



# Judicial Council of California

Trial Court Facility Modification  
Advisory Committee

[www.courts.ca.gov/tcfmac.htm](http://www.courts.ca.gov/tcfmac.htm)  
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## TRIAL COURT FACILITY MODIFICATION ADVISORY COMMITTEE

### MINUTES OF OPEN SESSION OF MEETING

May 20, 2024

10:00 AM – 12:12 PM

Judicial Council of California – Videocast for Public Access

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**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  
Ms. Nanci Connelly, Manager, Facilities Services  
Mr. Andre Navarro, Manager, Facilities Services  
Ms. Peggy Symons, Manager, Facilities Services  
Mr. Ed Ellestad, Supervisor, Facilities Services  
Mr. Paul Fitzgerald, Supervisor, Facilities Services  
Ms. Donna Jorgensen, Supervisor, Facilities Services  
Mr. Chris Magnusson, 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. Michele Ellison, Attorney II, Legal Services  
Ms. Erin Stagg, Attorney II, Legal Services

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**OPEN SESSION OF MEETING**

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**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. Owing to budgetary constraints, the chair determined the next committee meeting planned for July 19, 2024, would be conducted via videoconference instead of being held in person.

**Approval of Minutes**

The advisory committee voted to approve the open session minutes of its meeting held on April 8, 2024. (*Motion: Rockwell; Second: Yamasaki; Abstained: Orr, Soboleski*)

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**PUBLIC WRITTEN COMMENTS**

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No public comments were received.

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**DIRECTOR'S REPORT**

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The committee received the following updates:

**1. May Revision to the Governor's Budget:**

- On May 10, 2024, the May Revision to the Governor's Budget was released, with additional information released on May 14, 2024. The May Revision proposed a \$97 million reduction to the trial courts and included the following:
  - State Court Facilities Construction Fund (SCFCF) Backfill: \$40 million General Fund backfill to address the structural deficit in the SCFCF, maintain existing service levels for trial court facilities projects, and ensure an adequate fund balance. This is lower than the Governor's January budget proposal by \$40 million based on updated revenue projections.
  - Extended Liquidation Period for Deferred Maintenance Funds: A total of \$8.2 million deferred maintenance funds, from prior years, require an extended liquidation period. The proposal ensures the availability of these funds: \$1.6 million for the Hayward Hall of Justice elevator project in Alameda County and \$6.6 million for the Clara Shortridge Foltz Criminal Justice Center fire alarm projects in Los Angeles County.
  - New Hall of Justice Project Augmentation: Supplemental augmentation of \$11.5 million for increased costs for the construction phase of the New Hall of Justice project in Santa Rosa in Sonoma County.

**2. Judicial Branch Budget Committee (JBBC):**

- At its meeting on May 16, 2024, for consideration of funding in the 2025–26 fiscal year, the JBBC approved four of 13 facilities-related Budget Change Concepts (BCCs) to move forward as Budget Change Proposals (BCPs) for submission to the Judicial Council. The BCCs are as follows:

- (Item 25-07) San Diego Hall of Justice - Facility Modification;
- (Item 25-08) Facilities Program Support;
- (Item 25-13) Trial Court Physical Security Assessment and Evaluation; and
- (Item 25-18) Capital Outlay Funding: 2025–26 through 2029–30.
- These BCCs are listed in the 2025–26 BCP Concept Tracking List included in the JBBC’s meeting materials available at [www.courts.ca.gov/documents/jbbc-20240516-materials.pdf](http://www.courts.ca.gov/documents/jbbc-20240516-materials.pdf).
- The Judicial Council will meet on July 11–12, 2024, to approve BCPs for submission to the Administration.

### **3. Completion of the New Menifee Justice Center:**

- Construction of the New Menifee Justice Center in the city of Menifee in Riverside County has been completed. The facility’s Certificate of Occupancy was approved by the Office of the State Fire Marshal on May 6, 2024. Judicial Council Facilities Services is coordinating with the contractor on the transfer of the facility to the service provider and has been meeting weekly with the service provider to ensure smooth transition and activation. The superior court anticipates the facility opening to the public in July 2024.

### **4. Staffing Update:**

- Ms. Maria Atayde-Scholz has been promoted to Principal Manager of the Facility Operations Unit in Judicial Council Facilities Services. Maria has over 30 years of facility management experience including employment with Judicial Council Facilities Services since July 2010.

### **5. Solar Power Purchase Agreement:**

- Judicial Council Facilities Services has been soliciting proposals from qualified vendors for the installation of solar integrations through a power purchase agreement procurement model at 33 locations statewide. The primary goals of the initiative are to (1) establish budget pricing stability by constructing onsite-generated clean solar energy to address rising utility costs, (2) prevent disruption to court services during utility power outages, and (3) reduce judicial branch greenhouse gas emissions related to electricity.
  - The solicitation vendor selection concluded on April 8, 2024, with a Notice of Intent to Award posted at [www.courts.ca.gov/documents/RFP-FS\\_2023-06-JP-Notice-Of-Intent-To-Award.pdf](http://www.courts.ca.gov/documents/RFP-FS_2023-06-JP-Notice-Of-Intent-To-Award.pdf). Staff is aiming for contracts executed by the end of May 2024.
  - The vendor pricing is cost-effective at 20 of the 33 sites, which will generate over 16 megawatt hours of electricity annually and benefit the Court Facilities Trust Fund by over \$16 million during the contracts’ 20-year lifespan. Of the 20 contracts, nine projects will have solar only, and 11 projects will also have battery- energy storage systems.

### **6. Central Justice Center Fire and Life Safety Upgrade in Orange County:**

- The project upgrades fire alarm and sprinkler systems on floors 1–3 at the Superior Court of Orange County’s main court facility, which is the Central Justice Center in city of

Santa Ana. The project is being conducted in three phases, and necessary swing space to accomplish the project was constructed last year.

- The project has been delayed owing to several factors including hidden conditions, additional abatement, and failing infrastructure. The committee can expect to review some facility modifications for failed pipes identified after ceilings removal.
- In phase one, abatement of the first floor is complete and ongoing on the second floor. Construction has started on the first floor. Expected completion dates are phase one by October 2024, phase two by August 2025, and the entire project by August 2026.

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**OPEN SESSION - ACTION ITEMS (ITEMS 1–6)**

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**Action Item 1 – Fiscal Year 2023–24 Facility Modification Program Budget Action**

The committee approved the following actions for the FY 2023–24 FM Program Budget:

- 1) Reallocate \$1.5 million from the *Statewide FM Planning Budget* to the *Priority 1 FMs Budget*.
- 2) Reallocate \$700,000 from the *Planned FMs Budget* to the *Priority 1 FMs Budget*.
- 3) Reallocate \$4.5 million from the *Priority 2 FMs Over \$100K Budget* to the *Priority 1 FMs Budget*.
- 4) Reallocate \$250,000 from the *Priority 2 FMs Over \$100K Budget* to the *Priority 2 FMs Under \$100K Budget*.

*(Motion: Yamasaki; Second: Ellis)*

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

The committee approved 120 projects for a total of \$8,062,370 to be paid from FM program funds previously encumbered for Priority 1 projects.

*(Motion: Highberger; Second: Ellis)*

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

The committee approved 76 projects for a total of \$789,768 to be paid from FM program funds previously encumbered for Priority 2 projects under \$100K.

*(Motion: Vallarta; Second: Orr)*

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

The committee approved a cost increase over \$50K for four projects for a total of \$395,484 to be paid from FM program funds.

*(Motion: Yamasaki; Second: Vallarta)*

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

The committee approved four Priority 2 FMs over \$100K for a total cost to the FM program budget of \$2,070,732. (*Motion: Highberger; Second: Yamasaki*)

**Action Item 6 – Pre-Approval of List G Planned Facility Modification Projects Over \$100K for Fiscal Year 2024–25**

The committee approved the List G Planned FMs Over \$100K recommended for 2024–25, subject to enactment of the 2024 Budget Act (FY 2024–25).

(*Motion: Highberger; Second: Soboleski*)

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**OPEN SESSION - DISCUSSION ITEMS (ITEMS 1–4)  
(NO ACTION REQUIRED)**

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**Discussion Item 1 – Court-Funded Facilities Requests (CFRs) Intake Revisions**

The committee received a report on the transition of CFRs intake/processing to Computer Aided Facilities Management (CAFM) that is projected to occur starting in mid-August 2024. Details can be found on presentation slides 29–38, which are part of meeting materials available at [www.courts.ca.gov/documents/tcfmac-20240520-OPEN-Session-Presentation.pdf](http://www.courts.ca.gov/documents/tcfmac-20240520-OPEN-Session-Presentation.pdf). Speaking as chair of the Court Executives Advisory Committee, Mr. Yamasaki asked to be included in discussing information for the rollout and options, such as delegated approvals, for presiding judges and court executive officers.

**Discussion Item 2 – List E – Court-Funded 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 3 – Facilities Maintenance Performance Report**

The committee reviewed the report on facilities maintenance performance.

**Discussion Item 4 – Plumbing Leak Assessment and Mitigation Update**

The committee received an update on the plumbing leak assessment and mitigation.

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**OPEN SESSION - INFORMATION ONLY ITEMS (ITEMS 1–4)  
(NO ACTION REQUIRED)**

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**Information Item 1 – Deferred Maintenance Funding – DMF-2 Projects Update**

The committee received an update on the status of DMF-2 projects.

**Information Item 2 – Deferred Maintenance Funding – DMF-3 Projects Update**

The committee received an update on the status of DMF-3 projects. The committee asked about highlighting successes of all DMF projects with a short press release or video soundbite to go to the Legislature. Ms. McCormick indicated she would speak with the director of Judicial Council Public Affairs and the Executive Office.

**Information Item 3 – Deferred Maintenance Funding – DMF-4 Projects Update**

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

**Information Item 4 – Architectural Revolving Fund Projects Update**

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

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**ADJOURNMENT TO CLOSED SESSION AND ADJOURNMENT**

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

The closed session of the meeting—which was closed to the public for discussion of security-related items (per Cal. Rules of Court, Rule 10.75(d))—was adjourned at 1:25 PM.

Approved by the advisory body on 7/19/2024.