into the building. Environmental testing included.	$10,283	$10,283	In Work	100
67	FM-26-0503-AB	Alameda	Fremont Hall of Justice	01-H1	2	HVAC - Replace (1) 2,550,000 BTU boiler and heating hot water pump at basement mechanical room. Boiler and pump failed due to age, impacting building conditioning.	$70,905	$56,298	In Work	79.40
68	FM-26-0505-AB	San Diego	Juvenile Court	37-E1	2	Interior Finishes - Replace (1) push panic bar on main lobby exit door. The push bar hardware has failed due to age, preventing the door from securely closing	$3,496	$2,609	In Work	74.62
69	FM-26-0510-AB	San Bernardino	San Bernardino Justice Center	36-R1	2	Interior Finishes - Replace (1) surface-mounted door closer and hardware for the 4th floor in-custody door. The door closer failed due to age, impacting the doors operation.	$6,993	$6,993	In Work	100
70	FM-26-0515-AB	San Bernardino	Fontana Courthouse	36-C1	2	Grounds and Parking Lot - Replace (1) finial ball with threaded spindle, (1) beaded retainer sling and counterweight, and (1) braided rope with flag snaps on the flagpole. Components failed due to age.	$3,756	$3,123	In Work	83.13
71	FM-26-0516-AB	Los Angeles	Governor George Deukmejian Courthouse	19-Y5	2	Fire Protection - Replace (196) smoke guard covers in the detention cells and isolated detainee holding areas. Smoke guards are not anti-ligature and were identified during AHJ inspection. New smoke guards will be anti-ligature. Work will be preformed afterhours	$29,926	$29,926	In Work	100
72	FM-26-0521-AB	San Bernardino	Historic Courthouse	36-A1	2	Interior Finishes - Replace (1) door lock lever and cover plate for 2nd floor courthouse entrance door. The door lock failed due to age, affecting the doors operation.	$2,130	$2,130	In Work	100
73	FM-26-0525-AB	Riverside	Larson Justice Center	33-C1	2	Fire Protection - Replace (15) sprinkler heads, (1) escutcheon, (4) sprinkler gauges, and associated fittings in the lower level holding cells, control center, attorney room, and main corridor, and replace (1) escutcheon at the ground level loading dock. Components failed due to age. Deficiencies were identified during the annual preventative maintenance inspection.	$28,143	$27,409	In Work	97.39
74	FM-26-0526-AB	San Diego	Hall of Justice	37-A2	2	Interior finishes - Replace (1) electronic control module, (1) rotary key switch, and (1) new set of safety beam sensors on the automatic sliding glass doors located on the 3rd floor pedestrian bridge. The components failed due to age and use.	$8,194	$3,297	In Work	40.24
75	FM-26-0529-AB	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Plumbing - (1) flushometer in 5th floor judges chambers restroom. Flushometer failed due to age.	$2,964	$2,964	In Work	100

76	FM-26-0530-AB	Los Angeles	County Records Center	19-AV3	2	County Managed - Escalators - Replace (1) step chain on public escalator to county records center. Step chain has failed due, impacting the escalators operation.	$46,500	$46,500	In Work	100
77	FM-26-0537-AB	Alameda	Wiley W. Manuel Courthouse	01-B3	2	Grounds and Parking - Replace (1) edge sensor, (1) edge transmitter and (1) edge receiver at secure parking exit gate. Exit gate opener components failed due to age causing gate to not operate.	$3,902	$3,902	In Work	100
78	FM-26-0563-AB	San Diego	Juvenile Court	37-E1	2	Interior Finishes - Replace 480 sf of carpet located in the 2nd floor administrative office. The carpet failed due rooftop water intrusion. Environmental testing is required. Water intrusion is being addressed under a separate FM.	$12,340	$12,340	In Work	100
79	FM-26-0578-AB	San Mateo	Hall of Justice	41-A1	2	Electrical - Replace 64 fluorescent light fixtures, electrical conduit, and wiring and install (2) dimmers and (2) room controllers in courtroom 2. The fixtures and wiring have failed due to age, resulting in smoke in the courtroom. All fixtures will be LED and conduit will be metal. Work requires scaffolding to access high area.	$66,965	$66,965	In Work	100
80	FM-26-0579-AB	Alameda	Fremont Hall of Justice	01-H1	2	HVAC - Replace (1) 2 1/2 inch 3 way thermostatic valve at boiler 1. Valve failed due to age causing low water flow through boiler.	$12,879	$10,226	In Work	79.40
81	FM-26-0583-AB	Contra Costa	Wakefield Taylor Courthouse	07-A2	2	Exterior - Replace 5 ft x 5 ft x 4 inch section of concrete sidewalk, grind down 15 LF of concrete edge, and add a 9 sf triangular section to widen the walkway in the area. Concrete has risen due to tree roots, resulting in a trip and fall incident.	$14,243	$14,243	In Work	100
82	FM-26-0585-AB	San Diego	East County Regional Center	37-I1	2	Plumbing - Sewer Line Leak - Mechanically cleared 15 LF of piping and replace 3 LF of 2 inch cast iron drain pipe, (2) 4 inch husky bands, 1 LF of 1 1/2 inch copper pipe, (1) P trap, and 48 sf of drywall at the ground floor public drinking fountain. Piping failed due to age, resulting in water leakage from the system. The sewer line was obstructed by sediments caused from mineral scale buildup, allowing water to back up into the drinking fountain. Environmental testing and remediation oversight required.	$13,327	$9,024	In Work	67.71
83	FM-26-0601-AB	Contra Costa	George D. Carroll Courthouse	07-F1	2	Grounds and Parking Lot - Replace 120 sf section of concrete walkway, grind 25 LF of concrete, restore 5-foot section of brick retaining wall, and restore 6 sf of brick near the flagpole. The concrete and brick were damaged by tree roots.	$53,060	$40,962	In Work	77.20
84	FM-26-0603-AB	Ventura	Juvenile Courthouse	56-F1	2	Interior Finishes - Replace (1) lever trim on the push bar assembly on the 1st floor courtroom door. The existing hardware has failed due to age, impacting the doors ability to lock.	$3,053	$3,053	In Work	100
						Total	**$1,163,610**	**$1,082,390**		

Judicial Council of California

Trial Court Facility Modification Advisory Committee

Meeting Date 10/30/2026

Action Item 3 – (Action Required) - List C – Cost Increases Over $50K

Action Requested:

Approve cost increases of over $50K for three (3) facility modification projects, for a total cost increase to the Facility Modification program budget of $723,506.

Supporting Documentation:

- List C – Cost Increases Over $50K Report

Judicial Council *of* California

Trial Court Facility Modification Advisory Committee

Draft Report

Trial Court Facility Modification
Increases Over $50K - FMs (List C)
06/01/2005 to 08/28/2026
Meeting Date: 10/30/2026

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	FM Program Budget % Of Cost
1	Sutter	Sutter County Superior Courthouse	51-C1	FM-2007585	2	Electrical - Replace (3) donor antennae, cables, and connections, and install network cards for the head end DAS control box. Network cards failed due to end of life affecting sheriffs ability to hear/communicate on their radios and causing major safety issues. New cabling will be installed in weather resistant conduit.	$270,881	$417,179	The cost increase is due to design changes that resulted from AHJ review comments requiring the radio system be integrated into the Fire Alarm panel, and additional commissioning and testing requirements during construction.	$146,298	$146,298	In Work	100
2	San Diego	Central Courthouse	37-L1	FM-25-0316-AB	1	Exterior Shell - Exterior Leak - Replace 4 LF of window sealant, (1) 2 ft x 2 ft ceiling tile, 2 sf of drywall and restore 12 sf of drywall on the 22nd floor jury deliberation room. The sealant failed allow rain to enter the 22nd floor. Environmental oversight required due to category 2 water. Erected (1) 3 ft x 3 ft ceiling containment. Clean, dry, and sanitize 30 sf of drywall, 8 sf of metal T-bar grid, 40 sf of drywall, and 20 sf of carpet.	$14,452	$73,449	The cost increase is due to additional equipment costs related to swing-stage façade equipment required to address the leak from the exterior of the building.	$58,997	$58,997	In Work	100
3	San Diego	North County Regional Center	37-F3	FM-25-0390-AB	2	Roof - Replace the roof on buildings B, C, D, and E. The roofs are failing due to age, resulting in significant costs to address interior water damage. Hazardous materials survey costs included.	$1,581,669	$2,099,880	The cost increase is due to the remediation of hazardous materials not included in the original bid.	$518,211	$518,211	In Work	100
						Total	**$1,867,002**	**$2,590,508**		**$723,506**	**$723,506**		

Judicial Council of California

Trial Court Facility Modification Advisory Committee

Meeting Date 10/30/2026

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

Action Requested:

Approve four (4) Priority 2 FMs over $100K for a total cost to the Facility Modification Program budget of $1,609,800.

Supporting Documentation:

- List D – Facility Modifications Over $100K Report

*****

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

Judicial Council of California
Trial Court Facility Modification Advisory Committee

Draft Report

Trial Court Facility Modification
FMs $100K and greater (List D)
06/01/2005 to 09/14/2026
Meeting Date: 10/30/2026

Item #	FM Number	County	Facility Name	Building ID	FM Priority	Short Title	Project Costs	FM Program Budget Share of Preliminary Estimate	Cumulative Total of FM Program Share of Preliminary Estimate	Facility Modification Program Budget % Of Cost
1	FM-25-0064-AB	Orange	Betty Lou Lamoreaux Justice Center	30-B1	2	Fire Protection - Install access panels at multiple fire/smoke damper locations. Fire and smoke dampers cannot be accessed for testing as they are installed above hard lid ceilings. Deficiency was identified during the annual AHJ inspection.	$ 517,923	$413,924	$413,924	79.92
2	FM-25-0278-AB	Alameda	County Administration Bldg.	01-A2	2	County Managed - Electrical - Design Phase - Restore (1) automatic transfer switch (ATS). The ATS is failing due to age, impacting transfer from utility power to back-up power.	$121,512	$121,512	$535,436	100
3	FM-25-1540-AB	Los Angeles	East Los Angeles Courthouse	19-V1	2	Electrical - Replace existing generator with new 400KW generator, new automatic transfer switch, remote annunciator, emergency shutoff, and associated components. Existing generator has reached its useful life and South Coast Air Quality Management District will not reinstate the Court's permit without the generator being replaced. Refer to FM-25-0328-AB for design work. Completed drawings submitted to LA County and SCAQMD for permit.	$961,789	$747,502	$1,282,939	77.72
4	FM-26-0582-AB	Los Angeles	Torrance Courthouse	19-C1	2	HVAC - Replace (39) units seized dampers on AHU 1-6 & 9. Dampers are failing due to age, impacting building conditioning. Environmental oversight and remediation required for hazardous materials.	$383,911	$326,861	$1,609,800	85.14
						Total	**$1,985,135**	**$1,609,800**		

Judicial Council of California

Trial Court Facility Modification Advisory Committee

Meeting Date 10/30/2026

Action Item 5 – (Action Required) – 2027 Draft Trial Court Facility Modification Advisory Committee Annual Agenda

Action Requested:

Approve the draft *Trial Court Facility Modification Advisory Committee Annual Agenda–2027.*

Supporting Documentation:

- Draft *Trial Court Facility Modification Advisory Committee Annual Agenda–2027*

Trial Court Facility Modification Advisory Committee
Draft Annual Agenda—2027
Approved by Executive and Planning Committee: Enter a date

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:

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:

(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 costs.
(4) Provides quarterly and annual reports on the facilities modification program in accordance with the Judicial Council's Trial Court Facility Modifications Policy.

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.

Subgroup of the Advisory Body:

Court-Funded Facilities Request (CFR) Policy Working Group

Advisory Body and Subgroup Meetings Planned for 2027:

January 29, 2027	10:00 a.m.–3:00 p.m.	In-Person
March 8, 2027	12:00 p.m.–1:30 p.m.	Videoconference
April 9, 2027	10:00 a.m.–3:00 p.m.	Videoconference
May 14, 2027	10:00 a.m.–3:00 p.m.	Videoconference
July 16, 2027	10:00 a.m.–3:00 p.m.	In-Person
August 23, 2027	12:00 p.m.–1:30 p.m.	Videoconference
October 22, 2027	10:00 a.m.–3:00 p.m.	In-Person
December 6, 2027	12:00 p.m.–1:30 p.m.	Videoconference

Note: The 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 more than one in-person meeting is approved by the internal committee oversight chair.

II. COMMITTEE PROJECTS

Priority Levels and Branch Goals Key

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. Access, Fairness, Diversity, and Inclusion
II. Independence and Accountability
III. Modernization of Management and Administration
IV. Quality of Justice and Service to the Public
V. Education for Branchwide Professional Excellence
VI. Branchwide Infrastructure for Service Excellence
VII. Adequate, Stable, and Predictable Funding for a Fully Functioning Branch

New or One-Time Projects

1. ***Project Title*: Deferred Maintenance Projects (DMF-5) – Encumber Funds and Monitor Encumbrance Liquidation**

   Priority: 1

   Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☒	☐	☒	☐

   Project Summary: Monitor encumbrance liquidation for DMF-5 projects funded by a one-time General Fund allocation of $150 million one-time General Fund in FY 2026–27 for deferred maintenance in California courthouses. This funding is available for expenditure and encumbrance until June 30, 2029, and is earmarked primarily to replace roofs, elevators, fire protection, electrical, and heating, ventilation, and air conditioning (HVAC) systems.

   Status/Timeline: Monitor for liquidation in fiscal years 2026–27, 2027–28 and 2028–29.

   Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's offices of Facilities Services and Budget Services.

   ☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

   Internal/External Stakeholders: Trial courts and justice partners.

   AC Collaboration: None.

2. ***Project Title*: New Ukiah Courthouse Activation**

   Priority: 1

   Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☒	☐	☒	☐

Project Summary: Monitor the building activation of the new Ukiah Courthouse in Ukiah in Mendocino County.

Status/Timeline: The new courthouse is scheduled to open to the public in July 2027.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services and Legal Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Superior Court of Mendocino County and justice partners.

AC Collaboration: None.

Ongoing Projects and Activities

1. ***Project Title*: Judicial Branch Facility Modification Projects**

   Priority: 1

   Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

   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.

   Status/Timeline: Ongoing. The committee meets every 30–60 days to review proposed projects.

   Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services and Budget Services.

   ☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

   Internal/External Stakeholders: Trial courts and justice partners.

   AC Collaboration: None.

2. ***Project Title*: Judicial Branch Facility Operations and Maintenance (O&M)**

   Priority: 1

   Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

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.

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.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services and Budget Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Trial courts and justice partners.

AC Collaboration: None.

3. ***Project Title*: Trial Court Facility Modification Quarterly Activity Reports and Annual Report**

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

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 Trial Court Facility Modifications Policy.

Status/Timeline: Ongoing. FY 2026–27 reports are proposed for the following Judicial Council meetings: February 2027 for the Q1 report; April 2027for the Q2 report; July 2027 for the Q3 report; and October 2027 for the Q4/Annual report

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Trial courts and justice partners.

AC Collaboration: Executive and Planning Committee.

4. ***Project Title*: Develop Proposed Budget Change Proposals (BCPs)**

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

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.

Status/Timeline: Ongoing. Typical BCPs timeline: Drafts due to Judicial Council Budget Services in February 2027; review by the JBBC in May 2027; Judicial Council approval in July 2027; and submission to Department of Finance (DOF) in September 2027.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services and Budget Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Trial courts; justice partners; DOF; Legislature; and Office of Governor.

AC Collaboration: Judicial Branch Budget Committee.

5. ***Project Title*: Judicial Branch Five-Year Master Plan – Trial Court Facilities Deferred Maintenance List**

Priority: 1

Suported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

Project Summary: Develop the judicial branch Five-Year Deferred Maintenance Report for Fiscal Year 2028–29 for trial court facilities for submission to DOF for consideration of funding. The report for FY 2027–28 contained a list of 22,256 projects at an estimated rough order of magnitude of $6.1 billion, with the Judicial Council's share being $4.5 billion.

Status/Timeline: Ongoing. The five-year master plan is submitted to DOF in September of each year.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services and Budget Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Trial courts; justice partners; and DOF.

AC Collaboration: None.

6. ***Project Title*: Courthouse Security Systems Maintenance and Replacement**

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

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.

Status/Timeline: Ongoing.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services and Budget Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Trial courts and justice partners.

AC Collaboration: Court Security Advisory Committee.

7. ***Project Title*: Trial Court Real Estate Expenses and Revenue**

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

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.

Status/Timeline: Ongoing. The TCFMAC performs an annual review of the lease-expense-and-revenue forecast.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services and Budget Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Trial courts and justice partners.

AC Collaboration: Executive and Planning Committee's Real Estate Policies Subcommittee.

8. *Project Title*: Monitor the Architectural Revolving Fund Projects

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

Project Summary: Monitor the Architectural Revolving Fund projects to ensure the projects are progressing and completing.

Status/Timeline: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services and Budget Services.

Fiscal Impact/Staff Resources: Trial courts and DOF.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Trial courts and DOF.

AC Collaboration: None.

9. *Project Title*: Monitor Top Five Facilities with the Highest Number of Plumbing Leak Incidents and Costs

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

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.

Status/Timeline: Ongoing.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Trial courts and justice partners.

AC Collaboration: None.

10. *Project Title*: Monitor the Orange Central Justice Center Fire and Life Safety (FLS) Systems Project

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

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. In FY 2026-27, additional one-time funding was authorized over two fiscal years: $36 million from the General Fund and $3.6 million from the State Court Facilities Construction Fund (SCFCF) reimbursement authority in fiscal year (FY) 2026– 27 (Year 1), followed by $36 million from the General Fund and $3.6 million from SCFCF reimbursement authority in FY 2027–28 (Year 2). This augmentation supplements previously approved resources to cover cost increases needed to complete the ongoing facility modification project at the Central Justice Center in Orange County.

Status/Timeline: Ongoing multi-year project.

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.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Superior Court of Orange County and justice partners.

AC Collaboration: None.

11. *Project Title*: Monitor the San Diego Hall of Justice Building Systems Modernization Project

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☒	☐	☐	☒	☐

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). 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.

Status/Timeline: Ongoing multi-year project.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Superior Court of San Diego County; justice partners; and the County of San Diego.

AC Collaboration: None.

12. *Project Title*: Monitor Activation of the New Indio Juvenile and Family Courthouse

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

Project Summary: Monitor the building activation of the new Indio Juvenile and Family Courthouse project in Indio in Riverside County.

Status/Timeline: The new courthouse is scheduled to open to the public in late March 2027.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services and Legal Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Superior Court of Riverside County and justice partners.

AC Collaboration: None.

13. *Project Title*: Solar and Battery Storage Program

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

Project Summary: Monitor the solar and battery storage program, including the progress on installations at 20 locations that are expected to be operational by June 2027.

Status/Timeline: Ongoing.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services and Legal Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Trial courts.

AC Collaboration: None.

14. *Project Title*: Disposition of Courthouse Facilities

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

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), new Modesto Courthouse, new Ukiah Courthouse and new Lakeport Courthouse.

Status/Timeline: Ongoing.

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.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Trial courts, justice partners, DOF, Legislature, and Office of Governor.

AC Collaboration: Executive and Planning Committee's Real Estate Policies Subcommittee.

15. *Project Title*: Court-Funded Facilities Request (CFR) Policy Update

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

Project Summary: Review of the updated *Court-Funded Facilities Request Policy*, 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.

Status/Timeline: To inform the update to the policy, the TCFMAC has created a CFR Policy Working Group composed of committee members and members 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.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services, Budget Services, Legal Services, and Branch Accounting & Procurement.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Trial courts and justice partners.

AC Collaboration: CEAC.

16. *Project Title*: Los Angeles Spring Street Courthouse—Courtrooms Relocation

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

Project Summary: Monitor the relocation of 17 courtrooms/operations from the Spring Street Courthouse in Los Angeles County to other existing courthouses within the county. 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. To complete this project, $4.6 million one-time funding was authorized from the General Fund in FY 2026–27.

Status/Timeline: Relocation to 9 existing courthouses by December 2028.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services and Budget Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Superior Court of Los Angeles County; justice partners; DOF; Legislature; and Office of Governor.

AC Collaboration: Judicial Branch Budget Committee (JBBC) and Executive and Planning Committee.

17. *Project Title*: New Modesto Courthouse Activation

Priority: 1

Supported Strategic Plan Branch Goals:

I. Access	II. Independence	III. Modernization	IV. Quality	V. Education	VI. Infrastructure	VII. Funding
☐	☐	☐	☐	☐	☒	☐

Project Summary: Monitor the building activation of the new Modesto Courthouse in Modesto in Stanislaus County.

Status/Timeline: The new courthouse is scheduled to open to the public in January 2027.

Fiscal Impact/Staff Resources: Coordination through lead staff to the committee with input from the Judicial Council's Facilities Services and Legal Services.

☐ Check this box if this project may result in an allocation or distribution of funds to the courts. *Advisory body staff will coordinate with Budget Services to ensure its review of relevant materials.*

Internal/External Stakeholders: Superior Court of Stanislaus County and justice partners.

AC Collaboration: None.

III. LIST OF 2026 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: fire protection and DMF-4 projects to replace roofs and elevators and to upgrade fire protection, electrical, and HVAC systems, and building management systems (BMS).
6. Completed: As informational items in February, April, July, and October 2026, the Judicial Council received FY 2025–26 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 the Judicial Council Facilities Services Director approved for TCFMAC review.
7. Completed: In 2026, three facility modification projects on the Architectural Revolving Fund project list were completed.
8. Completed: In December 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 20, 2026, and submitted to the Legislature in advance of the statutory deadline of March 1, 2026.
9. Completed: In July 2026, the TCFMAC reviewed the trial court lease-expense-and-revenue forecast for FY 2026–27.
10. Completed: In July 2026, the TCFMAC approved the proposed FY 2026–27 facility modifications budget and the O&M spending plan.
11. Completed: In August 2026, the TCFMAC approved the judicial branch's Five-Year Deferred Maintenance Report for Fiscal Year 2027–28 for submission to DOF.
12. Completed: In July 2026, the TCFMAC completed final encumbrance of the $15 million funding for DMF-3 projects. A total of 8 fire alarm systems and 2 fire protection projects.
13. Completed: In September 2026, the TCFMAC completed final encumbrance of the $180 million funding for DMF-4 projects. A total of 120 projects: 54 HVAC, 27 roof, 19 electrical, 17 elevator, and 3 fire protection projects.
14. Completed: New Tani Cantil-Sakauye Sacramento County Courthouse in Sacramento County opened to the public in April 2026.
15. Completed: New Hall of Justice (Santa Rosa) in Sonoma County opened to the public in August 2026.
16. Completed: New Lakeport Courthouse (Lake) in Lake County opened to the public in September 2026.

Judicial Council of California

Trial Court Facility Modification Advisory Committee

Meeting Date 10/30/2026

Action Item 6 – (Action Required) – Trial Court Facility Modification Advisory Committee 2027 Meeting Schedule Revision

Action Requested:

Approve the proposed Trial Court Facility Modification Advisory Committee meeting schedule revision for calendar year 2027.

Supporting Documentation:

- See presentation

Action Item 6
2027 TCFMAC Meeting Schedule

Approve proposed 2027 Meeting Schedule

Meeting Date	Type of Meeting	Time
Friday, January 29, 2027	In-Person	10:00am – 3:00pm
Monday, March 8, 2027	Virtual	12:00pm – 1:30pm
Friday, April 9, 2027	Virtual	10:00am – 3:00pm
Friday, May 14, 2027	Virtual	10:00am – 3:00pm
Friday, July 16, 2027	In-Person	10:00am – 3:00pm
Monday, August 23, 2027	Virtual	12:00pm – 1:30pm
Friday, October 22, 2027	Courthouse Tours 10/21/27 In-person Meeting 10/22/27 Location: TBD	10:00am – 3:00pm
Monday, December 6, 2027	Virtual	12:00pm – 1:30pm

Judicial Council *of* California

Trial Court Facility Modification Advisory Committee

Meeting Date 10/30/2026

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:	2
Lease:	4
Annual Budget:	1
Total Approved CFRs:	**7**
Cancelled CFRs:	**5**

Supporting Documentation:

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

Judicial Council *of* California

Trial Court Facility Modification
Advisory Committee

Item #	CFR Number	County	Building ID	Facility Name	CFR Type	CFR Description	CFR Term	Total Approved	Status	Approval Date
Open CFRs										
1	01-26-016	Alameda	01-001	Multiple (9)	Small Project	Alameda County's FY 2026-27 Annual blanket CFR for $100K.	1/1/2026 - 1/1/2031	$0.00	Approved	10/19/2026
2	16-26-017	Kings	16-A5	Kings Superior Court	Facility Modification	Construction of Kings Superior Courthouse Department 12 Buildout	1/1/2026 - 1/1/2031	$3,000,000.00	Approved	9/30/2026
3	22-26-014	Mariposa	22-E1	Mariposa Storage	Lease	New Mariposa File Storage Lease	9/1/2026 - 8/31/2031	$17,794.80	Approved	9/10/2026
4	39-26-012	San Joaquin	39-F1	Stockton Courthouse	Facility Modification	6B Courtroom Buildout	1/1/2026 - 1/1/2031	$3,380,764.00	Approved	9/4/2026
5	44-25-005	Santa Cruz	44-001	Multiple (2)	Lease	Annual CFR required to cover the costs for juror parking.	Lease Start Date and/or Lease End Date is not set.	$25,000.00	Approved	9/8/2025
6	44-26-013	Santa Cruz	44-001	Multiple (3)	Lease	River Front Parking Lease	Lease Start Date and/or Lease End Date is not set.	$48,000.00	Approved	10/6/2026
7	50-26-011	Stanislaus	50-J1	New Modesto Courthouse Parking	Lease	New Modesto Courthouse Parking	10/1/2026 - 9/30/2031	$265,031.88	Approved	9/10/2026
								$6,736,590.68		

Item #	CFR Number	County	Building ID	Facility Name	CFR Type	CFR Description	CFR Term	Total Approved	Status	Approval Date
Canceled CFRs										
1	22-24-787	Mariposa	22-A2	5007 Fairgrounds Road	Lease	Fairgrounds	7/1/2025 - 12/31/2026	$170,000.00	Canceled	9/10/2026
2	22-25-011	Mariposa	22-A2	5007 Fairgrounds Road	Lease		Lease Start Date and/or Lease End Date is not set.	$0.00	Canceled	9/10/2026
3	22-25-068	Mariposa	22-001	Multiple (3)	Lease	Maripsosa Storage Lease	Lease Start Date and/or Lease End Date is not set.	$41,165.79	Canceled	9/9/2026
4	22-26-004	Mariposa	22-B4	Mariposa-Yosemite Airport Storage	Lease	Maripsosa New Storage Lease at the Yosemite Airport	Lease Start Date and/or Lease End Date is not set.	$10,418.52	Canceled	9/9/2026
5	37-26-021	San Diego	37-H1	South County Regional Center	Facility Modification		1/1/2026 - 1/1/2031	$0.00	Canceled	10/19/2026
								$221,584.31		

Judicial Council of California

Trial Court Facility Modification Advisory Committee

Meeting Date 10/30/2026

Discussion Item 2 – Facilities Maintenance Performance Report

Summary:

Facilities Maintenance Performance Report.

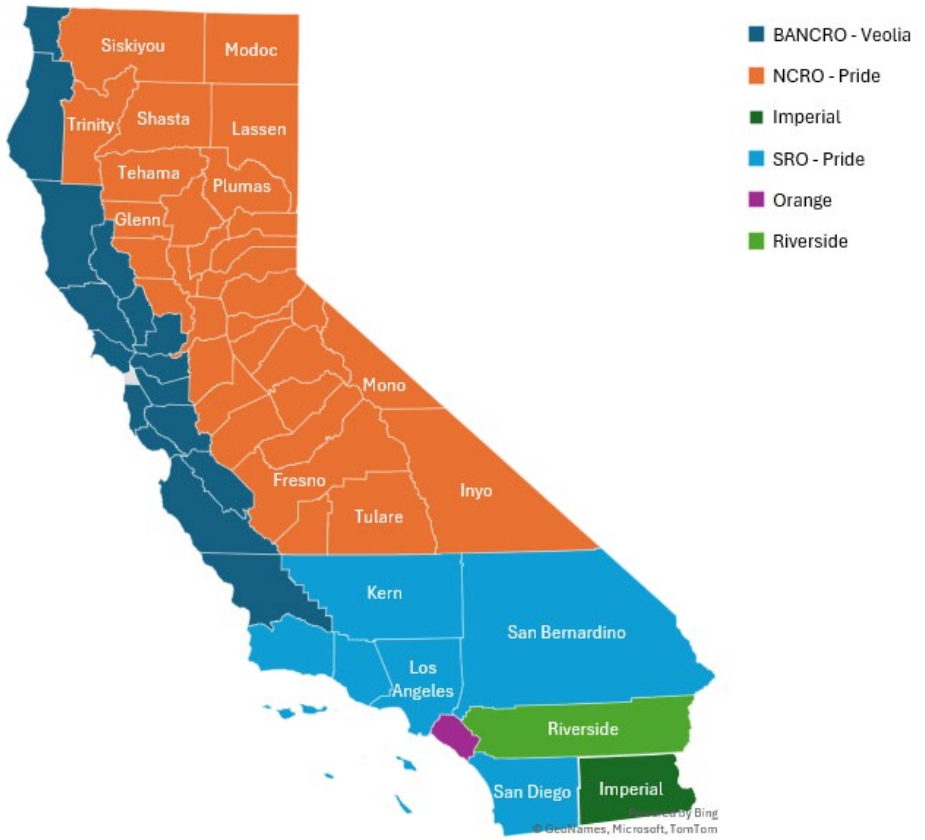
Supporting Documentation:

- See Presentation

Discussion Item 2
Facilities Maintenance Performance Report

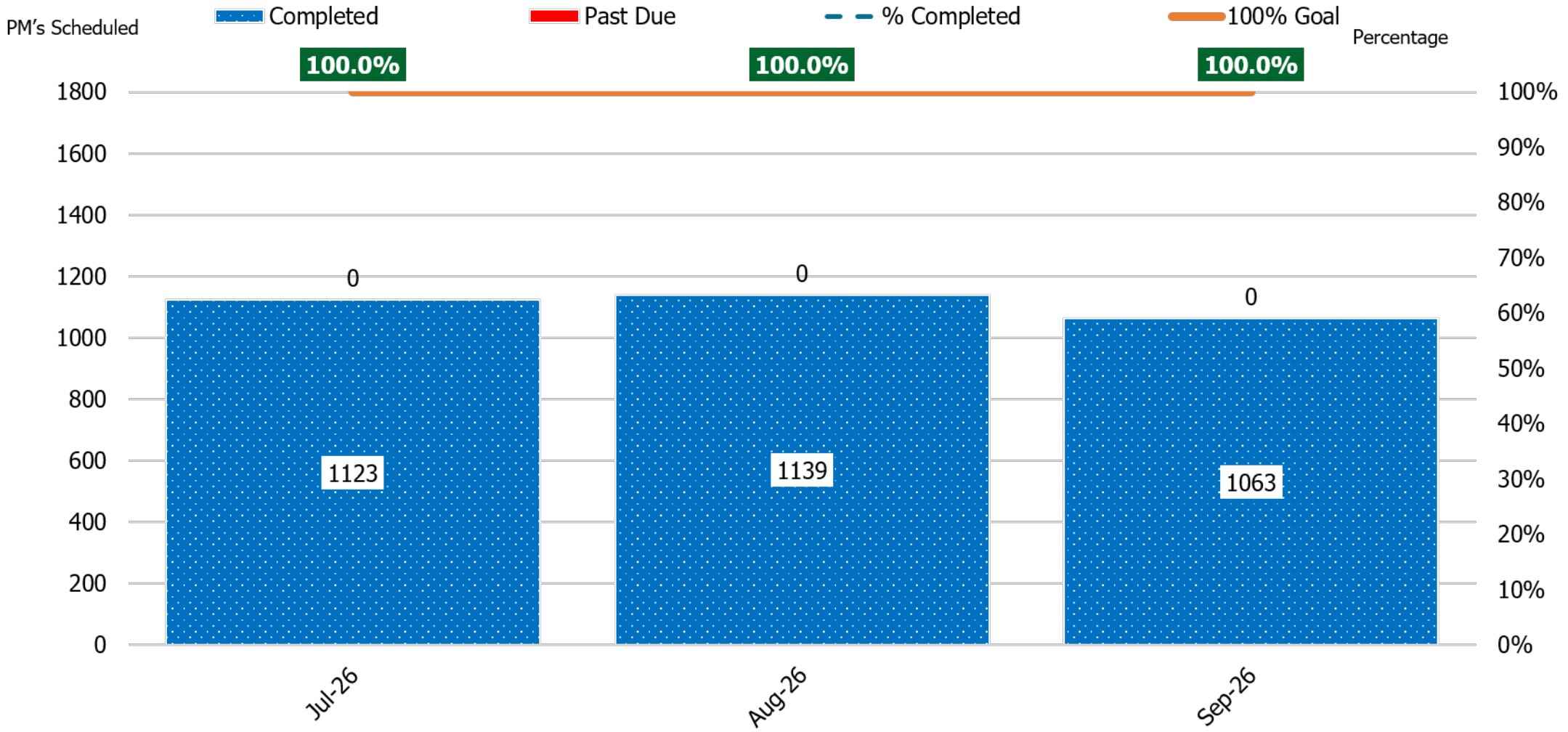
Two “Models” for Maintenance and Operations

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



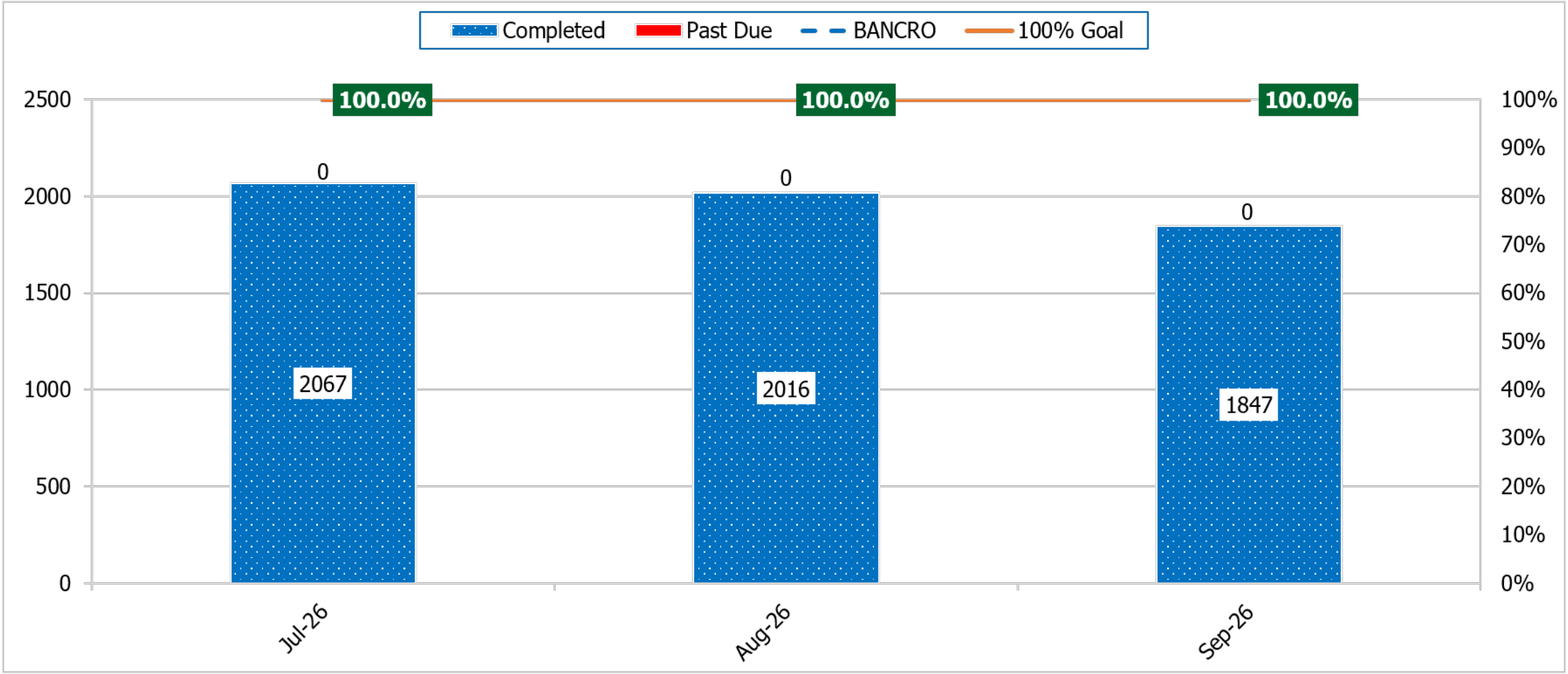
Service Provider Performance Report

Veolia BANCRO - Preventive Maintenance



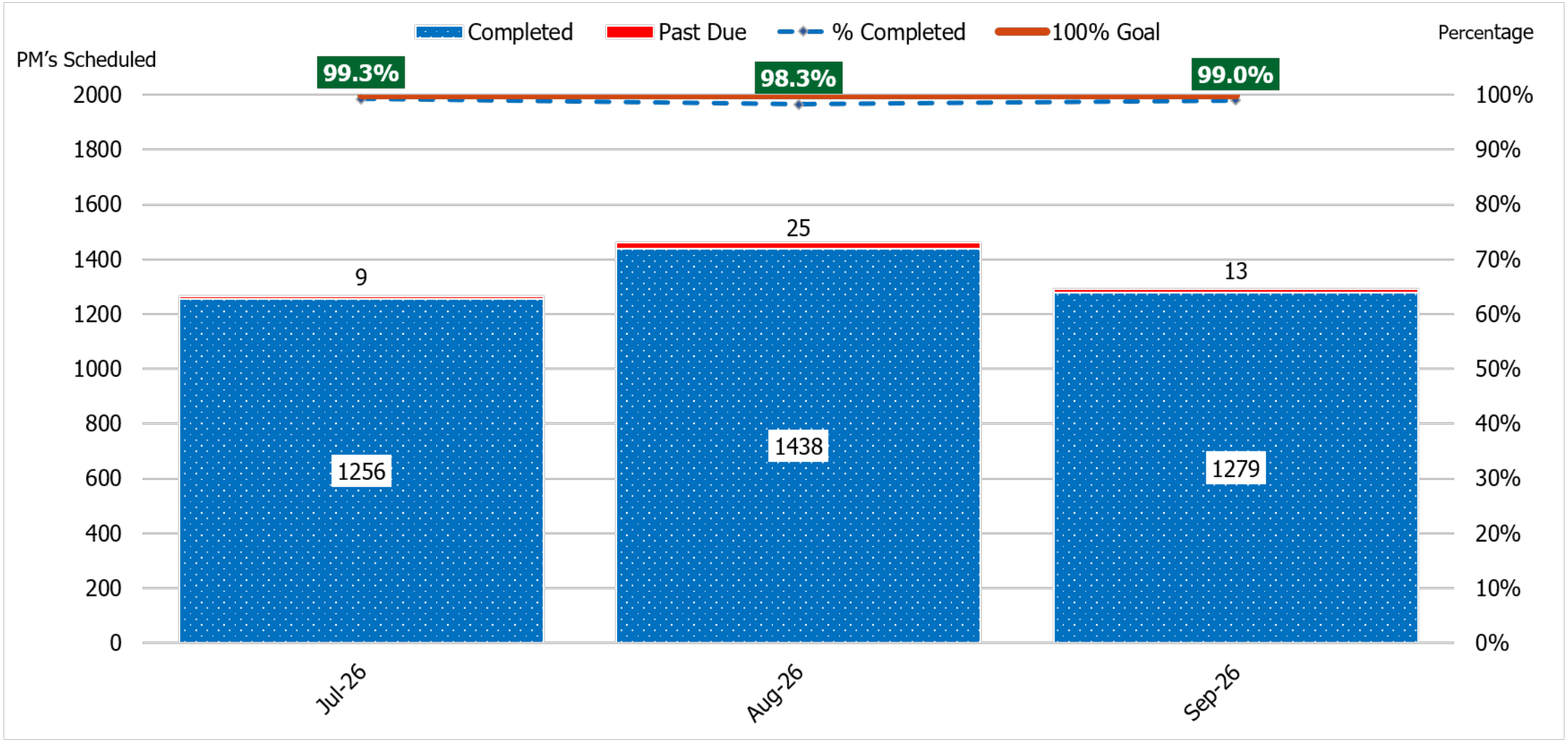
As of Thursday, October 1, 2026, there were 1063 PM's scheduled. 1063 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 1101 PM's scheduled with 0 past due.

Veolia BANCRO – Past Due SWOs



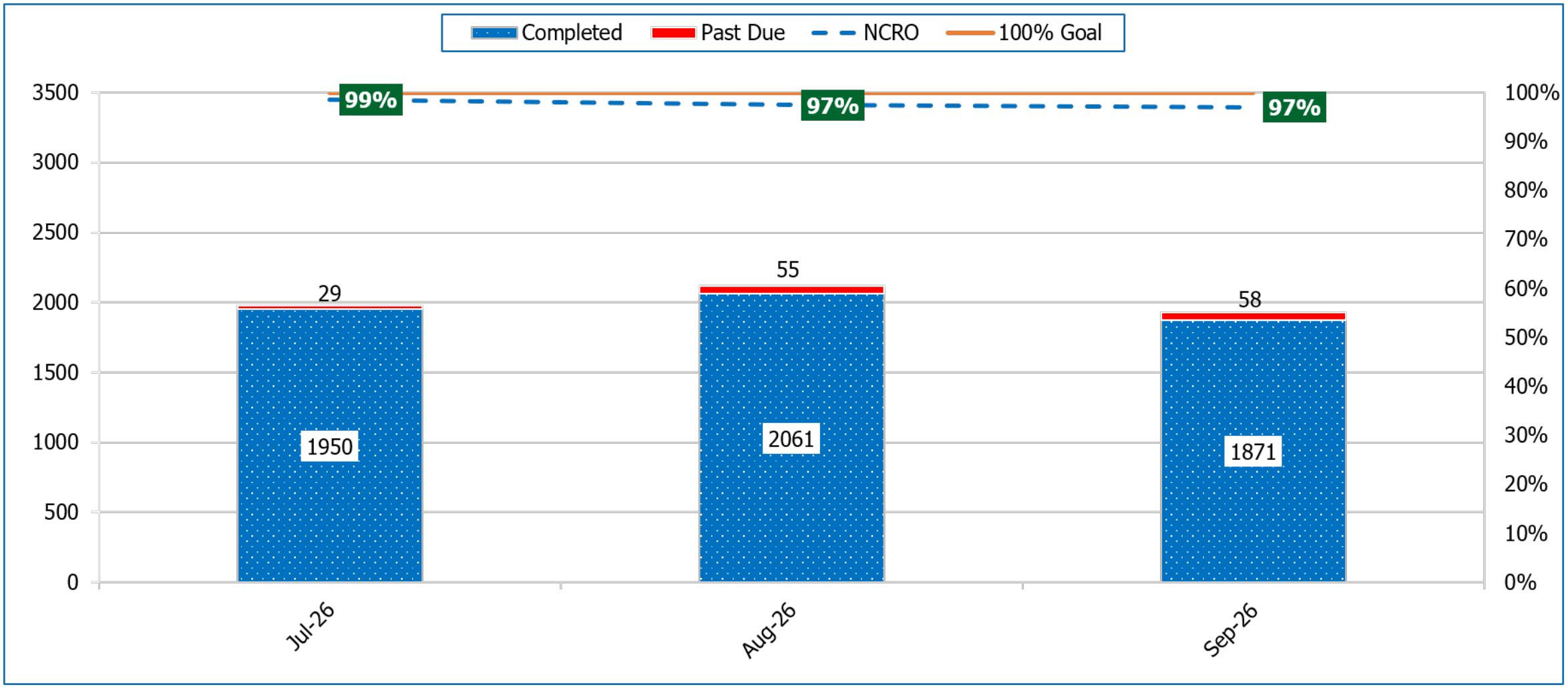
As of Thursday, October 1, 2026,there were 1847 Service Work Order's scheduled. 1847 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 1949 Service Work Order's scheduled with 0 past due.

Pride NCRO - Preventive Maintenance



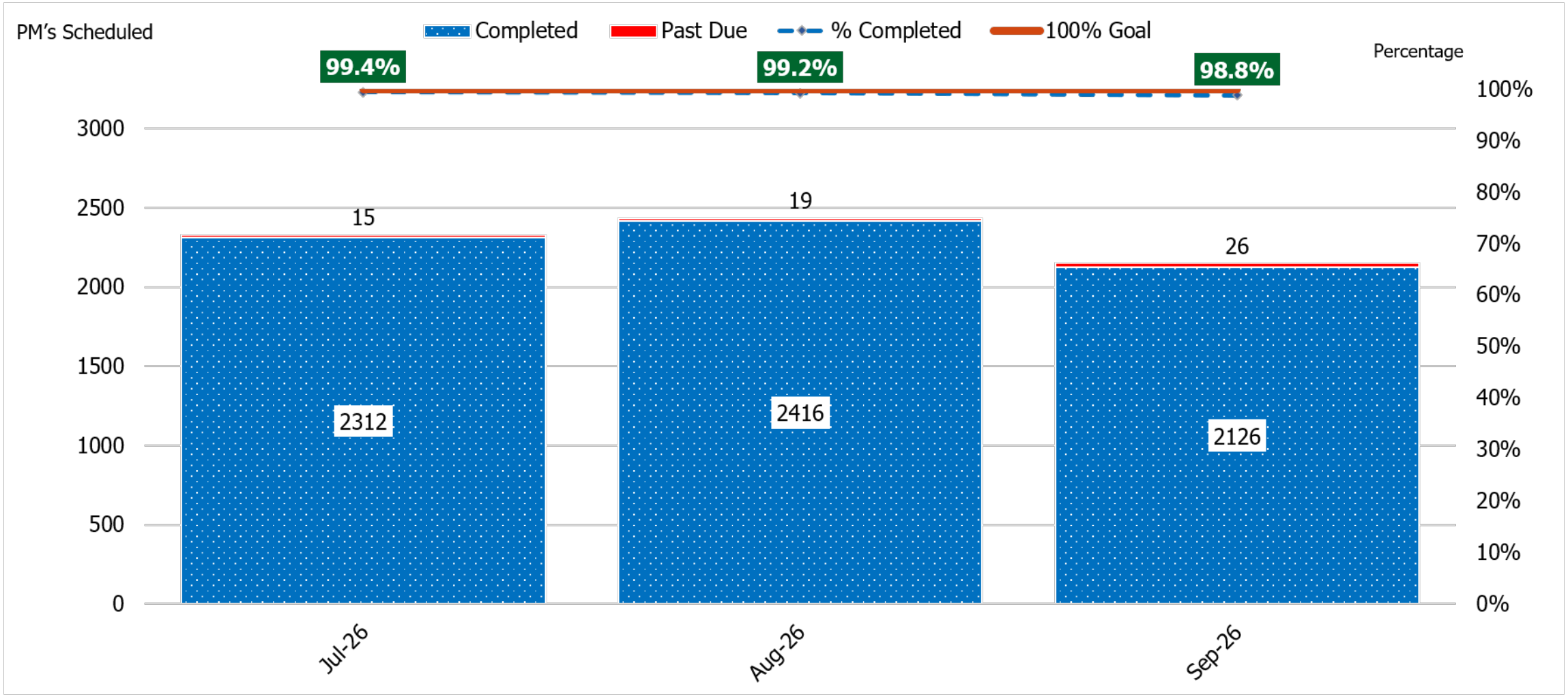
As of Thursday, October 1, 2026,there were 1292 PM's scheduled. 1279 were completed on time. 13 were past due meeting contractual expectations at 99% giving us a yearly average of 1322 PM's scheduled with 10 past due.

Pride NCRO – Past Due SWOs



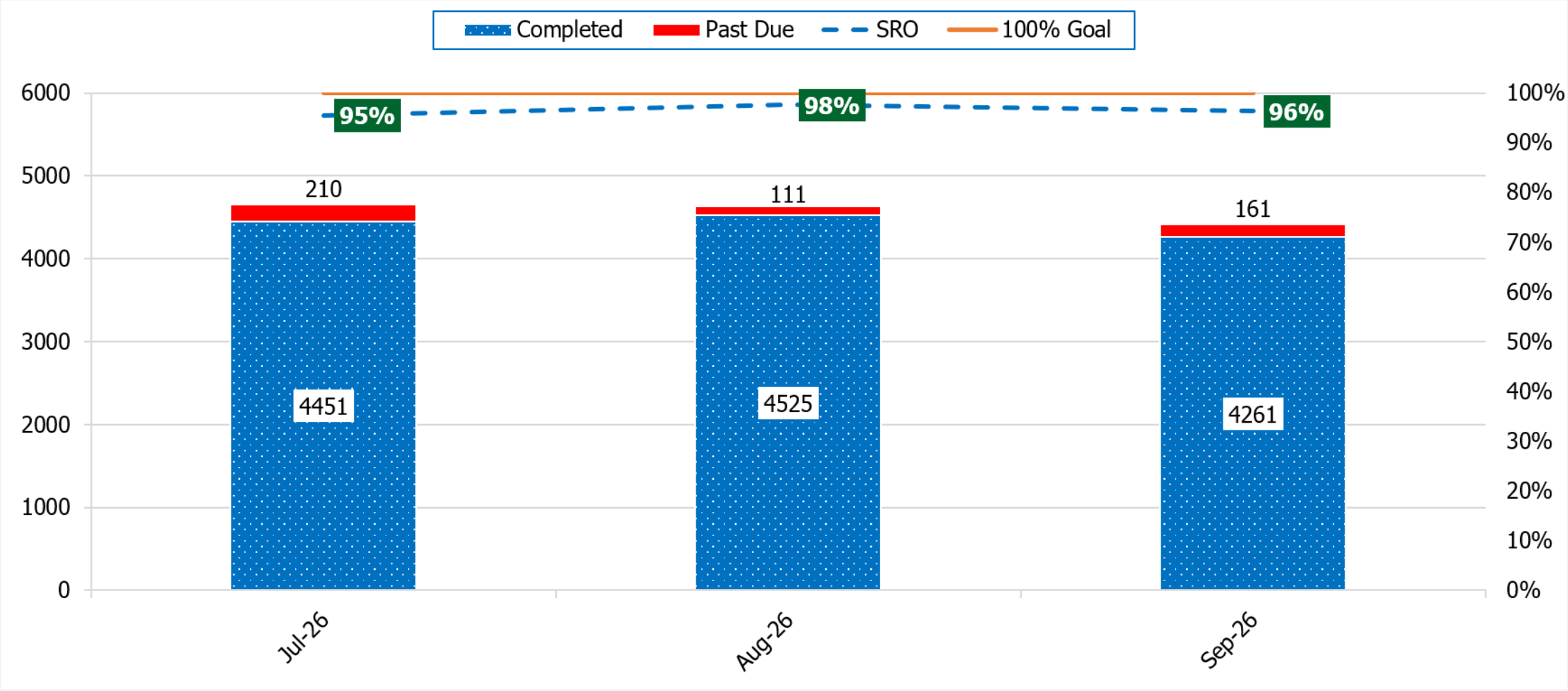
As of Thursday, October 1, 2026,there were 1929 Service Work Order's scheduled. 1871 were completed on time. 58 were past due meeting contractual expectations at 97% giving us a yearly average of 1974 Service Work Order's scheduled with 43 past due.

Pride SRO - Preventive Maintenance



As of Thursday, October 1, 2026,there were 2152 PM's scheduled. 2126 were completed on time. 26 were past due meeting contractual expectations at 98.8% giving us a yearly average of 2288 PM's scheduled with 9 past due.

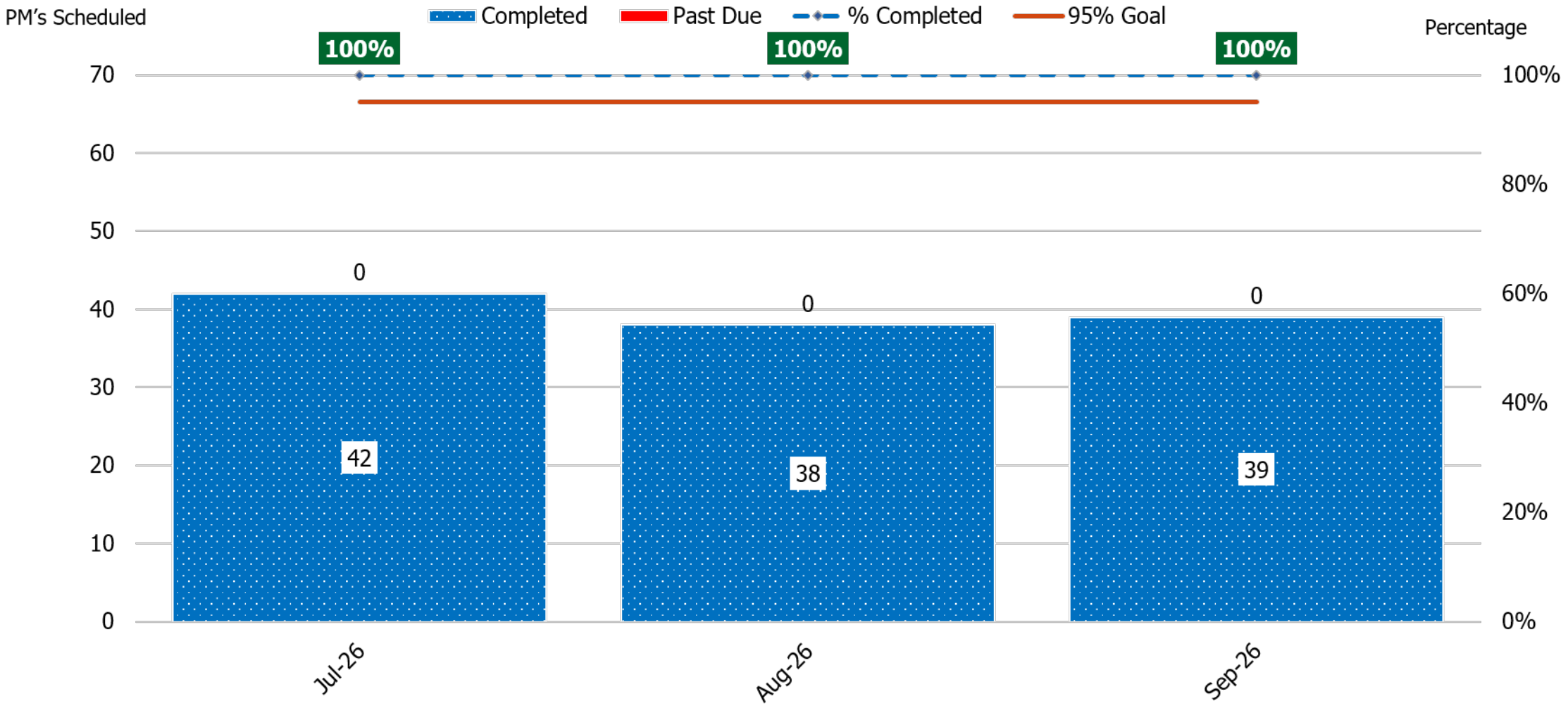
Pride SRO – Past Due SWOs



As of Thursday, October 1, 2026,there were 4422 Service Work Order's scheduled. 4261 were completed on time. 161 were past due meeting contractual expectations at 96% giving us a yearly average of 4574 Service Work Order's scheduled with 178 past due.

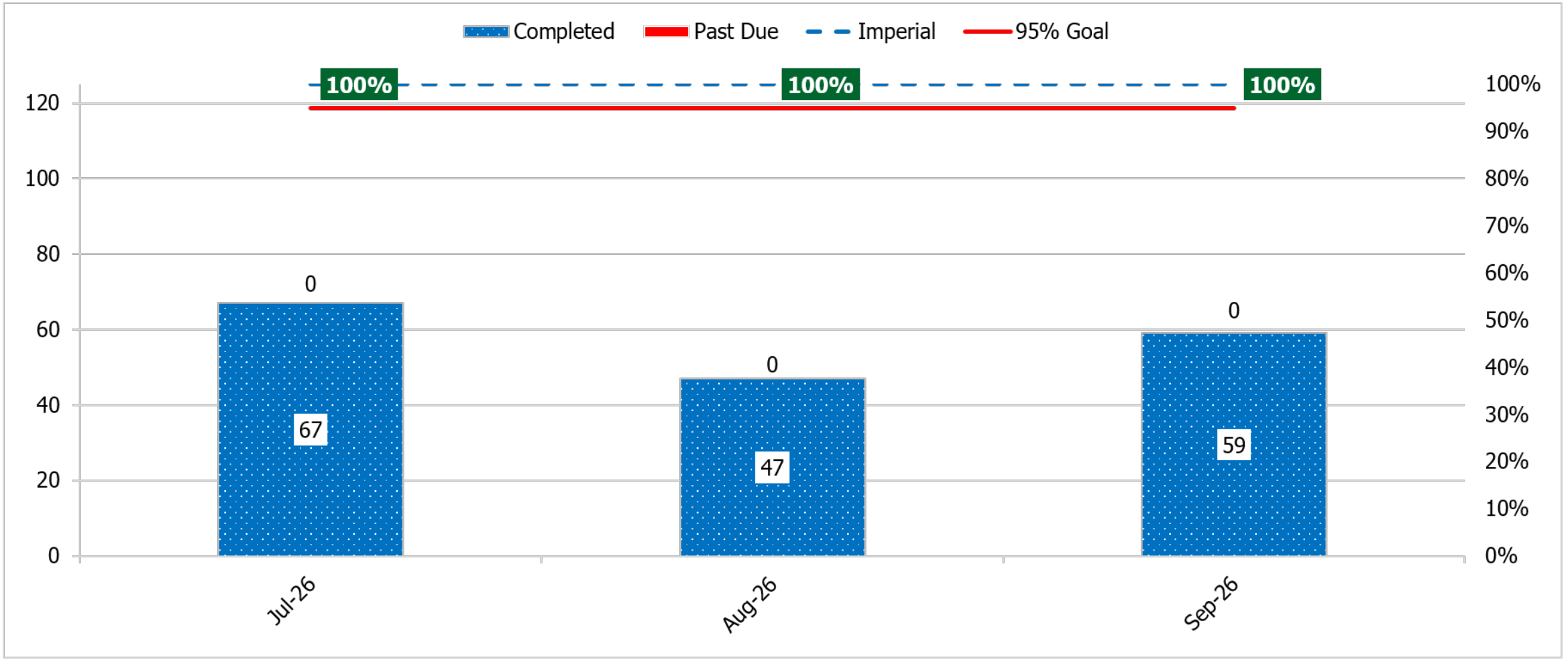
Delegated Court Performance Report

Imperial Court - Preventive Maintenance



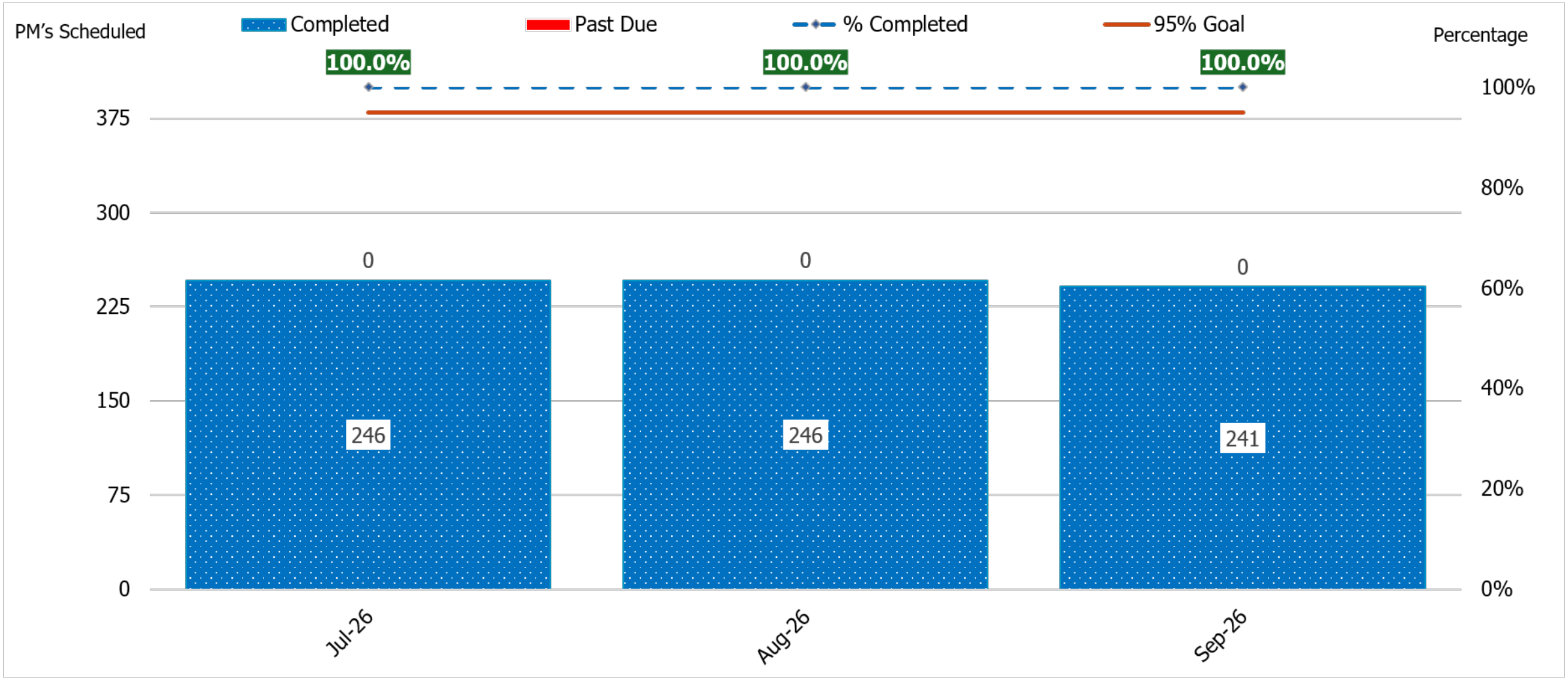
As of Thursday, October 1, 2026,there were 39 PM's scheduled. 39 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 39 PM's scheduled with 0 past due.

Imperial Court – Past Due SWOs



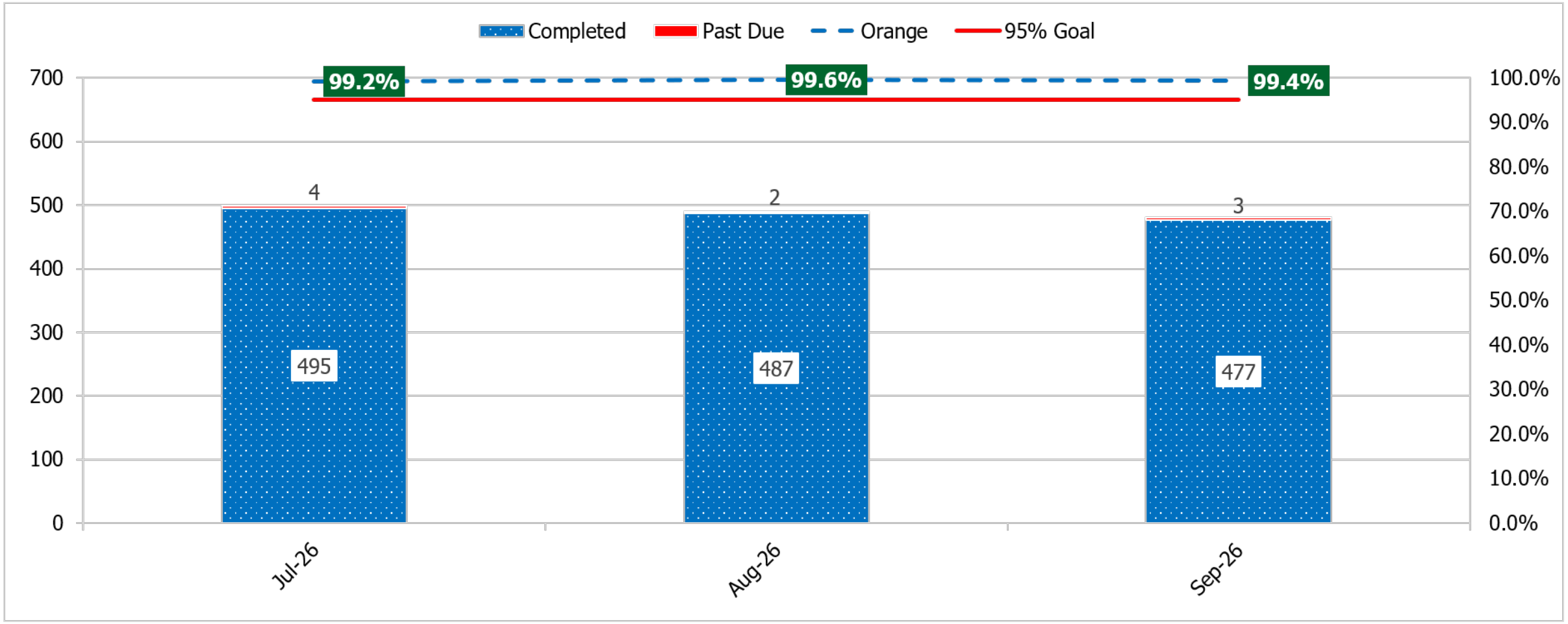
As of Thursday, October 1, 2026,there were 59 Service Work Order's scheduled. 59 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 66 Service Work Order's scheduled with 0 past due.

Orange Court - Preventive Maintenance



As of Thursday, October 1, 2026,there were 241 PM's scheduled. 241 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 246 PM's scheduled with 1 past due.

Orange Court – Past Due SWOs



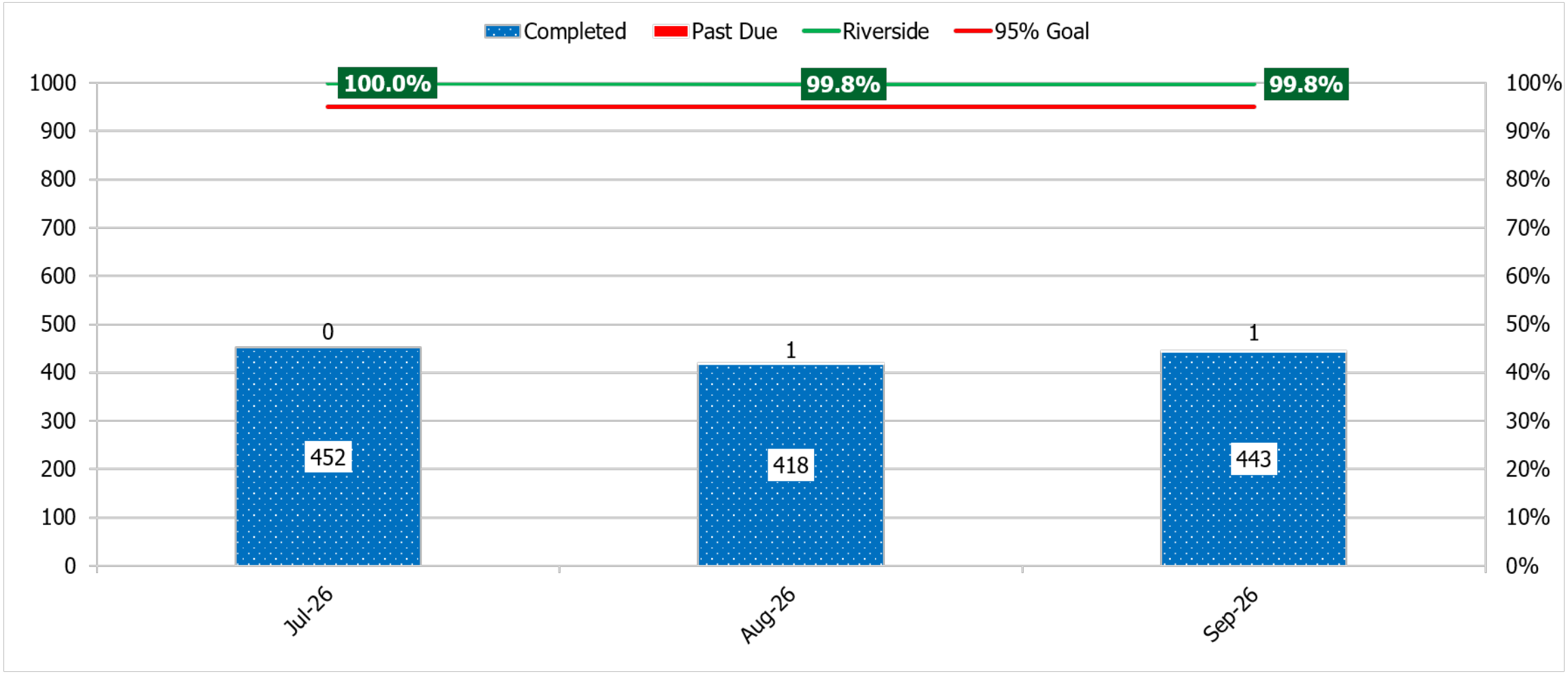
As of Thursday, October 1, 2026,there were 480 Service Work Order's scheduled. 477 were completed on time. 3 were past due meeting contractual expectations at 99.4% giving us a yearly average of 490 Service Work Order's scheduled with 4 past due.

Riverside Court - Preventive Maintenance



As of Thursday, October 1, 2026,there were 296 PM's scheduled. 296 were completed on time. 0 were past due meeting contractual expectations at 100% giving us a yearly average of 300 PM's scheduled with 0 past due.

Riverside Court – Past Due SWOs



As of Thursday, October 1, 2026,there were 444 Service Work Order's scheduled. 443 were completed on time. 1 were past due meeting contractual expectations at 99.8% giving us a yearly average of 440 Service Work Order's scheduled with 1 past due.

Judicial Council of California

Trial Court Facility Modification Advisory Committee

Meeting Date 10/30/2026

Discussion Item 3 – Fiscal Year 2028–29 Budget Change Concepts

Summary:

Discuss Fiscal Year 2028–29 Budget Change Concepts.

Supporting Documentation:

- Fiscal Year 2028–29 Budget Change Concepts

Discussion Item 3
Fiscal Year 2028-29 Budget Change Concepts

#	FY 2028–29 Budget Change Concepts
1	Trial Court Operations and Maintenance
2	Trial Court Facility Modifications
3	Trial Court Deferred Maintenance
4	Trial Court Public Lactation Rooms

[For BS use only]
Tracking Number: FY-##

Judicial Branch
2028–29 Budget Change Concept

(4 Page Maximum Length)

Requesting Entity (Advisory Body):
Trial Court Facility Modification Advisory Committee

Requesting Program or Subprogram:
Facilities Services

Proposal Title:
Trial Court Operations and Maintenance

Proposal Summary:
The Judicial Council of California requests 6.0 positions and $76.4 million General Fund and $9.4 million reimbursement authority from the Court Facilities Trust Fund, totaling $85.8 million in fiscal year (FY) 2028–29, and $79.1 million ongoing in FY 2029–30. This request will provide the necessary resources to operate and maintain trial court facilities in accordance with Judicial Council and industry standards and support the long-term sustainability of the state's existing portfolio. This request addresses industry escalation costs across operations and maintenance (O&M), utilities, insurance, and legal fees, as well as secures a new property leases to support ongoing court operations in the City of Bishop and Moreno Valley.

Does this proposal require legislation change?
☐ Yes ☒ No

Does this proposal have an information technology component?
☐ Yes ☒ No

Does this proposal require data collection or reporting?
☐ Yes ☒ No

Proposed fund source:
General Fund (0001) and Court Facilities Trust Fund (CFTF)

Estimated Cost (Enter whole dollars rounded to thousand[1])

Fiscal Year	2028–29 (BY)	2029–30 (BY+1)	2030–31 (BY+2)	2031–32 (BY+3)	2032–33 (BY+4)
Positions	6.0	6.0	6.0	6.0	6.0
Personal Services	1,370,000	1,289,000	1,289,000	1,289,000	1,289,000

[1] Include all costs associated with the request, including costs for other offices and courts.

Operating Expenses & Equipment	84,453,000	77,787,000	77,823,000	77,860,000	77,899,000
Local Assistance	0	0	0	0	0
Total	85,823,000	79,076,000	79,112,000	79,149,000	77,899,000
One-time	6,700,000	0	0	0	0
Ongoing	79,101,000	79,076,000	79,112,000	79,149,000	77,899,000

Problem Statement:
The Judicial Council requires additional resources to maintain trial court facilities at industry standard levels. This funding is critical for O&M standards established by the Judicial Council that are best practices for the systematic and efficient upkeep of buildings, equipment, and facilities, and for insurance, utilities, leasing court space, and addressing legal and insurance claims as they arise. Without adequate resources Judicial Council cannot maintain safe, reliable, and efficient facilities or manage increasing legal, insurance and space related risks.

Judicial Council Facilities Services (FS) assessed the costs associated with a fully funded facilities program. The funding requirement is based on a methodology that aligns with the costs established through current maintenance contractual agreements. To complete the assessment, FS utilized pricing workbooks from the current service provider performing preventative maintenance (PM), three years of historical Cost-Plus workload data to establish an average benchmark, escalation factors from the California Construction Cost Index published by Department of General Services for operations and maintenance, and the California Public Utilities Commission (CPUC) index for utilities. When projected to 2028 levels, the analysis revealed a $74.5 million funding gap for O&M and utilities across the state's trial courts. Additional resources are essential to close the shortfall and bring operations maintenance practices in line with the current standards.

Additional resources are also needed to address rising insurance premiums and legal services costs. The request for $754,000 covers the insurance costs projection for both Judicial Council managed properties and county managed properties. An escalation rate of 20 percent for the total premium cost in FY 2027–28 for property insurance for four San Diego facilities, and earthquake insurance for one San Diego facility, is based on Risk Management's insurance market review and prior years expenditure analysis. The county managed increase is derived from the FY 2024–25 actuals incurred for the county managed insurance costs.

Legal costs fluctuate significantly and cannot be projected using a standard escalation rate due to the inconsistency of historical expenditures and the unknown future litigation costs to come. The Judicial Council experienced a surge in facilities-related claims in FY 2023–24 and a costly lawsuit in FY 2024–25. An ongoing increase of $900,000 is requested to establish a $2 million legal budget allocation to address costly lawsuits and attorney fees.

The Judicial Council must secure a new leased location in the City of Biship in Inyo County after the City unexpectedly communicated it would only grant a two-year lease renewal. The current space houses two courtrooms and supporting offices. A one-time request of $6.7 million is needed to support lease-related costs that include $5 million improvement costs and $1.7 million to cover the rent from January 1, 2028, to December 31, 2029. The request is for one year as the Judicial Council will begin to realize lease savings late in FY 2028–29 due to the Spring Street relocation initiative to be completed by December 3, 2028.

The Judicial Council requests to retain the funds from the Los Angeles Spring Street expired lease and redirect the funding to address the ongoing costs related to the new Bishop lease.

The Judicial Council proposes replacing a leased traffic court facility in Moreno Valley for the Riverside Court with a new leased facility. The existing leased facility is a standard office building constructed in 1991. Its restrooms and elevator lack adequate security, and the courtyard is unsecured, with open-air walkways leading to the Court's space. The building's design provides two separate entrances to the Court's space, but only one includes a security lobby. The Lessor has been unresponsive to the Court's service requests. The facility's functional obsolescence and security deficiencies cannot be remedied through practical modifications. In addition, the building systems are failing, and the Lessor has been unresponsive or has responded slowly to requests for their repair or replacement.

Resource pressures are further compounded by portfolio growth, aging infrastructure, demand for enhanced preventive maintenance, and staffing shortfalls. To address these challenges, the Judicial Council requires additional operational funding of $1.3 million to support 4.0 Facility Management Administrators, 1.0 Engineering Specialist, 1.0 Analyst. Without this support, facilities will continue to fall short of industry standards, increasing risks to building performance, safety, and long-term sustainability.

Item of Expenditure	Current Resources	Service Level Need for FY 2028-29	Funding Gap FY 2028-29
Trial Court Operations and Maintenance	$91,279,000	$148,492,000	$57,213,000
Trial Court Utilities	$95,524,000	$112,865,000	$17,341,000
Insurance - San Diego	$2,914,000	$3,668,000	$754,000
Legal Cost	$1,100,000	$2,000,000	$900,000
Rent (Bishop and Moreno Valley)	$18,009,000	$26,254,000	$8,245,000
Personal Services	$0	$1,370,000	$1,370,000
	$208,826,000	**$294,649,000**	$85,823,000

Justification:

The FS program requires stable funding to maintain safe, accessible, and fully functional court facilities Statewide, which are essential for ensuring equal access to justice and complying with legislative requirements. Industry's best practices include regularly scheduled asset renewals and preventative maintenance to reduce unplanned emergency failures of building components. Without proactive management, emergency repairs and deferred maintenance become more costly and disruptive, and the program currently has no mechanism to address rising expenses outside the budget process.

Beginning in FY 2028–29 utility costs are expected to rise significantly based on CPUC-approved general rate cases for major California utilities and statewide water and wastewater hikes of 18 to19 percent Although Judicial Council has reduced consumption through water conservation and solar installations, these externally imposed increases will still elevate operating costs. Insurance premiums are likely to escalate due to construction inflation, and insurers' willingness to write policies in California.

Judicial Council must secure a new lease for the Inyo County Court because the City of Bishop unexpectedly declined to extend the current lease agreement. A complete renovation is required due to limited local building inventory and lack of quality space. A renovation will necessitate the construction of new courtrooms, chambers, clerk's windows, and holding cells. The Judicial Council requests to retain the funds from the Los Angeles Spring Street lease so those funds can be redirected to the new City of Bishop tenant improvements and lease.

Judicial Council proposes replacing the Moreno Valley Courthouse with a new leased facility, as the current location has faced persistent problems including rodent infestations, malfunctioning security infrastructure, disability access violations, janitorial service dissatisfaction, and slow or incomplete responses from the lessor. These issues have impacted health, safety, accessibility, and operational efficiency at the facility. The original lease dates back to 2001 when the County of Riverside leased the space for the Riverside Court. The lease was assigned and assumed by the Judicial Council in 2005. For the past 22 years, the Judicial Council has been extending the lease term and updating the space with tenant improvements.

Departmentwide and Statewide Considerations:
Providing fair and equal access to justice for all Californians is the primary mission of the Judicial Council. Court facilities are highly specialized and heavily used and are not comparable to regular office buildings due to the programmatic activities of these buildings. These specialized activities require extra measures to ensure the safety and security of the public, in-custody defendants, law enforcement, court employees, and judicial officers. Failures of court facilities systems negatively impact access to justice, a strategic goal of the judicial branch.

Outcomes and Accountability:

Judicial Council Facilities Services tracks preventative maintenance and emergency work orders to assess court facilities requirements. The requested additional staff will enhance the quality assurance, field verification, and fiscal oversight. A fully funded PM program will reduce emergency repair costs, minimize court interruptions, increase planned and scheduled work, and prevent unnecessary damage or replacement of facilities equipment.

The Judicial Council has been lobbying with the City of Bishop for at least a 2-to-3-year extension with the City of Bishop to allow time to secure and renovate a new location by beginning of 2028. The one-time funding request will cover necessary tenant improvement costs and rent until savings are realized from the Los Angeles Spring Street lease and can be redirected to the new lease in Bishop situation.

This funding request advances the diversity, equity, and inclusion priorities of the Administration by ensuring that residents from every California county have access to buildings that are designed, built, and maintained according to standards (such as the federal Americans with Disabilities Act and the California Building Code) that ensure full access by all individuals regardless of their abilities. The essence of the 2002 enabling legislation of the judicial branch's facilities program is equity across the state, and the goals of uniformly safe, secure, and well-maintained facilities remain the same.

Implementation Plan:
Approval of this request allows for the appropriate funding level to be applied to each component of the facilities program (preventive maintenance, utilities, insurance, and legal), resulting in improved access to justice, and enables the courts to apply general operating budgets to court staff as well as resources to support court services.

This would enable the Judicial Council of California to continue the preventative maintenance program without cuts in addition to proactively addressing maintenance and repairs.

Supplemental Information (If Applicable):

Impacted Program or Subprogram:
Facilities Services program which includes Facility Operations (preventative and reactive maintenance/repairs, utilities), Real Estate, Risk Management/ Insurance, Legal and Facility Modification program (emergency replacement projects)

Required Review/Approval:
Trial Court Facility Modification Advisory Committee
Trial Court Budget Advisory Committee

Proposal is Consistent with the Following Strategic Plan Goals/Other Considerations:
Goal I: Access, Fairness, Diversity, and Inclusion
Goal II: Independence and Accountability
Goal VI: Branchwide Infrastructure for Service Excellence
Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch

Approval:
I certify that I have reviewed this concept, and an accurate, succinct, well written, and effectively justified request is being submitted.

Office Director/Leadership Signature: Type your name to enter signature.

Contact Name: Maria Atayde-Scholz and James Koener

[For BS use only]
Tracking Number: FY-##

Judicial Branch
2028–29 Budget Change Concept

(4 Page Maximum Length)

Requesting Entity (Advisory Body):
Trial Court Facility Modification Advisory Committee

Requesting Program or Subprogram:
Judicial Council Facilities Services

Proposal Title:
Trial Court Facility Modifications

Proposal Summary:
The Judicial Council of California requests 6.0 positions and $93.4 million General Fund in fiscal year (FY) 2028–29, $49.5 million in FYs 2029–30 and 2030–31, and $47.2 million ongoing beginning in FY 2031–32. The request includes $45 million to address essential facility repairs and improvements across trial court facilities; $750,000 to support the Computer-Aided Facilities Management (CAFM) system; $17.4 million in one-time funding to replace boilers and water heaters and comply with Bay Area Air Quality Management District (BAAQMD) and South Coast Air Quality Management District (SCAQMD) environmental requirements; $26.4 million in one-time funding to replace R-22 refrigerant chillers and meet environmental compliance standards; $2.2 million over three years for water leak detection equipment and software in 160 courthouses statewide; and $1.6 million for personnel services.

Does this proposal require legislation change?
☐ Yes ☒ No

Does this proposal have an information technology component?
☐ Yes ☒ No

Does this proposal require data collection or reporting?
☐ Yes ☒ No

Proposed fund source:
General Fund (0001)

Estimated Cost (Enter whole dollars rounded to thousand[1])

Fiscal Year	2028–29 (BY)	2029–30 (BY+1)	2030–31 (BY+2)	2031–32 (BY+3)	2032–33 (BY+4)
Positions	6.0	6.0	6.0	6.0	6.0

[1] Include all costs associated with the request, including costs for other offices and courts.

Personal Services	1,601,000	1,520,000	1,520,000	1,520,000	1,520,000
Operating Expenses & Equipment	91,836,000	47,990,000	47,990,000	45,750,000	45,750,000
Local Assistance	0	0	0	0	0
Total	93,437,000	49,510,000	49,510,000	47,270,000	47,270,000
One-time	46,086,000	2,240,000	2,240,000	0	0
Ongoing	47,351,000	47,270,000	47,270,000	47,270,000	47,270,000

Problem Statement:
The FM program delivers emergency, routine, and fire-life-safety and code-compliance projects as well as building systems renovations and other necessary work to ensure safe and secure buildings for the public, court staff, judicial officers, and justice partners. The Judicial Council Facilities Services program administers a statewide portfolio of over 400 trial court facilities, encompassing courthouses, jails, offices, parking structures, and parking lots. To support these operations, the FM program utilizes a CAFM system, a Software-as-a Service (SaaS) platform, that integrates work order management, inspections, lifecycle costing, project management, real estate lease tracking, and compliance monitoring.

California's trial court facilities are aging and deteriorating, leading to an exponential increase in building maintenance and equipment repair costs. The facilities throughout the portfolio have an extensive backlog of deferred maintenance and have experienced water leak issues. These conditions create ongoing challenges of maintaining the facilities at industry standards for safety, security, energy efficiency, and systems optimization.

Building system failures and facility water leaks are emergency events that increase maintenance and repairs costs and may lead to court closures. Building system failures are more costly to address due to the immediate need for action created by an unexpected failure, which limits the opportunity for planned, cost-effective repairs or needed replacements. Although emergency events are a recognized aspect in an FM program, the percentage budget allotment for emergency work should be minimal. Installing building-level leak detection equipment and supporting software would improve early detection, reduce system failures and minimize operational disruption. Over the past five fiscal years, there has been a steady average of 8.5 percent of funding directed towards Priority 1 FMs caused by water leaks.

From FY 2014–15 through FY 2021–22, the annual FM program budget was funded from the State Court Facilities Construction Fund (SCFCF) in the amount of $65 million with $13 million in reimbursement authority. In FY 2022–23, an additional $15 million ongoing General Fund and $4 million SCFCF reimbursement authority was received, increasing the FM program budget to $80 million with $17 million in reimbursement authority. The reimbursement authority represents the counties' estimated shared cost in the FM program, based on all facilities shared by the counties and Judicial Council with costs distributed accordingly.

The California Air Resources Board commenced a process to establish a zero-emissions standard for new boilers and water heaters sold in California beginning in 2023, as specified in the State Implementation Plan of September 2022. The California Energy Commission also passed state building codes in 2021 that encourage the proliferation of zero-emission standards. In keeping with State standards and regulations, local air districts have begun amending their regulations to improve air quality and enforce zero-emission technologies. Currently the two largest air districts in the state of California have adopted zero-emissions rules.

BAAQMD amended Regulation 9, Rule 6 in March 2023 to establish zero-NOx emissions standards for water heaters and boilers in residential and commercial buildings. Beginning in 2027, water heaters less than 75,000 BTU/hour must be replaced with zero-NOx emission units if they can no longer be repaired. This requirement will be enforced in 2031 for units between 75,000 and 2M BTU/hour. The regulation pertains to all Judicial Council-owned and -managed buildings in Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, southwestern Solano, and southern Sonoma counties.

SCAQMD amended existing Rule 1146.2: Emission of Oxides of Nitrogen from Large Water Heaters and Small Boilers and Process Heaters. The objective is for boilers and water heaters to be phased into zero-emission technologies once the assets reach a certain age, based on date of manufacture. The affected criteria pollutants targeted for zero-emissions are NOx and CO. Counties within SCAQMD's jurisdiction include Los Angeles, Orange, Riverside, and San Bernardino. SCAQMD has separated its regulation into multiple compliance dates based on unit size, type, age, and building type.

To date, the Judicial Council continues to use recovered or recycled R-22 in its units, however, decreased supply will make procurement increasingly difficult and costly. Options to consider include the use of alternative refrigerants that are compatible with regulations or that require little change to existing systems, as well as replacing HVAC systems that currently use HCFCs or HFCs with alternative systems that use low-GWP refrigerants. Examples of the types of systems that use low-GWP refrigerants include ammonia, carbon dioxide, hydrocarbons, and hydrofluoroolefin systems. Additional research and engineering would be required to implement any of these systems.

Justification:
The current Facility Modification (FM) annual program budget of $80 million is insufficient to meet statewide facility needs. Historically, the FM program had the capacity to fund Priority 1, Priority 2, and Priority 3 facility modifications (FMs), ensuring not only immediate repairs but also proactive projects that reduced long-term costs and improved functionality. However, due to escalating construction and labor costs and flat annual funding, the program is now limited almost entirely to Priority 1 and Priority 2 projects. As a result, the FM program has shifted into a "run-to-failure" model in which available resources are limited to the most critical building system lifecycle replacements or major renovations, such as heating, ventilation, and air

conditioning (HVAC); vertical transportation; and electrical systems. This reactive approach has contributed to a substantial increase in Priority 1 FMs, which rose from approximately 20 percent of total projects in FY 2015–16 to 40 percent in FY 2023–24. The growing backlog of critical conditions increases the risk of regulatory noncompliance, costly emergency repairs, and court disruptions or closures caused by catastrophic system failures. Trial court facilities have already experienced significant disruptions. For example, the city of Compton, CA had two closures due to plumbing-related water leaks: from January 1 to January 11, 2024, and again from January 28 to February 2, 2024. Combined, these incidents resulted in 14 days of closure at the Compton site.

To strengthen the FM program, this proposal requests 6.0 positions. Four Project Managers are needed to scope, plan, design, and oversee execution of FM projects. One Attorney II is needed to provide legal advice and counsel in support of Judicial Council facility modification projects including related procurements and disputes, contract administration, and building maintenance issues and disputes. The attorney will also perform legal research, draft opinions, and manage and direct work by outside legal counsel and experts. One Associate Analyst is needed to provide analytical support throughout all project phases. The requested positions provide the capacity necessary to plan, design, procure, administer, and oversee the significantly expanded FM portfolio supported by this proposal.

Water leaks are another serious facilities issue. Undetected leaks, often from clogged toilets or hidden plumbing failures, have led to courtroom shutdowns and severe damage to walls, floors, furniture, and equipment. Over the past five years, more than $20 million has been spent on water-damage repairs, depleting limited FM resources. Annual costs associated with water damage are nearly equivalent to the state’s $4.8 million water utility expense. Installing water leak detection systems in courthouses will allow hourly monitoring of water usage, automated alerts for leaks, and remote water shutoff at the building level during catastrophic events. This proactive approach will significantly reduce damage, repair costs, and operational disruptions.

Judicial Council facilities are also facing growing regulatory compliance requirements related to aging mechanical systems. Local air districts, including the BAAQMD and SCAQMD, have adopted regulations requiring the transition to zero-emission boiler and water-heating technologies as existing equipment reaches the end of its useful life. Many Judicial Council facilities contain equipment that will become subject to these requirements during the next several years. Funding is needed to replace affected equipment in a planned and coordinated manner before regulatory deadlines and equipment failures disrupt court operations.

The Judicial Council also continues to operate chillers that rely on R-22 refrigerant. On January 1, 2020, the Environmental Protection Agency prohibited the production and import of R-22 refrigerant. As supplies are limited to recovered and recycled material, maintenance costs are expected to increase and equipment reliability may decline. In addition, Senate Bill 1206 (2022) establishes a transition away from high-global-warming-potential refrigerants, and

beginning January 1, 2025, refrigerants with a global warming potential greater than 750 may not be used to service state-owned equipment unless reclaimed. As a result, replacement of aging R-22 chillers is necessary to maintain reliable operations and support compliance with state and federal requirements.

Lastly, the CAFM system serves as the enterprise platform for facility management for over 400 court facilities statewide. The CAFM system is essential to ensuring efficiency, accountability, and sound stewardship of state assets. Beyond maintenance management, the CAFM system supports inspections, lifecycle costing, project tracking, real estate lease management, compliance with codes and environmental regulations, and reporting on key performance indicators.

For the past five years, the CAFM system has been funded by the Court Facilities Architectural Revolving Fund (CFARF), but this fund was fully exhausted in FY 2025–26. Continued funding for this system is critical to sustaining courthouse facility maintenance, ensuring compliance with regulatory requirements, and supporting data-driven decision-making.

Departmentwide and Statewide Considerations:
This funding request advances the diversity, equity, and inclusion priorities of the Administration by ensuring that residents from every California county have access to buildings that are designed, built, and maintained according to standards (such as the federal Americans with Disabilities Act and the California Building Code) that ensure full access by all individuals regardless of their abilities. The essence of the 2002 enabling legislation of the judicial branch's facilities program is equity across the state, and the goals of uniformly safe, secure, and well-maintained facilities remain the same.

Outcomes and Accountability:
Ongoing funding for the FM program enables the proactive completion of prioritized FM projects that help prevent court facility building systems from reaching complete states of failure. One-time funding for the replacement of boilers, water heaters, and chillers ensures regulatory compliance. Dedicated annual funding for the CAFM system ensures the system remains stable, efficient, and secure. The additional staff will provide the needed oversight for execution of these projects.

The Judicial Council's Trial Court Facility Modification Advisory Committee (TCFMAC) provides oversight of the FM program including the FMs prioritization process, reporting, accountability, and fiscal oversight. Additionally, the TCFMAC provides oversight of the facilities program and is regularly informed of facility-related costs for operations and maintenance, FMs, leases, and portfolio management. To ensure accountability, Judicial Council Facilities Services is obligated by rule of court to provide regular reporting to TCFMAC on these costs.

This funding request advances the diversity, equity, and inclusion priorities of the Administration by ensuring that residents from every California county have access to buildings that are designed, built, and maintained according to standards (such as the federal Americans with Disabilities Act and the California Building Code) that ensure full access by all individuals regardless of their abilities. The essence of the 2002 enabling legislation of the judicial branch's facilities program is equity across the state, and the goals of uniformly safe, secure, and well-maintained facilities remain the same.

Implementation Plan:
Upon receipt of funding, the Judicial Council will provide staffing and resources necessary to oversee facility modification projects statewide, including the phased installation of water leak detection systems in approximately 160 courthouses over three years and the replacement of aging boilers, water heaters, and R-22 refrigerant chillers. These investments will improve regulatory compliance, extend the life of critical building systems, reduce emergency repairs, and minimize disruptions to court operations while supporting a proactive facility maintenance program. Funding the currently unsupported facility modification work will improve system reliability, help avoid adverse impacts to court operations, and prevent further deterioration of infrastructure systems within existing and newly constructed court facilities. A properly funded FM program will also reduce the need to divert facility modification funding to emergency repairs.

Supplemental Information (If Applicable):
The Judicial Council's Trial Court Facility Modifications Policy

Impacted Program or Subprogram:
This proposal impacts the Judicial Council Facility Modification Program and the statewide trial court facilities portfolio. This proposal would support the delivery of facility modification projects, lifecycle replacement of critical building systems, implementation of water leak detection systems, administration of the CAFM system, and associated program oversight activities.

Required Review/Approval:
Trial Court Facility Modification Advisory Committee
Trial Court Budget Advisory Committee

Proposal is Consistent with the Following Strategic Plan Goals/Other Considerations:
Goal I: Access, Fairness, Diversity, and Inclusion
Goal II: Independence and Accountability
Goal IV: Quality of Justice and Service to the Public
Goal VI: Branchwide Infrastructure for Service Excellence
Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch

Approval:
I certify that I have reviewed this concept, and an accurate, succinct, well written, and effectively justified request is being submitted.

Office Director/Leadership Signature: Type your name to enter signature.

Contact Name: Jagan Singh

[For BS use only]
Tracking Number: FY-##

Judicial Branch
2028–29 Budget Change Concept

(4 Page Maximum Length)

Requesting Entity (Advisory Body):
Trial Court Facility Modification Advisory Committee

Requesting Program or Subprogram:
Judicial Council Facilities Services

Proposal Title:
Trial Court Deferred Maintenance

Proposal Summary:
The Judicial Council of California requests 6.0 positions and $116.0 million General Fund (GF) and $35.6 million reimbursement authority from the State Court Facilities Construction Fund (SCFCF) for a total of $151.6 million in fiscal year (FY) 2028−29, then $17.6 million ongoing beginning in FY 2029–30. Of this, $101.4 million GF and $32.5 million SCFCF for a total of $133.9 million one-time funding will address deferred maintenance backlogs for trial courts. An additional $11.06 million GF and $3.07 million SCFCF annually for five years, totaling $70.7 million, will fund the replacement of end-of-life building systems at five courthouses as deferred maintenance projects with energy efficiency benefits. California's judicial branch faces a deferred maintenance backlog of $6.1 billion, of which the Judicial Council's share is $4.4 billion. This proposal provides targeted, time-bound funding and staffing to reduce the backlog while safeguarding access to justice statewide. The proposal also includes $2 million ongoing GF support to review and update Facilities Services Building Management System (BMS) guidelines and conduct assessments of 15 facilities as part of a pilot program to establish an ongoing annual BMS program for existing facilities and $1.6 million for program support staffing. The Judicial Council requests that one-time funding be made available for encumbrance through June 30, 2031, and expenditure through June 30, 2033.

Does this proposal require legislation change?
☐ Yes ☒ No

Does this proposal have an information technology component?
☐ Yes ☒ No

Does this proposal require data collection or reporting?
☐ Yes ☒ No

Proposed fund source:
General Fund (0001) and State Court Facilities Construction Fund (3037

Estimated Cost (Enter whole dollars rounded to thousand[1])

Fiscal Year	2028–29 (BY)	2029–30 (BY+1)	2030–31 (BY+2)	2031–32 (BY+3)	2032–33 (BY+4)
Positions	6.0	6.0	6.0	6.0	6.0
Personal Services	1,564,000	1,441,000	1,441,000	1,441,000	1,441,000
Operating Expenses & Equipment	150,032,000	16,132,000	16,132,000	16,132,000	16,132,000
Local Assistance	0	0	0	0	0
Total	151,596,000	17,573,000	17,573,000	17,573,000	17,573,000
One-time	133,900,000	0	0	0	0
Ongoing	15,696,000	15,573,000	15,573,000	15,573,000	15,573,000

Problem Statement:
Judicial Council Facilities Services oversees the overall care and management of building assets within the judicial branch. Its primary objective is to ensure access to justice in California's trial courts, Courts of Appeal, and the Supreme Court. It executes a wide range of responsibilities including emergency responses, routine and preventive maintenance on building systems, portfolio and lease management, building system renovations, and various other functions essential for creating safe and secure facilities for the public, court staff, and judicial officers.

At the current level of funding, Judicial Council Facilities Services can only maintain facilities in run-to-failure mode, focusing exclusively on projects related to failed building systems. This approach limits the ability to address what are otherwise avoidable disruptions to court operations because necessary updates and renewals of building systems are not conducted in a timely manner. Consequently, court operations are affected by issues such as heating, ventilation, and air conditioning (HVAC) system failures, electrical service outages, and facility closures resulting from water leaks. Without adequate funding to replace these critical assets, vital systems will continue to fail, causing disruptions in court proceedings and limiting public access to justice. It is crucial to prioritize these projects to maintain continuity of court operations in facilities throughout the state. Examples of such critical system replacements include, but are not limited to, the following:

- Failed roofing systems causing interior structural damage.
- Failed fire protection monitoring systems creating safety issues and costly fire watch.
- Failed elevator systems causing entrapments;
- Failed HVAC equipment causing uncomfortable or unsafe respiratory conditions; and
- Failed plumbing systems causing flooding incidents.

The Judicial Council has received increments of one-time funding to address the deferred maintenance backlog:

[1] Include all costs associated with the request, including costs for other offices and courts.

- In 2018–19, $50 million was applied to facility assessments and projects replacing roofs, elevators, and wheelchair lifts and upgrading building automation systems (BAS).
- In 2019–20, $15 million was applied to fire alarm systems and protection projects.
- In 2021–22, $180 million, later reduced to $132.6 million, was applied to replace roofs and elevators and to upgrade fire protection, electrical, and HVAC systems, and building management systems (BMS).
- In 2026−27, $150 million will be applied to replace roofs, elevators, fire detection systems, HVAC systems, BMS, and electrical systems.

By leveraging these funds, Judicial Council Facilities Services was able to address some of the backlogged projects, providing opportunities for reducing operational costs and environmental impacts. For example, in 2023, roofs replaced in Southern California effectively withstood the impact of Hurricane Hilary.

Even with increments of one-time funding, the challenge of deferred maintenance persists. The lack of adequate funding exacerbates the deferral of these renewals, further contributing to the growing list of deferred maintenance projects. From FY 2018–19 estimated through FY 2027–28, this list has increased from 8,750 to 22,356 projects and from a total estimated cost of $2.8 to $6.1 billion—the Judicial Council share having increased from $2.4 to $4.4 billion.

A critical area of maintenance often postponed due to lack of funding is the enhancement of a facility's energy systems. As infrastructure ages, it requires more resources to function optimally. Efficient energy use is critical, especially with static operating funds and escalating energy costs. Retrofitting these systems promotes energy efficiency, leading to long-term cost savings.

Judicial Council Facilities Services oversees the overall care and management of building assets within the judicial branch. The Judicial Council continues to work toward achieving increased energy efficiency in our facilities. In order to track the energy usage in a facility, a well-functioning BMS system is imperative. The BMS system helps track the usage data and access it remotely for monitoring and system adjustment as needed.

A thorough assessment of Judicial Council facilities has not been done previously for applicability of BMS systems and how well the installed BMS systems are performing.

Justification:
The Judicial Council faces a significant challenge due to insufficient funding to address routine maintenance and repairs, resulting in an estimated backlog of 22,356 deferred maintenance projects through FY 2027–28. These projects are estimated to cost $6.1 billion, with the Judicial Council's portion amounting to $4.4 billion. Although past budgets have appropriated one-time resources for deferred maintenance projects, the absence of ongoing funding has left the Judicial Council unable to effectively tackle the growing deferred maintenance backlog and plan for the necessary repairs to maintain facilities in a safe condition for court staff and the public.

This proposal requests ongoing funding for deferred maintenance to address the estimated $4.4 billion funding needed to reduce the number of outstanding deferred maintenance projects. To effectively manage this effort, this request includes 6.0 positions to support the additional deferred maintenance projects. To manage these projects, (1) Manager and (3) Project Managers are needed to develop detailed project scopes for the execution of deferred maintenance (DM) projects and to administer the planning, design, and construction of repair and renewal projects. Additionally, an (1) Associate Analyst is needed to support the Project Managers with contract execution, invoice processing, budget analysis, database management, and prioritization of DMs, and a (1) Facilities Analyst is needed to support the development and monitoring of sustainability infrastructure, cost, scope, estimating and objectives as part of these projects, ensuring optimal resource utilization and compliance with regulatory requirements.

This proposal ensures a sufficient level of funding and an appropriate staffing level to complete the noted deferred maintenance projects, allowing a more stable and efficient approach to maintaining California's trial court facilities.

Additionally, funding is requested to replace end-of-life building systems at five Judicial Council courthouses as integrated deferred maintenance projects with energy efficiency benefits. Deep energy retrofit studies and the deferred maintenance backlog for these buildings identify aging chillers, ductwork, lighting systems, valves, piping insulation, cooling towers, and building envelope components that are due for replacement. Replacing these systems one at a time as they fail would restore function but would keep each building at its current level of performance for the life of the new equipment. Replacing them together, to a standard 30 percent better than the 2022 California Energy Code, addresses the backlog and the energy performance of each building in a single coordinated project. The five proposed courthouses are slated to remain in the portfolio for another two decades. Due to the magnitude of the Judicial Council deferred maintenance backlog, projects such as these often remain unfunded for years until they become critical repairs requiring Priority 1 facility modifications.

The five courthouses, totaling 823,000 square feet, are.

Courthouse Bldg. ID	**Courthouse**
19-AG1	Compton Courthouse
19-AL1	Bellflower Courthouse
19-C1	Torrance Courthouse
30-B1	Betty Lou Lamoreaux Justice Center
36-J1	Barstow Courthouse

The Judicial Council has already completed the lower-cost measures at these buildings. Building management system upgrades funded through prior one-time deferred maintenance appropriations reduced weather-normalized site energy use intensity at the Compton and Bellflower courthouses by 51 percent and 67 percent, respectively, compared with 2018.

Across the five buildings, energy use intensity fell from about 120 to 73 kBtu per square foot between 2018 and 2025, compared with a portfolio average of 68 kBtu per square foot, and natural gas use fell by about 60 percent between FY 2023–24 and FY 2025–26. The Torrance (127 kBtu per square foot) and Barstow (99 kBtu per square foot) courthouses remain well above the portfolio average; a building management system replacement at Torrance was put on hold and is included in this request. The Betty Lou Lamoreaux Justice Center now operates below the average after correction to its metered data, but its ductwork, lighting, and air distribution systems are at the end of their service life. Together the five courthouses account for about 4.7 percent of the floor area for which the Judicial Council reports energy use and about 6 percent of its greenhouse gas emissions from electricity and natural gas.

The remaining work is capital renewal and does not produce a reasonable simple payback or a positive net present value on its own. The studies estimate combined energy cost savings of about $1.3 million per year at 2024 rates, which results in a simple payback of roughly 55 years on the requested amount, and found no individual measure with a payback of less than seven years at any of the five buildings. The request is therefore made as deferred maintenance: the systems must be replaced, and specifying high-efficiency equipment when they are replaced captures energy and emissions benefits that would otherwise be lost for another equipment life cycle. The five projects will also serve as pilots for replacing natural gas heating in Judicial Council facilities. South Coast Air Quality Management District Rule 1146.2, amended in 2024, requires existing gas boilers and water heaters rated up to 2 million Btu per hour to be replaced with zero-emission units once they reach a set age, with compliance dates for existing buildings from 2029 through 2033. Four of the five courthouses are within the South Coast district. The California Air Resources Board has also proposed a statewide zero-emission standard for new space and water heaters, and the California Energy Code has moved toward heat pumps as the baseline for new nonresidential buildings. As pilots, the request includes heat pump central plants at the Bellflower and Torrance courthouses that will replace the chillers, gas boilers, and cooling towers, using high-temperature heat pumps that work with each building's existing heating coils and piping. At Bellflower, where the plant will also supply domestic hot water, this approach costs about one-third as much as a low-temperature system, which would require new heating coils and piping throughout the building and relocating its occupants during construction. The Torrance amount is a planning allowance scaled from the Bellflower estimate and will be refined during design. Chiller replacements at the Compton Courthouse and the Betty Lou Lamoreaux Justice Center will be designed to accommodate future heat pump conversion.

This proposal also includes funding to update the BMS guidelines in the Facilities Standards, which are used by the design-build teams for installing or upgrading the BMS systems in Judicial Council facilities. The guidelines need to be reviewed by a BMS technical expert to update the Judicial Council requirements and performance criteria. Judicial Council staff do not have technical expertise in this area, or an established position specializing in BMS design. A consultant needs to be retained for a holistic study of the BMS systems in place in Judicial Council facilities, review and assess the functionality and value of these systems, and revise

the BMS guidelines to align with Judicial Council expectations. The technology in the BMS systems is changing, and the software and systems are getting obsolete much faster. Approval of this proposal will aid the Facilities Services staff in developing current BMS guidelines in alignment with industry standards and completing a comprehensive study of the existing conditions at Judicial Council facilities focusing on evaluation, determination, prioritization, and proposal of scope and cost for each facility to meet the BMS guidelines.

The first year's funds will be used to complete the revisions to BMS guidelines and assess 15 facilities. Each subsequent annual fund will be used to assess 15 additional facilities. The funds to install or upgrade prioritized facilities will be included in subsequent Budget Change Proposals.

Departmentwide and Statewide Considerations:

Providing fair and equal access to justice for all Californians is the primary mission of the Judicial Council. Court facilities are highly specialized and heavily used and are not comparable to regular office buildings due to the programmatic activities of these buildings. These specialized activities require extra measures to ensure the safety and security of the public, in-custody defendants, law enforcement, court employees, and judicial officers. Failures of court facilities systems negatively impact access to justice, a strategic goal of the judicial branch.

Outcomes and Accountability:
An ongoing, systematic approach to address deferred maintenance enables the program to efficiently allocate resources and establish an ongoing strategy to address the Judicial Council's estimated $4.4 billion share of the backlog. The additional staffing will provide the needed oversight for execution, management, and monitoring of the projects. Projects will be executed as facility modifications and will be subject to review and reporting to the Trial Court Facility Modification Advisory Committee (TCFMAC).

The TCFMAC provides oversight of the facilities program and is regularly informed of facility-related costs for operations and maintenance (O&M), facility modifications, leases, and portfolio management. To ensure accountability, Judicial Council Facilities Services is obligated by rule of court to provide regular reporting to the committee on these costs.

Without adequate funding for deferred maintenance, trial court facilities in California face a critical dilemma. These aging and deteriorating facilities will lead to exponentially increasing building maintenance and equipment repairs. It is the responsibility of the judicial branch to ensure that every courthouse is well-constructed and properly maintained. Failure to maintain functional court facilities inhibits equal access to justice. This funding request is essential for adhering to legislative directives of funding construction, maintenance, and improvement of court facilities across the state, to ensure courthouses remain accessible and functional.

This funding request advances the diversity, equity, and inclusion priorities of the Administration by ensuring that residents from every California county have access to buildings that are designed, built, and maintained according to standards (such as the federal Americans with Disabilities Act and the California Building Code) that ensure full access by all individuals regardless of their abilities. The essence of the 2002 enabling legislation of the judicial branch's facilities program is equity across the state, and the goals of uniformly safe, secure, and well-maintained facilities remain the same.

This funding request aligns with Senate Bill 1203 (Becker, 2022), which aims to achieve net-zero emissions by 2035. If approved, the Judicial Council will begin design of integrated system replacements at the five courthouses, reducing the deferred maintenance backlog, lowering energy use and greenhouse gas emissions at these buildings, and piloting zero-emission heating ahead of air district requirements.

The BMS assessment will evaluate the existing portfolio of Judicial Council-owned facilities, determine the value received from the completed BMS projects, and propose an annual BMS program for the existing facilities. The assessment will focus on evaluation, determination, prioritization, and proposals of scope and cost for each facility that requires BMS installation or upgrade.

Implementation Plan:
Upon receipt of funding, the Judicial Council will be able to allocate funding for building exterior envelope, vertical transportation, BMS, HVAC, electrical, and fire and life safety deferred maintenance projects for trial courts.

The Judicial Council Facilities Services program will expend $2 million ongoing GF to conduct a review of Facilities Services BMS guidelines and an initial assessment of 15 facilities, and $1.6 million for program support staffing.

Supplemental Information (If Applicable):
The Judicial Council's Five-year Deferred Maintenance Report for Fiscal Year 2027–28

Impacted Program or Subprogram:
This proposal impacts Judicial Council Facilities Services and the statewide trial court facilities portfolio. Funding would support deferred maintenance projects, replacement of aging building systems, energy-efficiency improvements, BMS assessments, and related program staffing necessary to address facility renewal needs and reduce the deferred maintenance backlog.

Required Review/Approval:
Trial Court Facility Modification Advisory Committee
Trial Court Budget Advisory Committee

Proposal is Consistent with the Following Strategic Plan Goals/Other Considerations:

Goal I: Access, Fairness, Diversity, and Inclusion
Goal II: Independence and Accountability
Goal IV: Quality of Justice and Service to the Public
Goal VI: Branchwide Infrastructure for Service Excellence
Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch

Approval:
I certify that I have reviewed this concept, and an accurate, succinct, well written, and effectively justified request is being submitted.

Office Director/Leadership Signature: Type your name to enter signature.

Contact Name: Jagan Singh

[For BS use only]
Tracking Number: FY-##

Judicial Branch
2028–29 Budget Change Concept

(4 Page Maximum Length)

Requesting Entity (Advisory Body):
Trial Court Facility Modification Advisory Committee

Requesting Program or Subprogram:
Judicial Council Facilities Services

Proposal Title:
Trial Court Public Lactation Rooms (AB 1576)

Proposal Summary:
The Judicial Council of California requests $30.9 million in one-time General Fund ($16.4 million in fiscal year (FY) 2028-29, $14.5 million in FY 2029-30) to construct 89 court user lactation spaces in superior court facilities. This request addresses the statutory requirement to provide public lactation rooms pursuant to Assembly Bill 1576 (Ch. 200, Stats. 2022), as amended by Senate Bill 133 (Ch. 34, Stats. 2023). This request includes provisional language to allow the Judicial Council to encumber and expend funds for three years, to provide the necessary flexibility to manage contract schedules and payment obligations to successfully complete these projects.

The Judicial Council also requests provisional budget bill language to extend the statutory compliance deadline from July 1, 2029, to July 1, 2033, to align with available funding and ensure successful implementation across all affected court facilities.

Does this proposal require legislation change?
☒ Yes ☐ No

Does this proposal have an information technology component?
☐ Yes ☒ No

Does this proposal require data collection or reporting?
☒ Yes ☐ No

Proposed fund source:
General Fund (0001)

Estimated Cost (Enter whole dollars rounded to thousand[1])

Fiscal Year	2028–29 (BY)	2029–30 (BY+1)	2030–31 (BY+2)	2031–32 (BY+3)	2032–33 (BY+4)

[1] Include all costs associated with the request, including costs for other offices and courts.

Positions	0.0	0.0	0.0	0.0	0.0
Personal Services	0	0	0	0	0
Operating Expenses & Equipment	16,400,000	14,500,000	0	0	0
Local Assistance	0	0	0	0	0
Total	16,400,000	14,500,000	0	0	0
One-time	16,400,000	14,500,000	0	0	0
Ongoing	0	0	0	0	0

Problem Statement:
AB 1576 requires superior courts to provide public access to lactation rooms in all courthouses where staff lactation rooms exist. The original compliance deadline of July 1, 2024, was extended by SB 133 to July 1, 2026, and again extended by SB 174 (Ch. 29, Stats. 2026) to July 1, 2029.

Government Code Section 69894, added by AB 1576, requires that:

- Public lactation rooms must be provided in courthouses that already have staff lactation rooms, consistent with Labor Code Section 1031.
- The rooms must be accessible to court users, shielded from view, free from intrusion, and may not be located in a restroom.
- Courts may use cost-effective solutions, including portable lactation rooms, and have some flexibility in meeting Labor Code subdivision (d) requirements if limited by operational, financial, or space constraints.

As of September 30, 2026, the Judicial Council has received $20.5 million in funding to construct court-user lactation space and has completed 90 projects. The Judicial Council has 36 additional projects in varying stages of design or construction, and 0 projects are in the planning stage. An additional $30.9 million in funding is requested to complete the remaining 89 facilities. This progress reflects the Judicial Council's continued efforts to meet the statutory deadline of July 1, 2029.

Justification:
The Judicial Council is required to provide public access to lactation rooms in all California courthouses where staff lactation rooms exist by July 1, 2029, pursuant to Assembly Bill (AB) 1576 (Ch.200, Stats. 2022), as amended by SB 133 (Ch. 34, Stats. 2023).

The Judicial Council is working to provide court user lactation spaces statewide, in compliance with statutory requirements. A total of 220 facilities have been identified. To date, the Judicial Council has received $20.5 million in funding to support 126 of these locations. An additional $30.9 million is needed to complete the remaining 89 sites. Many of these remaining facilities present significant challenges due to space constraints, aging infrastructure, and the need for accessibility upgrades, all of which contribute to increased cost and longer timelines for completion.

Without these additional resources, the Judicial Council will be unable to meet the statutory requirements of AB 1576.

Departmentwide and Statewide Considerations:
This proposal advances the Judicial Council's goals of access, fairness, diversity, inclusion, quality service, and branchwide infrastructure by providing private, accessible lactation space for court users across the statewide trial court facilities portfolio.

Outcomes and Accountability:
In compliance with Government Code §69894.2, the Judicial Council is required to submit an annual report to the Legislature detailing the Judicial Council's progress in providing lactation rooms for court users. The reporting requirement took effect on January 1, 2025, and reports are required until either 1) all courts are in compliance or 2) until all previously allocated funds have been spent.

Implementation Plan:
Upon receipt of funding, Judicial Council Facilities Services will validate the remaining facility list and project scopes, prioritize locations based on readiness and site conditions, and initiate design and procurement. Provisional language allowing funds to be encumbered and expended for three years will support completion of projects with complex space, accessibility, infrastructure, permitting, or construction requirements. Progress and completed locations will be tracked through the annual report required by Government Code section 69894.2.

Supplemental Information (If Applicable):
n/a

Impacted Program or Subprogram:
This proposal impacts the Judicial Council's Facility Modification Program and the statewide trial court facilities portfolio. Implementation will require coordination among the Judicial Council and trial courts to plan, design, procure, and construct public lactation rooms in affected courthouses.

Required Review/Approval:
Trial Court Facility Modification Advisory Committee
Trial Court Budget Advisory Committee

Proposal is Consistent with the Following Strategic Plan Goals/Other Considerations:
Goal I: Access, Fairness, Diversity, and Inclusion
Goal IV: Quality of Justice and Service to the Public
Goal VI: Branchwide Infrastructure for Service Excellence

Supports the California Legislature's public health lactation goals on establishing breastfeeding norms and providing civic spaces for nursing mothers.

Approval:
I certify that I have reviewed this concept, and an accurate, succinct, well written, and effectively justified request is being submitted.

Office Director/Leadership Signature: Type your name to enter signature.

Contact Name: Robert Carlson

Judicial Council *of* California

Trial Court Facility Modification
Advisory Committee

Meeting Date 10/30/2026

Discussion Item 4 – Water Treatment Feasibility Study for Hydronic Systems

Summary:
Report on assessment study for filtration and softening strategies required to mitigate premature equipment failure and optimize long-term life expectancy.

Supporting Documentation:

- See Presentation

Discussion Item 4

Water Treatment Feasibility Study for Hydronic Systems

Feasibility Study

- Complete a feasibility study to determine the benefits of installing Water Softeners and/or Domestic Water Filtration for Hydronic Systems
- Selected 10 buildings that have hard water quality to perform feasibility study
- Identify potential risk such as scale formation, corrosion, and sediments

Court	Building	Number of Courtrooms
Contra Costa	Richard E. Arnason Justice Center	6
Imperial	New El Centro Courthouse	8
Los Angeles	Compton Courthouse	31
Monterey	Salinas Courthouse	11
Riverside	New Menifee Courthouse	9
San Benito	Hollister Courthouse	3
San Bernadino	San Bernadino Justice Center	35
San Diego	East County Regional Center	20
Santa Clara	Downtown Superior Courthouse	16
Santa Clara	Hall of Justice E	23

Available Water Quality Treatments

Chemical Water Treatment:

- Designed to purify water by removing or neutralizing contaminants for purification and safety

Water Softener:

- Focus on reducing water hardness by removing minerals that cause scale build-up

Water Filtration: *(taken out as an option)*

- Used to improve domestic water quality and safety for drinking
- Can protect equipment but is not recommended for Hydronic Systems

Water Conditioning Systems:

- Excluded from this study - does not provide reliable, quantifiable protection against scale formation or equipment degradation.

Data Collection and Assessment

- In-person water sampling
- Laboratory analysis
- Review of municipal water records
- Water Quality feeding into Hydronic Mechanical Systems equipment (i.e., Boilers, Cooling Towers)
- Turbidity levels

What is Turbidity?

- Cloudiness of fluid caused by suspended particles
- Caused by natural sources such as clay, silt and sand
- Turbidity physically destroys, clogs, and degrades equipment
- Turbid water carries abrasive soils
- Acts like liquid sandpaper circulating through plumbing

Assessment Results

County	Building	Results	Recommendation
Contra Costa	07-E3 Richard E. Arnason	Moderate amounts of hardness	Water Softener & Blend Back Piping
Imperial	13-A1 New El Centro Courthouse	High amounts of hardness	Water Softener & Blend Back Piping
Los Angeles	19-AG1 Compton Courthouse	Moderate to High amounts of hardness	Water Softener & Blend Back Piping
Monterey	27-A1 Salinas Courthouse	Moderate to High amounts of hardness	Water Softener & Blend Back Piping
Riverside	33-F2 New Menifee Courthouse	Highly corrosive and High amounts of hardness	Not recommended for softener. Need further study analysis and design to be done.
San Bernardino	36-R1 San Bernardino Justice Center	High amounts of hardness	Water Softener & Blend Back Piping
San Benito	35-C1 Hollister Courthouse	High amounts of hardness	Water Softener & Blend Back Piping
San Deigo	37-I1 East County Regional Center	High amounts of hardness	Water Softener & Blend Back Piping
Santa Clara	43-B1 Downtown Superior Courthouse	Moderate to High amounts of hardness	Water Softener & Blend Back Piping
Santa Clara	43-A1 Hall of Justice East	High amounts of hardness	Water Softener & Blend Back Piping

What is blend back piping?

- Customizes the waters final hardness instead of supplying completed softened water
- This reduces sodium levels to protect equipment that requires some hardness
- Result if blend back piping is not installed: equipment will receive fully softened water and experience increased sodium exposure reducing performance

Recap

- Study identified substantial risk related to scale, corrosion, and sediment
- Water Softeners and blend back piping are recommended to optimize asset life and reduce maintenance cost
- All sites have elevated turbidity which acts like liquid sandpaper
- One location, Menifee Courthouse, should not receive a water softener because the analyzed water is already highly corrosive and would become extremely corrosive after softening
  - ➢ Further engineering is needed.

Potential Pilot Program

- Select one to four facilities recommended by Meras Water Solution based on water corrosivity
- Install a water softener and blend-back piping at each facility selected
- Monitor corrosion levels in the pipes (can take 2 -3 years for visible evidence)

County	Building	Water Softener & Blend Back Piping ROM
Los Angeles	19-AG1 Compton Courthouse	$400,000
San Diego	37-I1 East County Regional Center	$400,000
San Bernardino	36-R1 San Bernardino Justice Center	$450,000
Imperial	13-A1 El Centro Courthouse	$200,000

Judicial Council of California

Trial Court Facility Modification Advisory Committee

Meeting Date 10/30/2026

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

October 30, 2026

Maria Atayde-Scholz
Principal Manager | Facilities Operations

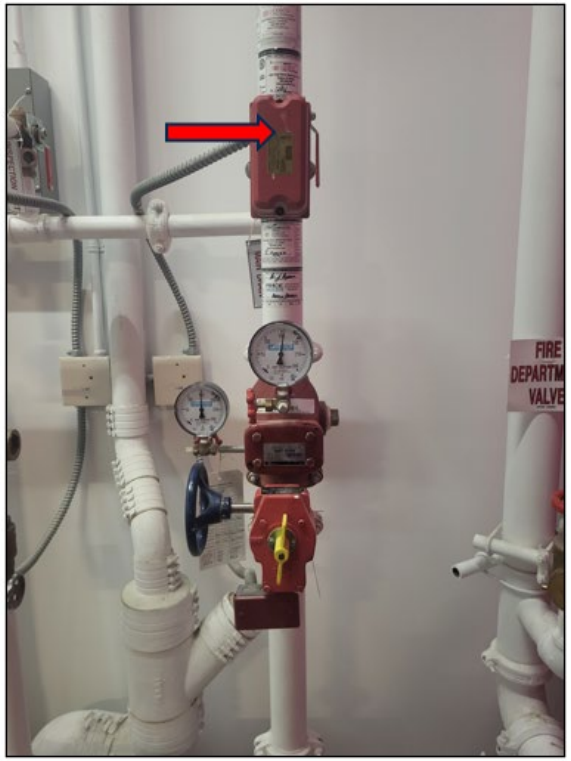
Tulare County - Porterville Courthouse – 54-I1

Annual Fire Sprinkler System Preventative Maintenance

Deficiencies Found:
Fire standpipe flow switch failed to signal the water flow for the fire sprinklers.

Prevention:
Replacement of the flow switch prevented undetected water flow causing a catastrophic flood and costly false alarms.

Cost Avoidance:
False Alarm vendor Fees: Approx $1,500 per visit
Flood damage: Thousand to millions of dollars.





Los Angeles – Santa Monica Courthouse – 19-AP1

Weekly Rounds and Readings Preventive Maintenance

Deficiencies Found:

Inspection found the slide operator for the secured exit gate showing signs of wear and failing.

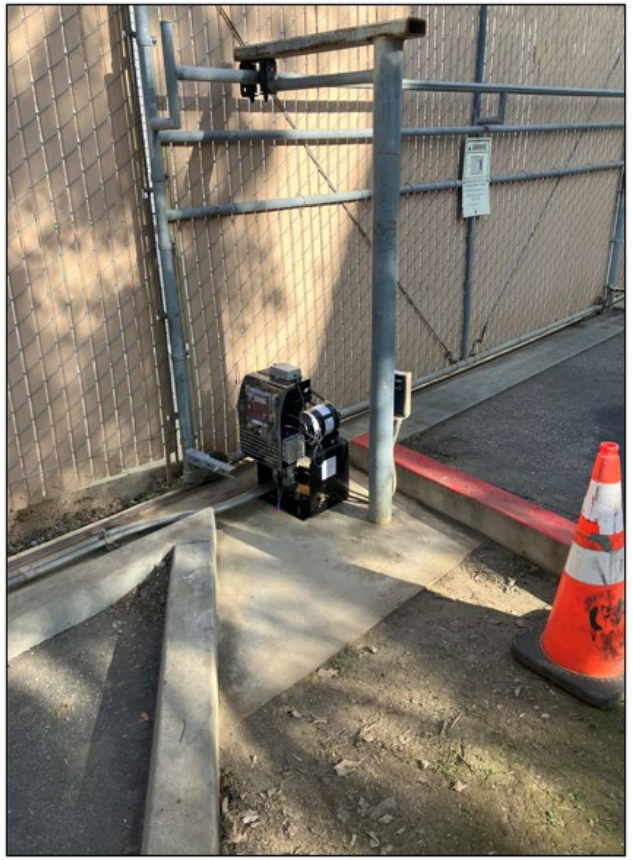
Prevention:

Replacement of slide gate operator and components avoided security concerns.

Cost Avoidance:

Service call fees for adjustments: Approx $75 - $200 per call





Solano County – Hall of Justice – 48-A1

Weekly Rounds and Readings Preventive Maintenance

Deficiencies Found:

Inspection identified an error on the thermostat serving IT equipment and found the control board needing replacement.

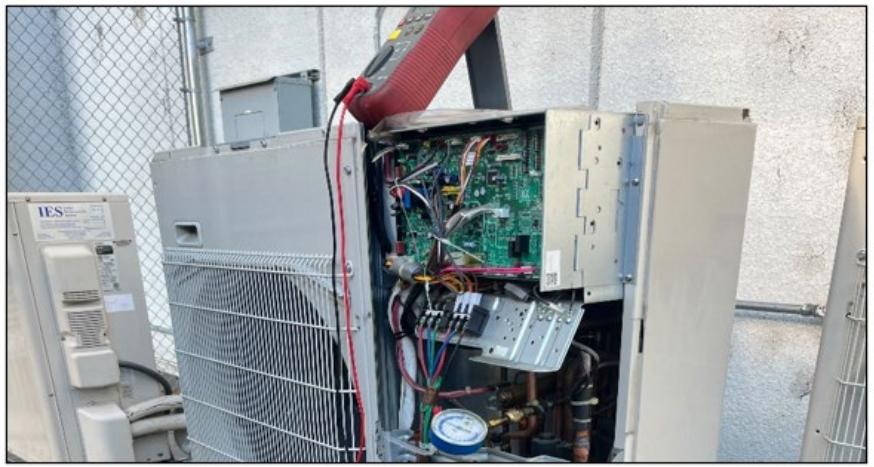
Prevention:

Replacement of the control board prevented the unit from failing and IT equipment overheating.

Cost Avoidance:

IT equipment replacement: $25,000 - $250,000 (depending on the size of the server)

Condenser Unit replacement: $7,500 - $80,000







Los Angeles– Compton Courthouse – 19-AG1

Monthly Boiler Preventive Maintenance

Deficiencies Found:

Inspection found the Boiler circulating pump was not circulating water.

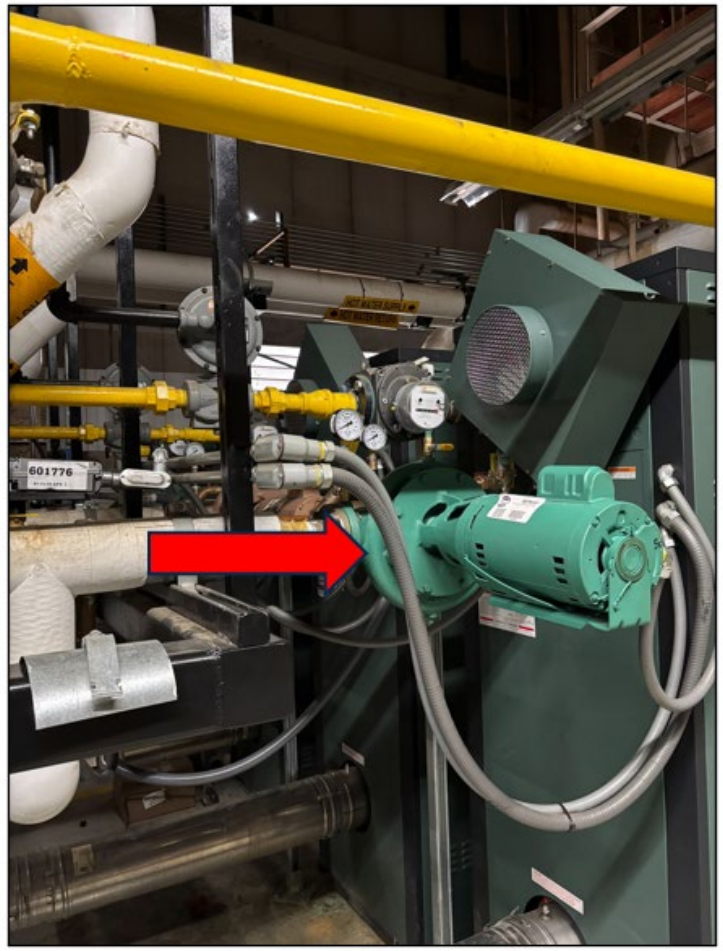
Prevention: FM-2009286

Replacement of circulating pump avoided failure of the boiler.

Cost Avoidance:

Boiler replacement: $350,000 – 1,000,000





Alameda County – Berkeley Courthouse – 01-G1

Annual Boiler Preventive Maintenance

Deficiencies Found:

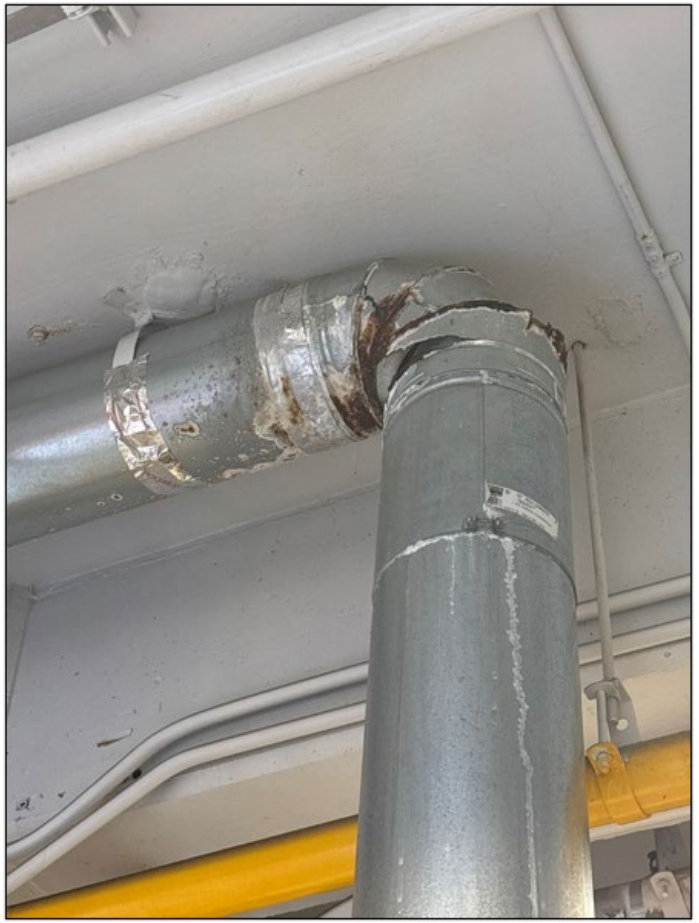
Boiler flue piping was found rusted & corroded due to age causing flue gas to escape.

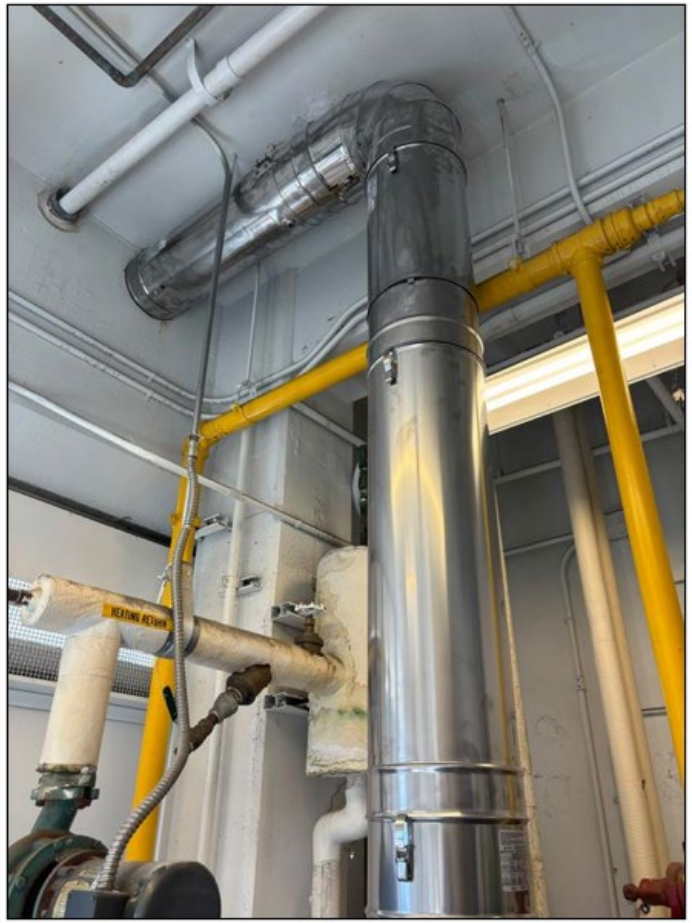
Prevention:

Replacement of the Flue Pipe avoided fire hazards and a boiler replacement due to overheating

Cost Avoidance:

Boiler replacement: $25,000 – $120,000





San Diego – Kearny Mesa Court - 37-C1

Annual Sump Pump Preventative Maintenance

Deficiencies Found:

During inspection, the pump failed due to age.

Prevention: FM 25-1575-AB $2,440.64

Replacement prevented flooding and potential damage to fire life safety system components.

Cost Avoidance:

Flood damage: Thousand to millions of dollars.

Fire Life Safety System: $50,000 – 1,000,000



