



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

August 26, 2024

12:00 PM – 1:12 PM

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
Mr. Tamer Ahmed, Deputy Director, Facilities Services
Ms. Maria Atayde-Scholz, Principal Manager, Facilities Services
Mr. Jagan Singh, Principal Manager, Facilities Services
Mr. Robert Carlson, Manager, Facilities Services
Ms. Mimi Chung, Manager, Facilities Services
Mr. Jack Collins, Manager, Facilities Services
Ms. Nanci Connelly, Manager, Facilities Services
Mr. Andre Navarro, Manager, Facilities Services
Ms. Peggy Symons, Manager, Facilities Services
Mr. Ed Ellestad, Supervisor, Facilities Services
Ms. Donna Jorgensen, Supervisor, Facilities Services
Ms. Jennifer Merrill, Supervisor, Facilities Services
Mr. Yassen Roussev, Supervisor, Facilities Services
Mr. Steve Shelley, Supervisor, Facilities Services
Mr. Randy Swan, Supervisor, Facilities Services
Mr. Patrick Treanor, Supervisor, Facilities Services
Mr. Guillermo Urena, Supervisor, Facilities Services
Mr. Doug Walthour, Supervisor, 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, 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 12:00 PM, roll was taken, and opening remarks were made.

Approval of Minutes

The advisory committee voted to approve the minutes of the open session of its meeting held on July 19, 2024. (*Motion: Highberger; Second: Rockwell*)

PUBLIC WRITTEN COMMENTS

No public comments were received.

DIRECTOR'S REPORT

The committee received the following updates:

1. Recent Wildfires and Impact on Court Facilities:

- During this year's wildfire season, no court facilities were adversely affected by wildfires or smoke:
 - Both the Mariposa Historic Courthouse and (vacant) Plumas-Sierra Regional Courthouse were in evacuation zones for a few days but orders were rescinded.
 - Judicial Council Facilities Operations staff recently retrained on the Judicial Council's 2022 policy on the use of air filtration devices during wildfires to mitigate the impact of wildfire smoke on court facilities and operations.
 - No air scrubbers have been deployed at the expense of the facilities program.

2. Maintenance Obligations on Non-Court-Occupied Facilities:

- Judicial Council Facilities Services is currently maintaining 21 closed facilities, maintaining their fire and life safety systems, including fire alarms and fire sprinklers, and avoiding public nuisances and hazards by maintaining landscaping and general upkeep as well as performing vandalism cleanup.
- In 2023–24, \$756,000 was spent on the maintenance and repair of non-court-occupied facilities.
- Dispositions continue for equity in buildings co-occupied and the sale of owned facilities, and in the past year, approximately \$140,000 in maintenance was saved through the disposition of four properties: (Imperial) Brawley Courthouse, (Kings) Avenal Courthouse, and (Fresno) Clovis and Reedley courthouses.

3. Disposition of Real Estate Properties:

- Assembly Bill 2988 authorizes the Judicial Council to sell the Gordon D. Schaber Courthouse in Sacramento County:
 - It was approved by the Legislature pending engrossing and enrolling.

- It requires the Judicial Council to make the availability of the property known to:
 - the Department of Housing and Community Development, for purposes of including it on an up-to-date listing of all notices of availability for developing low- and moderate-income housing; and
 - any local public entity that has jurisdiction for developing low- and moderate-income housing where the property is located, requiring such local agency purchasing the property for use in developing low- and moderate-income housing to give priority to an entity that proposes a residential development with the greatest number of affordable housing units.
- It authorizes the net proceeds from the sale of the Schaber Courthouse to be deposited into the State Court Facilities Construction Fund.
- Earlier in the Legislative session, Assembly Bill 3282 provided legislative authority to dispose of the Hall of Records and Ceres Courthouse in Stanislaus County and the Plumas-Sierra Regional Courthouse in Portola in Plumas County.

4. Court-Funded Facilities Requests (CFRs) Presentation to the Court Executives Advisory Committee (CEAC):

- Judicial Council Facilities Services staff presented proposed updates to the intake and processing of CFRs at CEAC’s Statewide Business Meeting held on August 16, 2024:
 - The updates involve the transition to a new CFRs module in the Computer-Aided Facilities Management (CAFM) system for more timely and transparent access to the status of projects and increased administrative efficiencies.
 - The new module is in the final testing stage and is anticipated for use in the fall.

OPEN SESSION - ACTION ITEMS (ITEMS 1 – 5)

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

The committee approved 61 projects for a total of \$1,241,530 to be paid from Facility Modification (FM) program funds previously encumbered for Priority 1 projects.

(Motion: Yamasaki; Second: Orr)

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

The committee approved 51 projects for a total of \$418,532 to be paid from FM program funds previously encumbered for Priority 2 projects under \$100K.

(Motion: Rockwell; Second: Vallarta)

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

The committee approved cost increases over \$50K for three projects for a total of \$935,995 to be paid from FM program funds.

(Motion: Highberger; Second: Yamasaki)

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

The committee approved six Priority 2 FMs over \$100K for a total cost to the FM program budget of \$5,652,370.

(Motion: Highberger; Second: Orr)

Action Item 5 – Five-Year Deferred Maintenance Backlog Report for FY 2025–26

The committee approved the *Five-Year Deferred Maintenance Backlog Report for Fiscal Year 2025–26* for submission to the state Department of Finance.

(Motion: Vallarta; Second: Rockwell)

**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 FMs on hold.

Discussion Item 3 – Facilities Maintenance Performance Report

The committee reviewed the report on facilities maintenance performance.

ADJOURNMENT

There being no further open session business, the open session of the meeting was adjourned at 1:12 p.m., and the advisory committee moved to the closed session of the meeting.

Approved by the advisory body on October 25, 2024.