



Judicial Council of California

Trial Court Facility Modification
Advisory Committee

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TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

MINUTES OF OPEN SESSION OF MEETING

July 19, 2024

10:00 AM – 11:43 AM

Judicial Council of California – Videocast for Public Access

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

Advisory Body Members Absent: Hon. Brad R. Hill

Staff Present: The following Judicial Council staff were present:

Ms. Pella McCormick, Director, Facilities Services
Ms. Maria Atayde-Scholz, Principal Manager, Facilities Services
Mr. Harry O'Hagin, Principal Manager, Facilities Services
Mr. Jagan Singh, Principal Manager, Facilities Services
Ms. Mary Bustamante, Manager, Facilities Services
Mr. Robert Carlson, Manager, Facilities Services
Ms. Mimi Chung, Manager, Facilities Services
Ms. Nanci Connelly, Manager, Facilities Services
Mr. Andre Navarro, Manager, Facilities Services
Mr. Javier Camacho, Supervisor, Facilities Services
Mr. Ed Ellestad, Supervisor, Facilities Services
Mr. Paul Fitzgerald, Supervisor, Facilities Services
Ms. Donna Jorgensen, Supervisor, Facilities Services
Mr. Glenn Mantoani, Supervisor, Facilities Services
Ms. Jennifer Merrill, Supervisor, Facilities Services
Mr. Yassen Roussev, Supervisor, Facilities Services
Mr. Steve Shelley, Supervisor, Facilities Services
Mr. Randy Swan, Supervisor, Facilities Services
Mr. Patrick Treanor, Supervisor, Facilities Services
Mr. Doug Walthour, Supervisor, Facilities Services
Mr. Edward Gonzales, Security Coordinator, Facilities Services
Ms. Mary Li, Facilities Analyst, Facilities Services
Ms. Sadie Varela, Facilities Analyst, Facilities Services
Ms. Akilah Robinson, Associate Analyst, Facilities Services
Ms. Kristin Kerr, Supervising Attorney, Legal Services
Ms. Erin Stagg, Attorney II, Legal Services
Ms. Morgan Lardizabal, Legislative Advocate, Office of Government Affairs

OPEN SESSION OF MEETING

Call to Order, Opening Remarks, and Roll Call

The chair called the open session of the meeting to order at 10:00 AM, roll was taken, and opening remarks were made.

Approval of Minutes

The advisory committee voted to approve the open session minutes of its meeting held on May 20, 2024. (*Motion: Highberger; Second: Ellis*)

PUBLIC WRITTEN COMMENTS

No public comments were received.

DIRECTOR'S REPORT

The committee received the following updates:

1. Budget Update:

- The Budget Act of 2024 (FY 2024–25) included a total of \$5.1 billion in total operating and facility funds for the judicial branch including facilities funding as follows:
 - \$89.5 million Public Buildings Construction Fund (PBCF) for the design-build phase of the New Sixth Appellate District Courthouse capital project.
 - \$11.5 million PBCF to augment the construction phase of the New Hall of Justice capital project in Sonoma County.
 - \$3.6 million General Fund for the operation and maintenance of the Superior Court of Stanislaus County's New Modesto Courthouse, which is under construction and expected to open to the public in early-2025.
 - \$40 million General Fund backfill to address the structural deficit in the State Court Facilities Construction Fund, maintain existing service levels for trial court facilities projects.
- At the Judicial Council's meeting on July 12, 2024, the *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2025–26*, eight Capital Outlay Budget Change Proposals, and three facilities-related budget change proposals—*San Diego Hall of Justice Facility Modification*, *Facilities Program Support*, and *Trial Court Physical Security Assessment and Evaluation*—were approved for submission to the state Department of Finance for consideration in the FY 2025–26 budget.

2. Solar Power Purchase Agreement (SPPA):

- On April 8, 2024, Judicial Council Facilities Services concluded its process for qualified vendors for installation of solar integrations through the SPPA procurement model:
 - Contracts have been executed with two vendors for 20 of the 33 sites.
 - Vendor pricing was not cost-effective for the other sites, and alternative procurement and funding strategies are being evaluated.

- Current project activities include ongoing meetings with contractors and preparation for geotechnical investigations of sites:
 - Over 16 megawatt hours of electricity annually is expected to benefit the Court Facilities Trust Fund with more than \$12 million in electrical-utility cost savings over the contract’s 20-year lifetime.
 - Of the 20 projects, 17 will be solar-only and three will also include battery-energy-storage systems.
 - In the first year of operation, the systems are expected to reduce approximately 2,452 metric tons of carbon dioxide emissions, which is equivalent to 3.3 percent or 74,000 metric tons of the carbon footprint of the Judicial Council’s real estate portfolio.

3. Indefinite Delivery/Indefinite Quantity (IDIQ) Consultant Contracts:

- Judicial Council Facilities Services uses consultant services through IDIQ contracts to accelerate design and construction of facility modifications (FMs) and other types of projects:
 - With IDIQ contracts, multiple vendors can be qualified and contracted through a single solicitation to perform services during a fixed period, saving substantial staff time otherwise spent on executing individual solicitations and contracts.
 - IDIQ vendors are qualified through a combination of technical and cost criteria, with individual projects assigned based on a competitive cost-proposal process.
 - A competitive solicitation was recently completed to renew contracts with 24 architecture/engineering firms, 9 commissioning firms, and 11 structural engineering firms, establishing three-year bases with two, single-year extensions for maximum five-year contracts.

OPEN SESSION - ACTION ITEMS (ITEMS 1–7)

Action Item 1 – Fiscal Year 2024–25 Facility Modification Budget

The committee approved the proposed Fiscal Year 2024–25 FMs Budget.

(Motion: Rockwell; Second: Yamasaki)

Action Item 2 – List A – Emergency Facility Modification Funding (Priority 1)

The committee approved 186 projects for a total of \$5,809,374 to be paid from FM program funds previously encumbered for Priority 1 projects.

(Motion: Ellis; Second: Highberger)

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

The committee approved 192 projects for a total of \$2,099,631 to be paid from FM program funds previously encumbered for Priority 2 projects under \$100K.

(Motion: Vallarta; Second: Rockwell)

Action Item 4 – List C – Facility Modification Cost Increases Over \$50K

The committee approved cost increases over \$50K for two projects for a total of \$256,471 to be paid from FM program funds.

(Motion: Yamasaki; Second: Highberger)

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

The committee approved eight Priority 2 FMs over \$100K for a total cost to the FM program budget of \$5,649,653.

(Motion: Rockwell; Second: Orr)

Action Item 6 – Trial Court Facility Modifications Q4 Report and Annual Summary of Facility Modifications for Fiscal Year 2023–24

The committee, requesting to clarify a total of \$70.4 million was spent by the trial courts on Court-Funded Facilities Requests, approved the *Trial Court Facility Modifications Report for Quarter 4* and the *Annual Summary of Facility Modifications for Fiscal Year 2023–24* for submission to the Judicial Council.

(Motion: Highberger; Second: Vallarta)

Action Item 7 – Trial Court Real Estate Portfolio Expense and Revenue Report for Fiscal Year 2024–25

The committee approved to change the frequency of presentation from semi-annual to annual reporting.

(Motion: Vallarta; Second: Highberger)

**OPEN SESSION - DISCUSSION ITEMS (ITEMS 1–3)
(NO ACTION REQUIRED)**

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

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

Discussion Item 2 – List F - Funded Facility Modifications on Hold

The committee received an update on the standard list of previously funded facility modification projects on hold.

Discussion Item 3 – Facilities Maintenance Performance Report

The committee reviewed the report on facilities maintenance performance.

**OPEN SESSION - INFORMATION ONLY ITEMS (ITEMS 1-2)
(NO ACTION REQUIRED)**

Information Item 1 – Deferred Maintenance Funding – DMF-4 Projects Update

The committee received an update on the status of DMF-4 projects.

Information Item 2 – Architectural Revolving Fund Projects Update

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

ADJOURNMENT

There being no further open session business, the open session of the meeting was adjourned at 11:43 AM.

Approved by the advisory body on 8/26/2024.