



Judicial Council of California

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REPORT TO THE JUDICIAL COUNCIL

Item No.: 25-122

For business meeting on July 18, 2025

Title

Court Facilities: Judicial Branch Five-Year
Infrastructure Plan and Capital-Outlay
Budget Change Proposals for Fiscal Year
2026–27

Agenda Item Type

Action Required

Effective Date

July 18, 2025

Rules, Forms, Standards, or Statutes Affected

None

Date of Report

June 17, 2025

Recommended by

Court Facilities Advisory Committee
Hon. Brad R. Hill, Chair
Hon. Eric J. Wersching, Vice-Chair

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Executive Summary

The Court Facilities Advisory Committee recommends approval of the *Judicial Branch Five-Year Infrastructure Plan* and nine capital-outlay budget change proposals for fiscal year (FY) 2026–27 for submission to the state Department of Finance. The five-year plan forms the basis for capital project funding requests for the upcoming and outlying fiscal years, and the budget change proposals reflect funding requested for the phases of the projects in year 1 (FY 2026–27) of the plan.

Recommendation

The Court Facilities Advisory Committee recommends that the Judicial Council, effective July 18, 2025:

1. Approve the *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2026–27*;
2. Approve the nine capital-outlay budget change proposals for FY 2026–27; and

3. Direct staff to submit the plan and the nine budget change proposals to the state Department of Finance.

The proposed five-year plan and budget change proposals are available as Attachments 1–10.

Relevant Previous Council Action

On July 12, 2024, the council approved the last update to its five-year plan, which was for fiscal year (FY) 2025–26 (see Link A).

Analysis/Rationale

Judicial Branch Five-Year Infrastructure Plan

The Trial Court Facilities Act of 2002 (Gov. Code, §§ 70301–70403) specifies the Judicial Council’s authority and responsibility to exercise policymaking authority over appellate and trial court facilities, including but not limited to planning, construction, and acquisition, and to “[r]ecommend to the Governor and the Legislature the projects to be funded by the State Court Facilities Construction Fund.” (Gov. Code, § 70391(*l*)(3).) Council staff assists the council in meeting its responsibilities by, among other things, submitting to the state Department of Finance a five-year plan that includes, when necessary to request funding, capital-outlay plans for the superior courts, Courts of Appeal, and Supreme Court of California.

For the upcoming and outlying fiscal years, the five-year plan conveys the judicial branch’s funding needs for new courthouse construction as well as renovations and additions to existing facilities. Each year, these courthouse construction needs are then described in the Governor’s *California Five-Year Infrastructure Plan*. The California Infrastructure Planning Act¹ requires the Governor to submit a five-year infrastructure plan to the Legislature for consideration with the annual budget bill. The latest *California Five-Year Infrastructure Plan* is available at dof.ca.gov/reports/other/.

Capital-outlay budget change proposals

Capital-outlay budget change proposals (COBCPs) are a requirement of the state budget act process for requesting funding for phases of trial and appellate court capital projects identified in year 1 of the five-year plan. The Department of Finance’s *Capital-Outlay Budget Change*

¹ Assem. Bill 1473 (Hertzberg; Stats. 1999, ch. 606), codified at Gov. Code, §§ 13100–13104. The act requires the Governor to submit annually to the Legislature (1) a proposed five-year plan addressing the infrastructure needs of state executive branch agencies, schools, and postsecondary institutions; and (2) a proposal for funding the needed infrastructure. This plan is submitted in conjunction with the Governor’s Budget to identify infrastructure needs statewide and set priorities for funding. It also evaluates these infrastructure needs in the overall context of available funding sources, what the state could afford, and how the state could grow in the most sustainable way possible. Because the Judicial Council of California is not an executive branch agency, its projects are not technically required to be included in the Governor’s five-year plan under AB 1473. However, because section 13103 empowers the Governor to order *any entity* of state government to assist in preparation of this plan, the Judicial Council on a voluntary basis has historically submitted its five-year infrastructure plan to the Department of Finance to facilitate executive branch approval of judicial branch capital-outlay project funding requests.

Proposal Cover Sheet (form DF-151) is used to convey the purpose of the project, including the phases to be funded for the requested fiscal year.

Approval authority

The Judicial Council is the authority responsible for adopting updates to its five-year plan and directing its staff to submit the plan to the Department of Finance, along with COBCPs reflecting funding requested for the phases of the projects in year 1 of the plan. The *Judicial Branch Five-Year Infrastructure Plan* provides the executive and legislative branches with a context for the COBCPs submitted each fiscal year to advance projects within the judicial branch courthouse construction program.

Reconciliation with the five-year plan for FY 2025–26

On January 10, 2025, the Governor’s Budget for FY 2025–26 was released. It included \$118.2 million General Fund for six active capital-outlay projects for the Superior Courts of Butte, Fresno, Los Angeles, Plumas, San Luis Obispo, and Solano Counties. These projects are included in the table on page 6 of the Judicial Council’s *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2025–26* (see Link A).

On May 14, 2025, the May Revision to the Governor’s Budget was released; it deferred funding the start of the New Tracy Courthouse project for the Superior Court of San Joaquin County to a future fiscal year. The Governor’s proposed budget identified several risk factors that could negatively impact California’s economy and state revenues, including stock market volatility and policy changes from the federal administration, such as tariffs. The Governor’s administration now projects a statewide budget shortfall of \$12 billion owing to reduced revenues and increased program costs.

On May 23, 2025, at its public meeting, the advisory committee approved the attached five-year plan and nine COBCPs to move forward for council review and approval. Consistent with its actions at this meeting, the advisory committee presents the judicial branch’s five-year plan for FY 2026–27 for trial court capital-outlay projects.

Five-year plan for trial court capital-outlay projects

The table on page 6 of the *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2026–27* presents the Five-Year Plan for Trial Court Capital-Outlay Projects. It is derived from the council’s statewide list of projects, with projects shown in the same sequential order. Its projects and phases are based on those in the Governor’s five-year plan and available resources to implement them. Its details are as follows:

- The plan proposes a total of 22 projects:²
 - Year 1 (FY 2026–27) funds the start of 4 new projects plus the continuation of 5 projects.
 - Year 2 (FY 2027–28) funds the start of 3 new projects plus the continuation of 1 project.
 - Years 3–5 each fund the start of 3 new projects.
- The plan funds 10 remaining Immediate Need group projects and 12 of 27 Critical Need group projects (see Appendix A in the attached five-year plan).
- A total of 302 courtrooms would be activated in the next five to eight years.
- Funding request totals are \$668.1 million (year 1), \$1.9 billion (year 2), \$320.1 million (year 3), \$288.3 million (year 4), and \$1.1 billion (year 5). The plan total is \$4.3 billion.
- The estimated total cost of all projects is \$8.6 billion.

For FY 2026–27, or year 1 of the Five-Year Plan for Trial Court Capital-Outlay Projects, a total of \$668.1 million is presented for nine projects—four with initial phases and five with continuation phases. These projects provide benefits to nine superior courts and would activate a total of 63 courtrooms.

No five-year plan for appellate court capital-outlay projects

The active Court of Appeal—New Sixth Appellate District Courthouse project is fully funded; therefore, no funding is requested nor five-year plan presented for appellate court capital-outlay projects. This project was authorized in the Budget Act of 2023 (FY 2023–24) for \$2.8 million General Fund for its performance criteria phase and in the Budget Act of 2024 (FY 2024–25) for \$89.5 million Public Buildings Construction Fund for its design-build phase.

Policy implications

The future for funding the judicial branch’s courthouse construction program was dependent on a reassessment of the council’s unfunded trial court capital-outlay projects. This reassessment was completed in November 2019 and approved by the council (see Link B). It was then submitted to the Legislature to meet the mandated deadline of December 31, 2019 (see Link C). Since the council’s *Statewide List of Trial Court Capital-Outlay Projects*³ was submitted for legislative consideration, 12 projects have been authorized for funding between the 2020 and 2024 Budget Acts (FY 2020–21 and FY 2024–25; see Attachment A to the attached five-year plan).

² At its public meeting on March 12, 2025, the advisory committee directed cost reduction by end of 2025 for the (1) Kern—New East County Courthouse, and (2) Orange—New Orange County Collaborative Courthouse projects. Also, at its public meeting on May 23, 2025, the advisory committee directed cost reduction for the San Joaquin—New Tracy Courthouse project. Therefore, the table on page 6 of the attached *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2026–27* denotes “TBD” for their phases requiring reduction, and attached COBCPs 8 and 9 include placeholders for costs to be determined.

³ Available at courts.ca.gov/system/files/file/statewide-list-capital-projects-2019_0.pdf.

Comments

On May 23, 2025, the advisory committee held a public meeting to discuss the attached five-year plan and COBCPs. The attached plan and COBCPs were posted in advance of the meeting for public comment, and no comments were received. Materials for this meeting are available at courts.ca.gov/system/files/file/cfac-20250523-materials.pdf.

Alternatives considered

For the council's trial court capital-outlay projects to be considered for funding in the Budget Act of 2026 (FY 2026–27), submission of the five-year plan and COBCPs is required by the Department of Finance by August 4, 2025. To advance the judicial branch courthouse construction program, no alternatives to the recommended action were considered.

Fiscal and Operational Impacts

Judicial Council costs

Costs associated with the implementation of projects in the five-year plan for needs such as an increase in Facilities Services staffing are yet to be determined and depend on the implementation of the recommended council action.

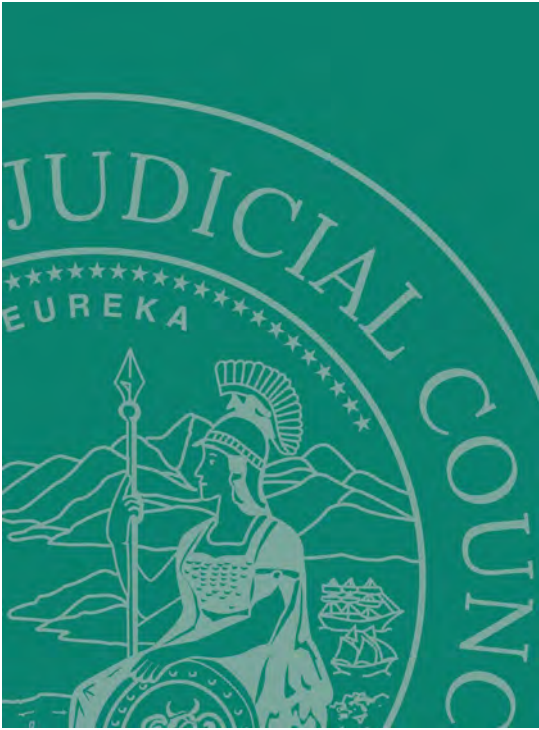
Capital-outlay project costs

The scope and cost of a capital-outlay project is confirmed before the council's submission of a funding request to the Department of Finance. Once authorized and funded, a capital-outlay project is paid for from its appropriations by project phase through the state budget act process.

Attachments and Links

1. Attachment 1: *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2026–27* (July 18, 2025)
2. Attachment 2: *Capital Outlay Budget Change Proposal (COBCP) for San Luis Obispo County—New San Luis Obispo Courthouse* (Aug. 4, 2025)
3. Attachment 3: *Capital Outlay Budget Change Proposal (COBCP) for Solano County—New Solano Hall of Justice (Fairfield)* (Aug. 4, 2025)
4. Attachment 4: *Capital Outlay Budget Change Proposal (COBCP) for Nevada County—New Nevada City Courthouse* (Aug. 4, 2025)
5. Attachment 5: *Capital Outlay Budget Change Proposal (COBCP) for Plumas County—New Quincy Courthouse* (Aug. 4, 2025)
6. Attachment 6: *Capital Outlay Budget Change Proposal (COBCP) for Los Angeles County—New Santa Clarita Courthouse* (Aug. 4, 2025)
7. Attachment 7: *Capital Outlay Budget Change Proposal (COBCP) for Lake County—Clearlake Courthouse Renovation* (Aug. 4, 2025)
8. Attachment 8: *Capital Outlay Budget Change Proposal (COBCP) for San Joaquin County—New Tracy Courthouse* (Aug. 4, 2025)
9. Attachment 9: *Capital Outlay Budget Change Proposal (COBCP) for Kern County—New East County Courthouse* (Aug. 4, 2025)

10. Attachment 10: *Capital Outlay Budget Change Proposal (COBCP) for Placer County—Tahoe Courthouse Renovation* (Aug. 4, 2025)
11. Link A: *Court Facilities: Judicial Branch Five-Year Infrastructure Plan and Capital-Outlay Budget Change Proposals for Fiscal Year 2025–26* (June 12, 2024),
jcc.legistar.com/View.ashx?M=F&ID=13046614&GUID=5E54E108-4FDF-4991-ACB1-6EC85D7A878A
12. Link B: *Report to the Legislature: Reassessment of Trial Court Capital-Outlay Projects* (Oct. 25, 2019),
jcc.legistar.com/View.ashx?M=F&ID=7839251&GUID=371BD830-76BC-47EA-9EF9-DEDCC8EA49A9
13. Link C: *Reassessment of Trial Court Capital-Outlay Projects* (Nov. 14, 2019),
courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf



Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2026–27

SUPREME COURT OF CALIFORNIA
CALIFORNIA COURTS OF APPEAL
SUPERIOR COURTS OF CALIFORNIA
JUDICIAL COUNCIL OF CALIFORNIA

Adopted by the Judicial Council
July 18, 2025

Submitted to the California Department
of Finance August 4, 2025



Judicial Council of California

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I. INTRODUCTION

The California judicial branch consists of the Supreme Court, Courts of Appeal, trial courts, and the Judicial Council. The Lockyer-Isenberg Trial Court Funding Act of 1997 (Assem. Bill 233; Stats. 1997, ch. 850) consolidated the costs of operating California's trial courts at the state level. The act was based on the premise that state funding of court operations was necessary to provide more uniform standards and procedures, economies of scale, structural efficiency, and access for the public.

Following on this act, the Trial Court Facilities Act of 2002 (Sen. Bill 1732; Stats. 2002, ch. 1082) specified that counties and the state pursue a process that would ultimately result in full state assumption of the financial responsibility and equity ownership of all court facilities. To address maintenance costs in existing court facilities and the renovation or construction of new court facilities, the Trial Court Facilities Act required counties to contribute to the ongoing operation and maintenance of court facilities based on historical expenditures for facilities transferred to the state. The act also established a dedicated revenue stream to the State Court Facilities Construction Fund for the design, construction, or renovation of these facilities.

Recognizing the growing demand to replace California's aging courthouses, additional legislation was enacted. Senate Bill 1407 (Stats. 2008, ch. 311) authorizes various fees, penalties, and assessments to be deposited in the Immediate and Critical Needs Account (ICNA) to support the construction, renovation, and operation of court facilities, including the payment of rental costs associated with completed capital-outlay projects funded with lease revenue bonds. However, these revenues have been lower than expected, which led to the curtailment of the Judicial Council's capital program.

On June 27, 2018, when the Budget Act of 2018 was passed, the judicial branch courthouse construction program was allocated \$1.3 billion for the continuing phases of 10 trial court capital-outlay projects in the following counties: Glenn, Imperial, Riverside (in both Indio and midcounty regions), Sacramento, Shasta, Siskiyou, Sonoma, Stanislaus, and Tuolumne. This highly encouraging support for the construction program also memorialized a notable change in the program's source of funding: the sale of lease revenue bonds to finance a project's construction was backed by the General Fund rather than the ICNA.

Since 2008, SB 1407 projects had relied on the ICNA, which is forecast to have a negative fund balance as early as fiscal year (FY) 2026–27 owing to the continual decline of its sources of revenue—fines and fees. In FY 2021–22, for the State Court Facilities Construction Fund (SCFCF)—the other source from which the courthouse construction program is funded—to remain solvent and the Judicial Council to maintain program service levels, the ICNA and SCFCF were combined.

The Judicial Council completed facility master plans for each of the 58 counties in December 2003. Those plans were consolidated into a statewide plan approved by the Judicial

Council in February 2004 as the *Trial Court Five-Year Capital-Outlay Plan*, which ranked 201 projects for future development. Changes to this initial statewide plan have been approved incrementally since 2004. The most recently developed statewide list of trial court capital-outlay projects and the five-year plan for trial court capital-outlay projects are described below.

II. REASSESSMENT OF TRIAL COURT CAPITAL-OUTLAY PROJECTS

Government Code section 70371.9 required the Judicial Council to conduct a reassessment of all trial court capital-outlay projects that had not been fully funded up to and through the Budget Act of 2018 (FY 2018–19) and to submit the report by December 31, 2019, to two legislative committees. This reassessment produced the [*Statewide List of Trial Court Capital-Outlay Projects*](#), prioritized on needs- and cost-based scores from the application of the council’s [*Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects*](#).

A. Process

The reassessment of the capital-outlay projects can be summarized by five main endeavors:

1. Revise the prioritization methodology—developing needs- and cost-based criteria to rank projects within priority groups—consistent with Government Code section 70371.9.
2. Assess facilities occupied by trial courts for physical condition, security, access to court services, and overcrowding.
3. Develop court facility plans and court needs-based projects.
4. Apply the prioritization methodology to all projects.
5. Develop a statewide list of prioritized projects.

B. Statewide List of Capital-Outlay Projects

The *Statewide List of Trial Court Capital-Outlay Projects* has been developed from the application of the revised prioritization methodology to the capital projects identified by the court facility plans, of which there is one for each county. As defined in the methodology, trial court capital-outlay projects are considered those that *increase a facility’s gross area, such as a building addition; substantially renovate a major portion of a facility; comprise a new facility or an acquisition; or change the use of a facility, such as the conversion from noncourt use to court use.*

Details of the list are as follows:

- There are 80 projects for 41 of the 58 trial courts.
- These 80 projects affect 165 of the approximate total of 450 facilities in the judicial branch’s real estate portfolio.
- The total cost of each need group is Immediate, \$2.3 billion; Critical, \$7.9 billion; High, \$1.3 billion; Medium, \$1.6 billion; and Low, \$100 million.

- Of the 80 projects, 56 are for new construction and 24 are for renovation or addition.
- The total cost for the 56 new construction projects is estimated at \$10.6 billion; the total cost for the 24 renovation or addition projects is estimated at \$2.6 billion.
- The total cost of all 80 projects is estimated at \$13.2 billion.

C. Revision of Prioritization Methodology

The methodology involves a two-step process:¹ Step 1 identifies:

- The general physical condition of the buildings;
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act requirements, and environmental hazards;
- Court security features within buildings;
- Access to court services;
- Overcrowding; and
- Capital-outlay projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events.

Step 2 involves applying the needs- and cost-based criteria to rank projects within the priority groups. In the most essential terms, the methodology can be described as:

- Needs-based criteria = priority group; and
- Needs- and cost-based criteria = rank within priority group.

III. INTEGRATING CLIMATE CHANGE INTO PLANNING AND INVESTMENT

The Judicial Council has supported climate adaptation and sustainability practices in the construction, operations, and maintenance of the approximately 450 court facilities that house California's court system. The council's capital program focuses on proven design approaches and building elements that can improve court facilities and result in cost-effective, sustainable buildings. Strategies include protecting, conserving, and restoring water resources; installing water reuse systems; and improving energy efficiency. Other strategies include promoting a healthy indoor environment, using environmentally friendly building materials, recycling materials during construction and demolition, and using flexible designs that anticipate future changes and enhance building longevity. The Judicial Council also designs its buildings to achieve at least Leadership in Energy and Environmental Design (LEED) Silver certification equivalency.

In December 2020, the Judicial Council's Trial Court Facility Modification Advisory Committee approved a [sustainability plan](#) that focuses primarily on ensuring that new construction practices

¹ For more detailed information, see Judicial Council of Cal., Advisory Com. Rep., *Court Facilities: Reassessment of Trial Court Capital-Outlay Projects* (Nov. 5, 2019), agenda item 19-129 of the Judicial Council meeting of Nov. 14, 2019, jcc.legistar.com/View.ashx?M=F&ID=7862663&GUID=C63B6E8E-6A8D-476C-BF8F-634132CB381F.

comply with state sustainability initiatives and help reduce the judicial branch’s impact on climate change. Additional goals include reducing greenhouse gas emissions, energy usage, and utility costs by pursuing energy efficiency measures such as leveraging grant opportunities and third-party financing options; educating staff, key stakeholders, and service providers on specific energy-saving practices and broader sustainability issues; conserving other natural resources through improved data collection and baseline tracking; and improving the power resiliency of the judicial branch’s portfolio through on-site renewable energy generation and storage systems.

IV. EXISTING FACILITIES

The facilities of the Supreme Court, Courts of Appeal, and trial courts encompass not only the public courtroom spaces but the chambers and workspaces where judicial officers and courtroom staff prepare for proceedings; secure areas, including holding cells; and building support functions. Currently, the Judicial Council administrative facilities are located in San Francisco and Sacramento, with office space totaling approximately 253,000 usable square feet.

The Supreme Court is located in the Ronald M. George State Office Complex in San Francisco (103,300 square feet) and the Ronald Reagan State Building in Los Angeles (7,600 square feet). The Courts of Appeal are organized into six districts, which operate in nine different locations in approximately 508,000 usable square feet. The Fresno and Riverside appellate courts are housed in standalone, state-owned facilities; the other courts are colocated in other leased or state-owned space. The trial courts are located in all 58 counties, in more than 430 facilities and 2,100 courtrooms covering approximately 16 million square feet of usable area and more than 21 million square feet of space under Judicial Council responsibility and management.

V. DRIVERS OF INFRASTRUCTURE NEEDS

The primary drivers of court facility needs include providing a safe and secure facility; improving poor functional conditions; addressing inadequate physical conditions, including seismically deficient facilities; and expanding the public’s physical, remote, and equal access to the courts.

VI. PROPOSAL

A. Trial Court Capital-Outlay Project Funding Requests for FY 2026–27

The five-year plan for trial court capital-outlay projects in the table below proposes funding in FY 2026–27 for eight projects on the Judicial Council’s approved statewide list of projects as referenced in Appendix A, *Status Report: Immediate and Critical Need Trial Court Capital-Outlay Projects*. This proposal is based on funding support in the Governor’s proposed budget for FY 2025–26, that was adjusted by the May Revision to the Governor’s Budget released on May 14, 2025: \$118.2 million General Fund for six active capital-outlay projects for the superior courts of Butte, Fresno, Los Angeles, Plumas, San Luis Obispo, and Solano Counties. The Governor’s proposed budget identified several risk factors that could negatively impact

California’s economy and state revenues, including stock market volatility and policy changes from the federal administration, such as tariffs. The Governor’s administration now projects a statewide budget shortfall of \$12 billion owing to reduced revenues and increased program costs.

At its public meeting on March 12, 2025, the advisory committee directed cost reduction by end of 2025 for the Kern—New East County Courthouse and Orange—New Orange County Collaborative Courthouse projects. Also, at its public meeting on May 23, 2025, the advisory committee directed cost reduction for the San Joaquin—New Tracy Courthouse project. Therefore, the table below denotes “TBD” for their phases requiring reduction.

Consistent with the Governor’s proposed budget for FY 2025–26, adjusted by the May Revision, and the expected outcome of the Budget Act of 2025 (FY 2025–26), the judicial branch’s five-year plan for trial court capital-outlay projects is presented in the following table.

Five-Year Plan for Trial Court Capital-Outlay Projects (Dollars in Thousands)

	County	Project Name	Courtrooms	1		2		3		4		5	
				FY 2026–27		FY 2027–28		FY 2028–29		FY 2029–30		FY 2030–31	
BY 1 Continuation	San Luis Obispo	New San Luis Obispo Courthouse	12	\$ 320,265	B								
	Solano	New Solano Hall of Justice (Fairfield)	12	\$ 316,779	B								
	Nevada	New Nevada City Courthouse	6	\$ 1,491	D	\$ 195,583	B						
	Plumas	New Quincy Courthouse	2	\$ 2,276	D	\$ 69,598	B						
BY 1 Starts	Los Angeles	New Santa Clarita Courthouse	24	\$ 12,460	D	\$ 627,033	B						
	Lake	Clearlake Courthouse Renovation	1	\$ 1,107	P	\$ 1,605	W	\$ 21,845	C				
	San Joaquin	New Tracy Courthouse	2	\$ 3,301	D	\$ TBD	B						
	Kern	New East County Courthouse	3	\$ 5,107	AS			\$ TBD	D	\$ TBD	B		
BY 2 Con.	Placer	Tahoe Courthouse Renovation	1	\$ 5,357	AS			\$ 1,082	D	\$ 17,540	B		
	Fresno	New Fresno Courthouse	36			\$ 925,288	B						
	Contra Costa	New Richmond Courthouse	6			\$ 19,846	AS			\$ 2,580	D	\$ 208,069	B
	San Francisco	New San Francisco Hall of Justice	24			\$ 67,230	AS			\$ 14,972	D	\$ 800,828	B
BY 2 Starts	Orange	New Orange County Collaborative Courthouse	3			\$ TBD	AS			\$ TBD	D	\$ TBD	B
	Santa Barbara	New Santa Barbara Criminal Courthouse	8					\$ 11,528	D	\$ 235,614	B		
	Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	100					\$ 276,479	AS			\$ 49,148	D
	El Dorado	New Placerville Courthouse	6					\$ 9,176	AS			\$ 2,973	D
BY 3 Starts	Fresno	Fresno Juvenile Delinquency Courthouse Renovation	2							\$ 1,333	PW	\$ 8,798	C
	Inyo	New Inyo County Courthouse	2							\$ 4,125	AS		
	San Bernardino	New Victorville Courthouse	31							\$ 12,140	AS		
	Mariposa	New Mariposa Courthouse	2									\$ 3,570	AS
BY 4 Starts	Santa Cruz	New Santa Cruz Courthouse	9									\$ 11,801	AS
	San Diego	New San Diego Juvenile Courthouse	10									\$ 16,481	AS
		Totals	302	\$ 668,143		\$ 1,906,183		\$ 320,110		\$ 288,304		\$ 1,101,668	

Table Legend:

BY = Budget Year

S = Study

A = Acquisition

P = Preliminary Plans

W = Working Drawings

C = Construction

D = Performance Criteria

B = Design-Build

B. No Appellate Court Capital-Outlay Project Funding Requests for FY 2026–27

The active Court of Appeal—New Sixth Appellate District Courthouse project is fully funded; therefore, no funding is requested nor five-year plan presented for appellate court capital-outlay projects. This project was authorized in the Budget Act of 2023 (FY 2023–24) for \$2.8 million General Fund for its performance criteria phase and in the Budget Act of 2024 (FY 2024–25) for \$89.5 million Public Buildings Construction Fund for its design-build phase.

A permanent location is needed for the Sixth Appellate District of the Court of Appeal, which handles cases from the counties of Monterey, San Benito, Santa Clara, and Santa Cruz from a leased facility. The court decides over 900 appeals annually, in addition to disposing of 500 writ petitions.

Since it was established in 1984, the Sixth Appellate District has adjudicated cases out of leased space in a commercial office building in downtown San Jose in Santa Clara County. With the court’s lease expiring in the near term and the impending significant rate increases in a highly competitive rental market with limited vacancy making relocation an inevitability, a feasibility study was developed. The study compared the costs of continuing the long-term lease with construction of a permanent building on a state-owned property available for redevelopment in the city of Sunnyvale in Santa Clara County.

At the Court Facilities Advisory Committee’s public meeting on May 26, 2022, the feasibility study and its findings were presented and discussed. Subsequently, at the committee’s public meeting on June 17, 2022, the committee included costs for a capital-outlay project in this five-year plan for construction of a new courthouse on the state-owned property in Sunnyvale based on the economic, public service, and operational benefits. The updated feasibility study and findings presented at that meeting are available under tab 3 of the meeting materials at courts.ca.gov/documents/cfac-20220617-materials.pdf. Additional information on this project is available on its webpage at courts.ca.gov/facilities/court-appeal-new-sixth-appellate-district-courthouse.

Appendix A:
Status Report: Immediate and Critical Need Trial Court
Capital-Outlay Projects (July 18, 2025)



Status Report: Immediate and Critical Need Trial Court Capital-Outlay Projects

County	Project Name	Priority Group	Courtrooms	Group Score	Funding Status
Immediate Need					
Lake	New Lakeport Courthouse	Immediate Need	4	22.0	Fully funded; funding authorized in 2021 Budget Act (FY 2021–22).
Mendocino	New Ukiah Courthouse	Immediate Need	7	19.2	Fully funded; funding authorized in 2021 and 2022 Budget Acts.
Nevada	New Nevada City Courthouse	Immediate Need	6	18.6	Partially funded; initial funding authorized in 2023 Budget Act (FY 2023–24).
Butte	Butte County Juvenile Hall Addition and Renovation	Immediate Need	1	18.6	Partially funded; initial funding authorized in 2021 Budget Act (FY 2021–22).
Monterey	New Fort Ord Courthouse	Immediate Need	7	18.5	Fully funded; funding authorized in 2021 and 2023 Budget Acts.
Lake	Clearlake Courthouse Renovation	Immediate Need	1	17.9	Unfunded; proposed again for initial funding in FY 2026–27. Project changed from new construction to renovation.
San Bernardino	San Bernardino Juvenile Dependency Courthouse Addition and Renovation	Immediate Need	2	17.6	Fully funded; funding authorized in 2021 and 2023 Budget Acts.
Solano	New Solano Hall of Justice (Fairfield)	Immediate Need	12	17.6	Partially funded; initial funding authorized in 2022 Budget Act (FY 2022–23).
Fresno	New Fresno Courthouse	Immediate Need	36	17.5	Partially funded; initial funding authorized in 2022 Budget Act (FY 2022–23).
Kern	New Ridgecrest Courthouse	Immediate Need	2	17.4	Withdrawn at the court's request/court may make future request to restore.
Plumas	New Quincy Courthouse	Immediate Need	3	17.2	Partially funded; initial funding authorized in 2022 Budget Act (FY 2022–23).
Stanislaus	New Modesto Courthouse Courtroom Renovation	Immediate Need	3	17.1	Fully funded; funding authorized in 2020 Budget Act (FY 2020–21).
Los Angeles	New Santa Clarita Courthouse	Immediate Need	24	17.0	Partially funded; initial funding authorized in 2022 Budget Act (FY 2022–23).
San Luis Obispo	New San Luis Obispo Courthouse	Immediate Need	12	16.9	Partially funded; initial funding authorized in 2022 Budget Act (FY 2022–23).
San Joaquin	New Tracy Courthouse	Immediate Need	2	16.9	Unfunded; proposed again for initial funding in FY 2026–27.
Kern	New Mojave Courthouse	Immediate Need	3	16.4	Consolidated into New East County Courthouse.
Kern	New East County Courthouse	Immediate Need	3	16.4	Unfunded; on temporary hold for cost reduction by end of 2025.
Placer	Tahoe Courthouse Renovation	Immediate Need	1	16.4	Unfunded; proposed again for initial funding in FY 2026–27. Project changed from new construction to renovation.
Critical Need					
Contra Costa	New Richmond Courthouse	Critical Need	6	16.1	Unfunded; proposed for initial funding in FY 2027–28.
San Francisco	New San Francisco Hall of Justice	Critical Need	24	15.9	Unfunded; proposed for initial funding in FY 2027–28.
Orange	New Orange County Collaborative Courthouse	Critical Need	3	15.8	Unfunded; on temporary hold for cost reduction by end of 2025.
Santa Barbara	New Santa Barbara Criminal Courthouse	Critical Need	8	15.7	Unfunded; proposed for initial funding in FY 2028–29.
Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	Critical Need	100	15.5	Unfunded; proposed for initial funding in FY 2028–29. Project increased from 47 to 100 courtrooms, rescored from 15.3 to 15.5, and moved up in Critical Need Group.

County	Project Name	Priority Group	Courtrooms	Group Score	Funding Status
Critical Need, <i>continued</i>					
El Dorado	New Placerville Courthouse	Critical Need	6	15.4	Unfunded; proposed for initial funding in FY 2028–29.
Fresno	Fresno Juvenile Delinquency Courthouse Renovation	Critical Need	2	15.2	Unfunded; proposed for initial funding in FY 2029–30.
Inyo	New Inyo County Courthouse	Critical Need	2	15.2	Unfunded; proposed for initial funding in FY 2029–30.
San Bernardino	New Victorville Courthouse	Critical Need	31	15.2	Unfunded; proposed for initial funding in FY 2029–30.
Mariposa	New Mariposa Courthouse	Critical Need	2	14.9	Unfunded; proposed for initial funding in FY 2030–31.
Santa Cruz	New Santa Cruz Courthouse	Critical Need	9	14.7	Unfunded; proposed for initial funding in FY 2030–31.
San Diego	New San Diego Juvenile Courthouse	Critical Need	10	14.6	Unfunded; proposed for initial funding in FY 2030–31.
Riverside	New Riverside Juvenile Courthouse	Critical Need	5	14.6	Unfunded; proposal to be determined.
Tulare	New Tulare North County Courthouse	Critical Need	14	14.6	Unfunded; proposal to be determined.
Los Angeles	New West Covina Courthouse	Critical Need	15	14.5	Unfunded; proposal to be determined.
Los Angeles	New Eastlake Courthouse	Critical Need	6	14.5	Unfunded; proposal to be determined.
Kern	New Bakersfield Superior Courthouse	Critical Need	33	14.4	Unfunded; proposal to be determined.
Sonoma	New Sonoma Civil Courthouse	Critical Need	8	14.4	Unfunded; proposal to be determined.
San Luis Obispo	New Grover Beach Branch Courthouse	Critical Need	1	14.2	Unfunded; proposal to be determined.
Alameda	New Alameda County Community Justice Center	Critical Need	57	14.1	Unfunded; proposal to be determined.
Imperial	Winterhaven Branch Courthouse Addition and Renovation	Critical Need	1	14.1	Unfunded; proposal to be determined.
Los Angeles	Los Angeles Metropolitan Courthouse Renovation	Critical Need	14	14.1	Unfunded; proposal to be determined.
Los Angeles	New North Central Los Angeles Courthouse	Critical Need	12	14.1	Unfunded; proposal to be determined.
Riverside	New Palm Springs Courthouse	Critical Need	9	13.6	Unfunded; proposal to be determined.
Orange	New Orange South County Courthouse	Critical Need	16	13.6	Unfunded; proposal to be determined.
Los Angeles	Foltz Courthouse Renovation	Critical Need	60	13.4	Unfunded; proposal to be determined.

Notes:

1. The Los Angeles - New West Los Angeles Courthouse was reduced from 32 to 20 courtrooms, rescored from 16.6 to 13.3, and moved from Immediate Need to High Need Group.
2. The Los Angeles - New Inglewood Courthouse was reduced from 30 to 13 courtrooms, rescored from 16.3 to 8.7, and moved from Critical Need to Medium Need Group.
3. The Los Angeles - New Van Nuys Courthouse (East/new + West/renovation) was reduced from 55 to 42 courtrooms, rescored from 15.4 to 10.7, and moved from Critical Need to High Need Group.
4. The Los Angeles - Chatsworth Courthouse Renovation was reduced from 7 to 6 courtrooms, rescored from 14.9 to 3.8, and moved from Critical Need to Low Need Group.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Attachment 2

Fiscal Year 2026–27	Business Unit 0250	Department Judicial Branch	Priority No. 01
Budget Request Name 0250-XXX-COBCP-2026-GB	Capital Outlay Program ID 0165	Capital Outlay Project ID 0009732	

Project Title

San Luis Obispo County—New San Luis Obispo Courthouse

Project Status and Type

Status: ☐ New ☒ Continuing

Type: ☒ Major ☐ Minor

Project Category (Select one)

<input checked="" type="checkbox"/> CRI (Critical Infrastructure)	<input type="checkbox"/> WSD (Workload Space Deficiencies)	<input type="checkbox"/> ECP (Enrollment Caseload Population)	<input type="checkbox"/> SM (Seismic)
<input type="checkbox"/> FLS (Fire Life Safety)	<input type="checkbox"/> FM (Facility Modernization)	<input type="checkbox"/> PAR (Public Access Recreation)	<input type="checkbox"/> RC (Resource Conservation)

Total Request (in thousands) \$ 320,265	Phase(s) to be Funded Design-Build	Total Project Cost (in thousands) \$ 357,287
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Budget Request Summary

The Judicial Council of California requests \$320,265,000 General Fund for the Design-Build phase of the New San Luis Obispo Courthouse in San Luis Obispo County. The project will provide construction of a new, 12-courtroom courthouse of approximately 145,000 square feet (SF) in the city of San Luis Obispo. The estimated total project cost is \$357,287,000. The project includes secure parking for judicial officers. The project will require acquisition of a site of approximately 2.5 acres. The project will use a design-build delivery method. The project will replace the Courthouse Annex and the 1070 Palm Street facility.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed Not Applicable	CCCI 10187
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Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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Impact on Support Budget

One-Time Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Generate Surplus Property	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Future Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By T. Ahmed	Date 8/4/2025	Reviewed By A. Cowan	Date 8/4/2025
Chief Deputy Director Robert Oyung	Date 8/4/2025	Administrative Director Michelle Curran	Date 8/4/2025

Department of Finance Use Only

Principal Program Budget Analyst

Date submitted to the Legislature

A. COBCP Abstract:

San Luis Obispo County—New San Luis Obispo Courthouse: \$320,265,000 for Design-Build. The project includes the construction of a new, 12-courtroom courthouse of approximately 145,000 SF in the city of San Luis Obispo. The project includes secure parking for judicial officers. The project will require acquisition of a site of approximately 2.5 acres. Total project costs are estimated at \$357,287,000, including Acquisition (\$29,169,000), Performance Criteria (\$7,853,000), and Design-Build (\$320,265,000). The design-build amount includes \$267,225,000 for the construction contract, \$8,017,000 for contingency, \$9,410,000 for architectural and engineering services, and \$35,613,000 for other project costs. Acquisition began in July 2022 and will conclude in November 2025. Performance Criteria is scheduled to begin in December 2025 and will be approved in October 2026. Design-Build is scheduled to begin in November 2026 and will be completed in March 2031.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Superior Court of San Luis Obispo County courthouse facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan and Prioritization Methodology* adopted on October 24, 2008. The reassessment, which is the basis for the judicial branch's *Trial Court Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards
- Court security features within buildings
- Access to court services
- Overcrowding
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events

Through this assessment process, San Luis Obispo County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch. The *Reassessment of Trial Court Capital-Outlay Projects* is available at courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf.

Program Need: The New San Luis Obispo Courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Consolidate court operations in the city of San Luis Obispo.
- Provide an accessible, safe, and efficient full-service courthouse.
- Improve security, relieve overcrowding, and improve operational efficiency and customer service.
- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions, including:
 - Safe and secure internal circulation that maintains separate zones for the public, staff, and in-custodies;
 - Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas;
 - Adequate visitor security screening and queuing in the entrance area;
 - Attorney-client interview rooms;
 - An adequately sized self-help area, which improves public service;

- ADA accessible spaces;
- Adequate staff workstations and meeting spaces;
- Jury assembly with capacity for typical jury pools; and
- A facility with a dependable physical infrastructure.
- Avoid future expenditures of nearly \$11 million in deferred maintenance and needed security refresh.
- Decommission a facility with a Federal Emergency Management Agency (FEMA) P-154 High-Risk seismic rating.

The Superior Court of San Luis Obispo County uses a centralized service model for criminal courts in San Luis Obispo County, with all criminal court operations located in the Courthouse Annex in San Luis Obispo, the county seat. Civil and family court operations are decentralized between the Courthouse Annex and Paso Robles Branch Courthouse. Additional small claims cases are heard at the Grover Beach Branch while the Veterans Memorial Building is being renovated. Traffic court is decentralized, with operations in the Veterans Memorial Building (under renovation), the Paso Robles Courthouse, and the Grover Beach Branch. Administrative functions are housed in the Courthouse Annex, with additional overflow staff offices in the San Luis Obispo County Courthouse, 1070 Palm Street, and 999 Monterey Street, all within San Luis Obispo. Most juvenile court cases are heard at the Juvenile Services Center in San Luis Obispo.

The court occupies eight buildings with a total of 165,785 SF of space. The facilities are summarized in the table below.

	Name	City	Number of Courtrooms	Type	Owner	Year Built
1	Courthouse Annex	San Luis Obispo	12	Courthouse	County	1983
2	Veterans Memorial Building	San Luis Obispo	1	Multiuse	County	1965
3	Juvenile Services Center	San Luis Obispo	1	Multiuse	County	1980
4	Grover Beach Branch	Grover Beach	1	Courthouse	County	1968
5	Grover Beach Clerk's Office	Grover Beach	0	Modular	County	1989
6	1070 Palm St.	San Luis Obispo	0	Office	Judicial Council	1926
7	Paso Robles Courthouse	Paso Robles	2	Courthouse	County	2008
8	999 Monterey St.	San Luis Obispo	0	Office	Leased	2007

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace the county-owned Courthouse Annex in San Luis Obispo (12 courtrooms) and the court office space in 1070 Palm Street, which is owned by the Judicial Council. The Courthouse Annex will be vacated by the court and surrendered to the county. The 1070 Palm Street facility will be sold. The findings of the Infrastructure Reassessment are summarized below for the facilities affected by this project.

1. Courthouse Annex (county-owned)

2019 Assessment Data

Year Built	1983
Number of Courtrooms	12
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$10,009,474
Annual Operations and Maintenance (O&M) Costs	\$103,394
Security System Refresh Costs	\$243,981

The Courthouse Annex is located at 1035 Palm Street, San Luis Obispo. This court is part of a 112,000 SF county-owned and -managed building complex. The court occupies approximately 41,000 SF of court-exclusive space. Criminal, civil, family, and limited juvenile cases are heard at this courthouse. The building is overcrowded, with numerous functional and security issues that include undersized courtrooms with inefficient layouts, undersized entrance security screening area, poor functional adjacencies, and ADA noncompliance. The facility has in-custody holding but minimal space for weapons screening. Separate and secure circulation dedicated for judicial officers and staff is marginal and deficient in separating in-custodies from the public and judicial staff. The facility has a FEMA P-154 High-Risk seismic rating and over \$10 million in deferred maintenance and security refresh needs.

2. 1070 Palm Street (Judicial Council-owned)

2019 Assessment Data

Year Built	1926
Number of Courtrooms	None
10-Year FCI	Not Assessed
FEMA P-154 Seismic Rating	Not Assessed
Deferred Maintenance	\$718,603
Annual O&M Costs	\$23,055
Security System Refresh Costs	\$6,770

Located at 1070 Palm Street, San Luis Obispo, this is a 2,528 SF Judicial Council-owned, former single-family home now used exclusively for court offices. This property houses court research attorneys and family court staff.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities for which title is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.

- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch's strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary's constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the Judicial Council's commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Build a New, 12-Courtroom Courthouse

This alternative will construct a new, 12-courtroom courthouse of approximately 145,000 SF in the city of San Luis Obispo. The estimated total project cost is \$357,287,000. The project will require acquisition of a site of approximately 2.5 acres. The project includes secure parking for judicial officers.

Advantages:

- A new courthouse enhances the court's ability to serve the residents of San Luis Obispo County by providing a new, modern, and secure courthouse, replacing antiquated and functionally deficient facilities.
- The court can vacate and surrender the existing Courthouse Annex to the county.
- This option improves access to justice and enhances public service and court operational efficiency by being compliant with modern regulatory safety, seismic, and accessibility standards.
- A new facility will provide San Luis Obispo County residents basic services not currently provided.
- Expenditure of nearly \$11 million for deferred maintenance and needed security system refresh can be avoided.
- A facility with a FEMA P-154 High-Risk seismic rating can be removed from service.

Disadvantage:

This option requires authorization of funds for site acquisition and related soft costs, design, and construction.

Alternative 2: Renovate Existing Courthouses

The existing Courthouse Annex will be renovated and reconfigured to improve the space and more closely align the renovated court space with Judicial Council standards. A detailed estimate was not prepared for this alternative because preliminary investigations deemed the solution impracticable. Implementation of this alternative is constrained by site configuration, county ownership of the buildings, and disruption to court and county operations. A renovation without a sizable expansion does not remedy overcrowding.

Advantage:

This option will improve security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council space standards.

Disadvantages:

- The county holds the title for the Courthouse Annex. The Judicial Council has no right to renovate or expand on the site without the cooperation and collaboration of the county.
- The Courthouse Annex is part of a 112,000 SF county-owned and -managed building complex. Under the Joint Occupancy Agreements, the costs of facility modifications and renovations are shared between the county and state.
- The building infrastructure systems are not separated into county and state components. Upgrading infrastructure within the court's space will likely affect the infrastructure systems building-wide and will necessitate renovations in county-exclusive areas.
- This alternative will be disruptive to court and county operations and incur costs for swing space while renovations are ongoing.
- A renovation project without a sizable expansion does not remedy overcrowding.

Alternative 3: Defer This Project

Advantage:

This alternative requires no additional commitment of resources.

Disadvantages:

- This is an urgently needed project. The existing facility does not provide basic services to San Luis Obispo County residents because of overcrowding; inadequate security; ADA compliance requirements; conflicts in travel paths for judges, staff, the public, and in-custody defendants; lack of space for adequately sized visitor security screening and queuing in the entrance area, courtrooms, jury assembly, and self-help; and no attorney-client interview rooms or secure judicial parking.
- Delay of this project limits the court's ability to consolidate existing operations for enhanced public service and staff efficiency.
- This alternative requires a future expenditure of nearly \$11 million for unaddressed deferred maintenance and needed security system refresh.
- This option leaves a facility in service with a FEMA P-154 High-Risk seismic rating.

E. Recommended Solution:

1. Which alternative and why?

The recommended option is Alternative 1: Build a New, 12-Courtroom Courthouse. This alternative provides the best solution for the superior court and for the benefit of all county residents.

2. Detailed scope description.

The project will provide construction of a new, 12-courtroom courthouse of approximately 145,000 SF in the city of San Luis Obispo. In addition to multipurpose courtrooms suitable for all case types, chambers, and administrative space, major space components include central holding, jury assembly, family court services, and self-help. The project includes secure parking for judicial officers. The project will require acquisition of a site of approximately 2.5 acres.

3. Basis for cost information.

Estimated total project costs are based on conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Build a New, 12-Courtroom Courthouse. The recommended option will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Increase the public's access to justice by providing a modern, safe, and accessible courthouse.
- Relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in San Luis Obispo County.
- Improve operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council space standards.
- Avoid future expenditure of nearly \$11 million for deferred maintenance and needed security system refresh.
- Remove a facility from service with a FEMA P-154 High-Risk seismic rating.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for fiscal year (FY) 2026–27 will not be material. It is anticipated that this project will affect trial court operation budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2026–27 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$711,000 for Judicial Council-funded O&M and security. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the new facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$129,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The priority list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The project will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating the existing structure is disruptive and costly due to the lack of suitable swing space. The Judicial Council has no right to renovate or expand the Courthouse Annex without the cooperation and collaboration of the county.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council has established a Project Advisory Group (of representatives from the local court, the county, city of San Luis Obispo, the local community, and the local bar association) to develop site selection criteria that address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Attachment 3

Fiscal Year 2026–27	Business Unit 0250	Department Judicial Branch	Priority No. 02
Budget Request Name 0250-XXX_COBCP-2026-GB	Capital Outlay Program ID 0165	Capital Outlay Project ID 0009728	

Project Title

Solano County—New Solano Hall of Justice (Fairfield)

Project Status and Type

Status: ☐ New ☒ Continuing

Type: ☒ Major ☐ Minor

Project Category (Select one)

<input checked="" type="checkbox"/> CRI (Critical Infrastructure)	<input type="checkbox"/> WSD (Workload Space Deficiencies)	<input type="checkbox"/> ECP (Enrollment Caseload Population)	<input type="checkbox"/> SM (Seismic)
<input type="checkbox"/> FLS (Fire Life Safety)	<input type="checkbox"/> FM (Facility Modernization)	<input type="checkbox"/> PAR (Public Access Recreation)	<input type="checkbox"/> RC (Resource Conservation)

Total Request (in thousands) \$ 316,779	Phase(s) to be Funded Design-Build	Total Project Cost (in thousands) \$ 338,432
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Budget Request Summary

The Judicial Council of California requests \$316,779,000 General Fund for the Design-Build phase of the New Solano Hall of Justice (Fairfield) in Solano County. The project will provide construction of a new, 12-courtroom courthouse of approximately 141,000 square feet (SF) in the city of Fairfield. The estimated total project cost is \$338,432,000. The project will require acquisition of a site of approximately 2.94 acres. The project includes secure parking for judicial officers and surface parking spaces. The project will use a design-build delivery method. The project will replace the court space in the existing Solano County Hall of Justice.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI 10187
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Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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Impact on Support Budget

One-Time Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Generate Surplus Property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By T. Ahmed	Date 8/4/2025	Reviewed By A. Cowan	Date 8/4/2025
Chief Deputy Director Robert Oyung	Date 8/4/2025	Administrative Director Michelle Curran	Date 8/4/2025

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
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A. COBCP Abstract:

Solano County—New Solano Hall of Justice (Fairfield): \$316,779,000 for Design-Build. The project includes the construction of a new, 12-courtroom courthouse of approximately 141,000 SF in the city of Fairfield. The project will require acquisition of a site of approximately 2.94 acres. The project includes secure parking for judicial officers and surface parking spaces. Total project costs are estimated at \$338,432,000, including Acquisition (\$16,494,000), Performance Criteria (\$5,159,000), and Design-Build (\$316,779,000). The design-build amount includes \$259,031,000 for the construction contract, \$7,771,000 for contingency, \$12,509,000 for architectural and engineering services, and \$37,468,000 for other project costs. Acquisition began in July 2022 and will conclude in March 2026. Performance Criteria is scheduled to begin in April 2026 and will be approved in March 2027. Design-Build is scheduled to begin in April 2027 and will be completed in March 2031.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Superior Court of Solano County courthouse facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan and Prioritization Methodology* adopted on October 24, 2008. The reassessment, which is the basis for the *Judicial Branch Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards
- Court security features within buildings
- Access to court services
- Overcrowding
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events

Through this assessment process, Solano County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch. The *Reassessment of Trial Court Capital-Outlay Projects* is available at courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf.

Program Need: The New Solano Hall of Justice (Fairfield) will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Provide an accessible, safe, and efficient courthouse to serve all Solano County residents.
- Enhance the public's access to justice by relieving the current space shortfall, increasing security, and replacing court space in an inadequate and obsolete building in Solano County.
- Improve public safety by replacing a seismically deficient facility that is noncompliant with contemporary fire and life safety and ADA codes.
- Improve public, staff, and judicial officer safety by providing a modern facility compliant with Judicial Council security standards for separation of in-custody defendants from staff and the public.
- Improve the sheriff's ability to efficiently manage in-custody movement by providing adequate holding areas/cells and circulation.
- Improve operational efficiencies, allowing the court to operate effectively and efficiently.
- Avoid future expenditure of over \$16 million for unaddressed deferred maintenance and needed security system refresh.

- Replace a Federal Emergency Management Agency (FEMA) P-154-rated Very-High-Risk seismically deficient building.

Superior Court of Solano County court services are primarily centralized at three facilities in Fairfield at the government center. The existing Solano County Hall of Justice houses administration and provides a variety of court services. The Law and Justice Center focuses on in-custody criminal matters, while the Old Solano Courthouse focuses on civil matters. Most of the judges and staff in the county are located at the Fairfield government center. The court has one branch location—the Solano Justice Building—in Vallejo, which houses four judges and the clerk’s office for criminal and traffic case matters. As needed, jurors report to the Hall of Justice, Old Solano Courthouse, and Solano Justice Building.

Twenty judges conduct all proceedings, along with three commissioners for child support cases and temporary judges for small claims. Civil judges rotate as needed from the Fairfield government center to support the Solano Justice Building in Vallejo.

The court operates with two of its busiest and largest facilities—the Hall of Justice and the Solano Justice Building—in poor condition. Both buildings have security issues and are outdated and inadequate for the functions of a modern court. In addition, being a facility built below grade in a flood plain, the Hall of Justice faces frequent flooding.

The Superior Court of Solano County occupies four buildings with a total of approximately 472,000 SF of space. The facilities are summarized in the table below.

	Name	City	No. of Courtrooms	Type	Owner	Year Built
1	Solano County Hall of Justice	Fairfield	12	Courthouse	County	1923
2	Law and Justice Center	Fairfield	6	Courthouse	County	1988
3	Old Solano Courthouse	Fairfield	3	Courthouse	Judicial Council	1911
4	Solano Justice Building	Fairfield	6	Courthouse	County	1955

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace the court space in the existing Solano County Hall of Justice. The findings of the infrastructure plan reassessment are summarized below for the facility proposed for replacement by this project.

1. Solano County Hall of Justice (county-owned)

2019 Assessment Data

Year Built	1923
Number of Courtrooms	12
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	Very-High-Risk Seismic Rating
Deferred Maintenance	\$16,064,332
Annual Operations and Maintenance (O&M) Costs	\$148,347
Security System Refresh Costs	\$432,539

Located at 600 Union Avenue, Fairfield, the existing Solano County Hall of Justice is the second-oldest court facility still in operation in Solano County. The facility is approximately 111,000 SF and is a county-

owned, Judicial Council–managed facility. The Solano court exclusively occupies approximately 66,000 SF, sharing the building with justice partners.

The Hall of Justice is the largest courthouse in the county and one of the most defective and inefficient court facilities. The court faces significant operational challenges with this facility. The building was constructed below grade in a 15-year-flood plain. As a result, the court experiences frequent flooding that greatly hinders operations.

The Hall of Justice has several security issues. The building was originally a high school, with an addition built in the 1970s. As a result, the court space was not constructed with separate paths of travel to separate in-custody defendants from judicial officers and court staff.

The Hall of Justice has infrastructure, functional, and security issues. Overall, the structure is outdated, in constant need of regular maintenance, and inadequate for modern court practices. The building has chronic problems with the roof and elevators. The building is not ADA compliant. The jury assembly space is undersized, accommodating only 166 of 250 jurors commonly called for service.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities for which title is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, and O&M.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital outlay request is directly related to the judicial branch's strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary's constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the Judicial Council's commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Build a New, 12-Courtroom Hall of Justice

This alternative will construct a new, 12-courtroom courthouse of approximately 141,000 SF in the city of Fairfield. The project includes secure parking for judicial officers and surface parking spaces. The estimated total project cost is \$338,432,000. The project will require acquisition of a site of approximately 2.94 acres.

Advantages:

- This option provides a new, modern, and secure courthouse, replacing court space in an antiquated and functionally deficient facility.
- A new courthouse improves access to justice and enhances public service and court operational efficiency by being compliant with modern regulatory safety, seismic, and accessibility standards.
- Compliance with modern regulatory security, seismic, and accessibility standards improves safety for the public, staff, and judicial officers.
- A FEMA P-154-rated Very-High-Risk seismically deficient building would be replaced.
- This alternative avoids over \$16 million in future deferred maintenance and security system refresh expenditures.

Disadvantage:

This option requires authorization of funds for acquisition, design, and construction.

Alternative 2: Renovate Existing Solano County Hall of Justice

The existing Solano County Hall of Justice will be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. A detailed estimate was not prepared for this alternative because preliminary investigations deemed the solution impracticable. Implementation of this alternative is constrained by the site configuration, current county ownership of the building, and disruption to court and county operations. A renovation without a sizable expansion does not remedy overcrowding.

Advantage:

This option improves security, corrects infrastructure deficiencies, and more closely aligns the renovated court space with Judicial Council standards.

Disadvantages:

- The county holds the title for the existing Solano County Hall of Justice. The Judicial Council has no right to renovate or expand on the site without cooperation and collaboration with and compensation to the county.
- The existing Hall of Justice is within a county administrative center that, following Joint Occupancy Agreements, requires costs of facility modifications and renovations to be shared between the county and Judicial Council.
- The building infrastructure systems are not separated into county and state components. Upgrading infrastructure within the court's space will likely affect the infrastructure systems building-wide and will necessitate renovations in county-exclusive areas.
- The location within a 15-year-flood plain cannot be mitigated by a renovation.
- This alternative will be disruptive to court operations and incur costs for swing space while renovations are ongoing.
- This alternative requires authorization of funds for acquisition, design, and construction.

Alternative 3: Defer This Project

Advantage:

This option requires no additional commitment of resources.

Disadvantages:

- This is an urgently needed project. The existing facility does not provide proper security, is overcrowded, and is in deteriorating physical condition. It has infrastructure, functional, and security issues that severely affect the court's efficiency. Delay of this project limits the court's ability to modernize existing operations to operate effectively for enhanced public service and staff efficiency.
- This option leaves a FEMA P-154-rated Very-High-Risk seismically deficient building in service.
- Over \$16 million in expenditures is needed to address deferred maintenance and needed security system refresh.

E. Recommended Solution:

1. Which alternative and why?

The recommended option is Alternative 1: Build a New, 12-Courtroom Hall of Justice. This alternative provides the best solution for the superior court and for the benefit of all county residents.

2. Detailed scope description.

The New Solano Hall of Justice (Fairfield) project will provide construction of a new, 12-courtroom courthouse of approximately 141,000 SF in the city of Fairfield. Space will be provided for courtrooms serving criminal, civil, family law, juvenile, probate, and traffic case types and for jury assembly, central holding, self-help, and family law services. The project includes secure parking for judicial officers and surface parking spaces. The project will require acquisition of a site of approximately 2.94 acres.

The project will replace court space in the existing Solano County Hall of Justice and will be preferably located in the Fairfield government center. The project is proposed because the current facility is substantially out of compliance with regulatory safety, seismic, and accessibility codes and Judicial Council space standards.

3. Basis for cost information.

Estimated total project costs are based on conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Build a New, 12-Courtroom Hall of Justice. This option is the best solution for the superior court and will accomplish the following immediately needed improvements to enhance its ability to serve the public:

- Enhance the public's access to justice by providing a modern, safe, and accessible courthouse.
- Relieve the current space shortfall, increase security, and replace court space in an inadequate and obsolete building in Solano County.
- Improve operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council standards.
- Vacate court operations and calendars from the existing seismically deficient Solano County Hall of Justice.
- Improve operational efficiencies, allowing the court to operate effectively and efficiently.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for fiscal year (FY) 2026–27 will not be material. It is anticipated that this project will affect trial court operation budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2026–27 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$343,000 for Judicial Council-funded O&M and security. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the new facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$129,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The prioritized list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The project will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating the existing structure is disruptive and costly due to the lack of suitable swing space. The Judicial Council has no right to renovate or expand the existing Solano County Hall of Justice without cooperation and collaboration with and compensation to the facility title holder.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council has established a Project Advisory Group (of representatives from the local court, the county, city of Fairfield, the local community, and a private attorney) to develop site selection criteria that address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Attachment 4

Fiscal Year 2026–27	Business Unit 0250	Department Judicial Branch	Priority No. 03
Budget Request Name 0250-XXX-COBCP-2026-GB	Capital Outlay Program ID 0165	Capital Outlay Project ID 0000096	

Project Title
Nevada County—New Nevada City Courthouse

Project Status and Type

Status: ☐ New ☒ Continuing

Type: ☒ Major ☐ Minor

Project Category (Select one)

<input checked="" type="checkbox"/> CRI (Critical Infrastructure)	<input type="checkbox"/> WSD (Workload Space Deficiencies)	<input type="checkbox"/> ECP (Enrollment Caseload Population)	<input type="checkbox"/> SM (Seismic)
<input type="checkbox"/> FLS (Fire Life Safety)	<input type="checkbox"/> FM (Facility Modernization)	<input type="checkbox"/> PAR (Public Access Recreation)	<input type="checkbox"/> RC (Resource Conservation)

Total Request (in thousands) \$ 1,491	Phase(s) to be Funded Performance Criteria	Total Project Cost (in thousands) \$ 206,775
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Budget Request Summary

The Judicial Council of California requests \$1,491,000 General Fund for the Performance Criteria phase of the New Nevada City Courthouse in Nevada County. The project will provide construction of a new, six-courtroom courthouse of approximately 77,000 square feet (SF) in the city of Nevada City. The estimated total project cost is \$206,775,000. The project includes secure parking for judicial officers and surface parking spaces. The project will require acquisition of a site of approximately 5.0 acres. The project will use a design-build delivery method. The project will replace the court-occupied space in the Nevada City Courthouse and Courthouse Annex.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed Not Applicable	CCCI 10187
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Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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Impact on Support Budget

One-Time Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Generate Surplus Property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By T. Ahmed	Date 8/4/2025	Reviewed By A. Cowan	Date 8/4/2025
Chief Deputy Director Robert Oyung	Date 8/4/2025	Administrative Director Michelle Curran	Date 8/4/2025

Department of Finance Use Only

Principal Program Budget Analyst

Date submitted to the Legislature

A. COBCP Abstract:

Nevada County—New Nevada City Courthouse: \$1,491,000 for Performance Criteria. The project includes the construction of a new, six-courtroom courthouse of approximately 77,000 SF in the city of Nevada City. The project includes secure parking for judicial officers and surface parking spaces. The project will require acquisition of a site of approximately 5.0 acres. Total project costs are estimated at \$206,775,000, including Acquisition (\$9,701,000), Performance Criteria (\$1,491,000), and Design-Build (\$195,583,000). The design-build amount includes \$158,577,000 for the construction contract, \$4,757,000 for contingency, \$8,008,000 for architectural and engineering services, and \$24,241,000 for other project costs. Acquisition began in July 2023 and will conclude in June 2026. Performance Criteria is scheduled to begin in July 2026 and will be approved in June 2027. Design-Build is scheduled to begin in July 2027 and will be completed in April 2031.

Due to insufficient resources in the Immediate and Critical Needs Account, the Judicial Council, at its meeting on August 26, 2016, made a policy decision to place some projects on hold until proper funding could be restored. The impact of the Judicial Council direction to this project was to immediately stop the project in the Acquisition phase until funding is restored. In fiscal year (FY) 2021–22, the project was reactivated to complete a Planning Study, which is described below. The Budget Act of 2023 appropriated \$8,115,000 for Acquisition. The estimated total project cost of \$206,775,000 includes \$1,586,000 in Acquisition expenditures incurred under the prior authority.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Superior Court of Nevada County Courthouse facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan and Prioritization Methodology* adopted on October 24, 2008. The reassessment, which is the basis for the judicial branch's *Trial Court Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards
- Court security features within buildings
- Access to court services
- Overcrowding
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events

Through this assessment process, Nevada County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch. The *Reassessment of Trial Court Capital-Outlay Projects* is available at courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf.

Planning Study: In FY 2021–22, a Planning Study was funded for the Nevada City Courthouse project to compare the advantages and disadvantages of three options for the Superior Court of Nevada County in the city of Nevada City. These options included (1) renovating the existing Nevada City Courthouse, (2) constructing a new courthouse on the existing courthouse site, and (3) constructing a new courthouse on a new site. These options are described below under Section D: Alternatives. The Planning Study was completed in June 2022 and is available at courts.ca.gov/facilities/nevada-county-nevada-city-courthouse-study. The Judicial Council's Court Facilities Advisory Committee (CFAC) reviewed and discussed the study at its public meetings in June 2022, concurring with its findings that the option of new construction on a new site is the recommended project option. This

decision was based on this option scoring substantially higher than the other options because of its high functionality and low cost, which are main goals of the project. The CFAC further indicated preference for land acquisition as close to downtown Nevada City as financially and otherwise possible. Costs for this recommended option are reflected in both this COBCP and the Judicial Council's *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2023–24*, which was adopted by the Judicial Council in July 2022.

Program Need: The New Nevada City Courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Provide an accessible, safe, efficient, and modernized courthouse to serve all county residents.
- Enhance the public's access to justice by relieving the current space shortfall, increasing security, improving operational efficiency and customer service, and replacing inadequate and obsolete court space in Nevada County.
- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions, including:
 - Safe and secure internal circulation that maintains separate zones for the public, judicial officers and staff, and in-custodies;
 - Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas;
 - Adequate visitor security screening and queuing in the entrance area;
 - Adequate spaces for jury deliberation and jury assembly, with capacity for typical jury pools;
 - Attorney–client interview rooms;
 - Adequately sized spaces for the clerk's office, self-help, and public waiting areas;
 - ADA accessible spaces;
 - Infrastructure to accommodate modern technology, particularly in the courtrooms;
 - Adequate staff workstations and meeting spaces; and
 - A facility with a dependable physical infrastructure.
- Enhance the public's access to justice by consolidating court operations into a single building and provide adequate on-site parking for jurors, visitors, and court users.
- Improve public safety by replacing court spaces in facilities in poor condition with aging systems that are not in compliance with contemporary fire and life safety and ADA codes.
- Avoid future expenditure of approximately \$6.2 million for deferred maintenance and needed security system refresh.
- Decommission two facilities with Federal Emergency Management Agency (FEMA) P-154 Very-High-Risk and Moderate-Risk seismic ratings.

The Superior Court of Nevada County occupies three buildings in two cities in Nevada County. Court facilities are located in Nevada City and Truckee. The court uses a mixed service model. The Nevada City Courthouse serves as the primary court location for court filings and all case types. The one branch court facility, the Truckee Courthouse, is located at the Joseph Government Center in the town of Truckee and serves the eastern portion of the county with all case types except for probate and juvenile dependency. Main administrative functions are housed in Nevada City, the county seat. Nevada County is geologically bisected by the Sierra Nevada mountain range, which presents challenges for access to court services during winter months.

The court occupies two buildings with a total of approximately 30,000 SF of space. The facilities are summarized in the following table.

Name	City	Number of Courtrooms	Type	Owner	Year Built
Nevada City Courthouse	Nevada City	2	Courthouse	County	1937
Nevada City Courthouse Annex	Nevada City	4	Office	County	1964
Truckee Courthouse	Truckee	2	Office	County	1970

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace the court-occupied space in the county-owned Nevada City Courthouse and Courthouse Annex. The findings of the infrastructure reassessment are summarized below for the facilities affected by this project.

1. Nevada City Courthouse (county-owned)

2019 Assessment Data

Year Built	1864 (last remodel in 1937)
Number of Courtrooms	2
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	Very-High-Risk Seismic Rating
Deferred Maintenance	\$2,679,029
Annual Operations and Maintenance (O&M) Costs	\$28,599
Security System Refresh Costs	\$94,629

Located at 201 Church Street in the city of Nevada City, the Nevada City Courthouse is a three-story building of approximately 28,000 SF that is owned and operated by the county. The court exclusively occupies approximately 11,000 SF, sharing the building with county justice partners. All case types are heard at this location; this main facility provides service to all county residents.

The building's square footage is too small to address overcrowded public areas and security screening. Currently, security screening queuing for the public and court users occurs outside the building. Additional space is needed to improve operational efficiencies, specifically to consolidate the clerk's office public service counters and to provide adequate space for jurors to check in, assemble, and deliberate. The facility is used for matters involving in-custody defendants but does not have separated and secured paths of circulation for in-custodies, the public, jurors, or judicial officers and staff. In addition, staff space is at full capacity, with no room for growth.

The courthouse was constructed in 1864 and remodeled and expanded in 1900 and 1937. It includes an interconnected annex building (described below) constructed in 1964. The courthouse and Courthouse Annex total approximately 80,000 SF, of which approximately 24,000 SF is exclusively occupied by the court, with the balance of space occupied by county functions. The court's space is unsafe, undersized, substandard, overcrowded, and functionally deficient. The site lacks parking for jurors, visitors, and court users. It has seismic and fire and life safety system deficiencies—including no fire sprinkler system—and is not compliant with ADA standards.

2. Nevada City Courthouse Annex (county-owned)

2019 Assessment Data

Year Built	1964
Number of Courtrooms	4
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	Moderate-Risk Seismic Rating
Deferred Maintenance	\$3,364,685
Annual O&M Costs	\$32,265
Security System Refresh Costs	\$99,421

Located at 201 Church Street in the city of Nevada City, the Courthouse Annex is a two-story building, with a basement, of approximately 52,000 SF. It is owned and operated by the county, and the court exclusively occupies approximately 13,000 SF, sharing the building with county justice partners. All case types are heard at this location, as this building is interconnected with the courthouse building described above. Together, they provide service to all county residents.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities for which the title is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch's strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary's constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the Judicial Council's commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Build a New, Six-Courtroom Courthouse on a New Site

This alternative will construct a new, six-courtroom courthouse of approximately 77,000 SF in the city of Nevada City. The estimated total project cost is \$206,775,000. The project will require acquisition of a site of approximately 5.0 acres. The project includes secure parking for judicial officers and surface parking spaces.

Advantages:

- Compared to Alternatives 2 and 3, and from the Planning Study, this alternative scored substantially higher because of its high functionality and lowest cost, which are main goals of the project. It scored highest in the study's evaluation criteria of court function, site function, Judicial Council goals, and project delivery.
- This option enhances the public's access to justice by relieving the current space shortfall, increasing security, improving operational efficiency and customer service, and replacing inadequate and obsolete court space in Nevada County.
- Court operations will be consolidated into a single building with adequate on-site parking for jurors, visitors, and court users.
- Replacing court spaces in facilities in poor condition with aging systems that are not in compliance with contemporary fire and life safety and ADA codes improves public safety.
- This option improves court security, corrects infrastructure and seismic deficiencies, improves space adjacencies, and provides spaces in alignment with Judicial Council standards.
- Building a new courthouse avoids future expenditure of approximately \$6.2 million for deferred maintenance and needed security system refresh.
- Two facilities with FEMA P-154 Very-High-Risk and Moderate-Risk seismic ratings will be removed from service.

Disadvantages:

- This option requires authorization of funds for site acquisition and related soft costs, design, and construction.
- A new courthouse site does not meet the local community goal of maintaining court operations on the existing courthouse site, which could result in approximately a 6 percent decline in downtown economic activity, unless another project site becomes available in downtown Nevada City.

Alternative 2: Renovate Existing Courthouse

This alternative will renovate the existing Nevada City Courthouse and Courthouse Annex buildings within the existing footprints on the existing site for a contemporary, six-courtroom courthouse of approximately 80,000 SF. The project will include secure on-site parking for judicial officers and off-site improvements to provide a two-level parking structure for the public and staff. The estimated total project cost is \$259,513,000. The project will require acquisition of the existing approximately one-acre courthouse site plus additional land to construct the off-site parking structure and its ADA accessible path to the courthouse via street closure.

Advantages:

- This option will improve court security, correct infrastructure and seismic deficiencies, and more closely align the renovated court space with Judicial Council standards.
- The Nevada City Courthouse and Courthouse Annex are not prevented from being renovated, as they are not currently listed on the National Register of Historic Places, the California Register of Historical Resources, or the local Nevada City register of historical resources.
- Renovation meets the local community goal of maintaining court operations on the existing site.

Disadvantages:

- Compared to Alternative 1, this alternative is more costly. It requires authorization of funds for acquisition, design, and construction to complete the renovation project.

- The county holds title to the land of the Nevada City Courthouse and Courthouse Annex. The Judicial Council has no right to renovate the existing buildings on the existing site without cooperation and collaboration with and compensation to the county.
- The acquisition of additional land that is not state owned is required to construct the off-site parking structure.
- This alternative does not allow for the existing site to be expanded comparable to Alternative 1's site acreage, which provides a courthouse site and building that meet all ADA and Judicial Council court facility standards.
- Renovation of both buildings, without combining them into a single new building like Alternative 3, does not remedy inherent functional issues and prevents compliance with Judicial Council court facility standards for space, adjacency, and circulation.
- Based on its size, configuration, location, and topography, the existing courthouse site has inherent unresolved security, access, and functional issues.
- This alternative will be disruptive to court users and court and county operations and will incur costs for swing space while the renovation project is ongoing.
- Suitable and available swing space is difficult to obtain within Nevada City.

Alternative 3: New Construction on Existing Site

This alternative will demolish the existing Nevada City Courthouse and Courthouse Annex buildings to provide a new, contemporary, six-courtroom courthouse of approximately 77,000 SF on the existing site. The project will include secure on-site parking for judicial officers and off-site improvements to provide a two-level parking structure for the public and staff. The estimated total project cost is \$288,027,000. The project will require acquisition of the existing approximately one-acre courthouse site plus additional land to construct the off-site parking structure and its ADA accessible path to the courthouse via street closure.

Advantages:

- This option will improve court security, correct infrastructure and seismic deficiencies, improve space adjacencies, and provide spaces in alignment with Judicial Council standards.
- The Nevada City Courthouse and Courthouse Annex are not prevented from being demolished, as they are not currently listed on the National Register of Historic Places, the California Register of Historical Resources, or the local Nevada City register of historical resources.
- This alternative meets the local community goal of maintaining court operations on the existing site.

Disadvantages:

- Compared to Alternatives 1 and 2, this alternative is more costly and has the longest construction schedule. It requires authorization of funds for acquisition, design, and construction to complete the new construction project.
- The county holds title to the land of the Nevada City Courthouse and Courthouse Annex. The Judicial Council has no right to demolish the existing buildings and construct on the existing site without cooperation and collaboration with and compensation to the county.
- The acquisition of additional land that is not state owned is required to construct the off-site parking structure.
- This alternative does not allow for the existing site to be expanded comparable to Alternative 1's site acreage, which provides a courthouse site and building that meet all ADA and Judicial Council court facility standards.
- Based on its size, configuration, location, and topography, the existing courthouse site has inherent unresolved security, access, and functional issues.
- This alternative will be disruptive to court users and court and county operations and will incur costs for swing space while the new construction project is ongoing.

- Suitable and available swing space is difficult to obtain within Nevada City.

E. Recommended Solution:

1. Which alternative and why?

The recommended option is Alternative 1: Build a New, Six-Courtroom Courthouse on a New Site. This alternative provides the best solution for the superior court and the benefit of all county residents.

2. Detailed scope description.

The project will provide construction of a new, six-courtroom courthouse of approximately 77,000 SF in the city of Nevada City. Four multipurpose courtrooms and two large courtrooms for arraignment, traffic, or high-profile cases will be provided. Space will be provided for jury assembly, central holding, self-help, alternative dispute resolution, and family court services. The project includes secure parking for judicial officers and surface parking spaces. The project will require acquisition of a site of approximately 5.0 acres.

3. Basis for cost information.

Estimated total project costs are based on conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Build a New, Six-Courtroom Courthouse on a New Site. The recommended option will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Increase the public's access to justice by providing an accessible, safe, efficient, and modernized courthouse to serve all county residents.
- Enhance the public's access to justice by relieving the current space shortfall, increasing security, improving operational efficiency and customer service, and replacing inadequate and obsolete court space in Nevada County.
- Consolidate court operations into a single building and provide adequate on-site parking for jurors, visitors, and court users.
- Improve public safety by replacing court spaces in facilities in poor condition with aging systems that are not in compliance with contemporary fire and life safety and ADA codes.
- Improve operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council standards.
- Avoid future expenditure of approximately \$6.2 million for deferred maintenance and needed security system refresh.
- Remove two facilities from service with FEMA P-154 Very-High-Risk and Moderate-Risk seismic ratings.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for FY 2026–27 will not be material. It is anticipated that this project will affect trial court operation budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2026–27 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$191,000 for Judicial Council-funded O&M and security. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the new facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget

change proposal. The additional funding of \$152,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The priority list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The project will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating the existing structure is disruptive and costly due to the lack of suitable swing space. The county holds title to the land of the Nevada City Courthouse and Courthouse Annex. The Judicial Council has no right to renovate the existing buildings on the existing site without cooperation and collaboration with and compensation to the county.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council has established a Project Advisory Group (of representatives from the local court, the county, cities of Nevada City and Grass Valley, town of Truckee, the local community, and the local bar association) to develop site selection criteria that address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Attachment 5

Fiscal Year 2026–27	Business Unit 0250	Department Judicial Branch	Priority No. 04
Budget Request Name 0250-XXX-COBCP-2026-GB	Capital Outlay Program ID 0165	Capital Outlay Project ID 0000099	

Project Title
Plumas County—New Quincy Courthouse

Project Status and Type

Status: ☐ New ☒ Continuing

Type: ☒ Major ☐ Minor

Project Category (Select one)

<input checked="" type="checkbox"/> CRI (Critical Infrastructure)	<input type="checkbox"/> WSD (Workload Space Deficiencies)	<input type="checkbox"/> ECP (Enrollment Caseload Population)	<input type="checkbox"/> SM (Seismic)
<input type="checkbox"/> FLS (Fire Life Safety)	<input type="checkbox"/> FM (Facility Modernization)	<input type="checkbox"/> PAR (Public Access Recreation)	<input type="checkbox"/> RC (Resource Conservation)

Total Request (in thousands) \$ 2,276	Phase(s) to be Funded Performance Criteria	Total Project Cost (in thousands) \$ 76,261
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Budget Request Summary

The Judicial Council of California requests \$2,276,000 General Fund for the Performance Criteria phase of the New Quincy Courthouse in Plumas County. The project will provide construction of a new, two-courtroom courthouse of approximately 23,000 square feet (SF) in the town of Quincy. The estimated total project cost is \$76,261,000. The project includes secure parking for judicial officers and surface parking spaces. The project will require acquisition of a site of approximately 1.88 acres. The project will use a design-build delivery method. The project will replace the court-occupied space in the historic Quincy Courthouse.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed Not Applicable	CCCI 10187
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Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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Impact on Support Budget

One-Time Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Generate Surplus Property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By T. Ahmed	Date 8/4/2025	Reviewed By A. Cowan	Date 8/4/2025
Chief Deputy Director Robert Oyung	Date 8/4/2025	Administrative Director Michelle Curran	Date 8/4/2025

Department of Finance Use Only

Principal Program Budget Analyst

Date submitted to the Legislature

A. COBCP Abstract:

Plumas County—New Quincy Courthouse: \$2,276,000 for Performance Criteria. The project includes the construction of a new, two-courtroom courthouse of approximately 23,000 SF in the town of Quincy. The project includes secure parking for judicial officers and surface parking spaces. The project will require acquisition of a site of approximately 1.88 acres. Total project costs are estimated at \$76,261,000, including Acquisition (\$4,387,000), Performance Criteria (\$2,276,000), and Design-Build (\$69,598,000). The design-build amount includes \$55,866,000 for the construction contract, \$1,676,000 for contingency, \$2,764,000 for architectural and engineering services, and \$9,292,000 for other project costs. Acquisition began in July 2022 and will conclude in June 2026. Performance Criteria is scheduled to begin in July 2026 and will be approved in July 2027. Design-Build is scheduled to begin in July 2027 and will be completed in September 2030.

Due to insufficient resources in the Immediate and Critical Needs Account, the Judicial Council, at its meeting on August 26, 2016, made a policy decision to place some projects on hold until proper funding could be restored. The impact of the Judicial Council direction to this project was to immediately stop the project in the Acquisition phase until funding is restored. The Budget Act of 2022 appropriated \$3,961,000 for Acquisition. In August 2024, through action of the Judicial Council's Court Facilities Advisory Committee, the project was directed to reduce cost by reducing its number of courtrooms from three to two, gross square footage from approximately 54,000 SF to approximately 23,000 SF, and number of stories to a single-story building, as reflected herein. The estimated total project cost of \$76,261,000 includes \$426,000 in Acquisition expenditures incurred under the prior authority.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Superior Court of Plumas County Courthouse facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan and Prioritization Methodology* adopted on October 24, 2008. The reassessment, which is the basis for the judicial branch's *Trial Court Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards
- Court security features within buildings
- Access to court services
- Overcrowding
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events

Through this assessment process, Plumas County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch. The *Reassessment of Trial Court Capital-Outlay Projects* is available at courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf.

Program Need: The New Quincy Courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Provide an accessible, safe, and efficient full-service courthouse.
- Improve security, relieve overcrowding, and improve operational efficiency and customer service.

- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions, including:
 - Safe and secure internal circulation that maintains separate zones for the public, staff, and in-custodies;
 - Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas;
 - Adequate visitor security screening and queuing in the entrance area;
 - Attorney-client interview and jury deliberation rooms;
 - Adequately sized spaces for the clerk's office, self-help, mediation, and family court services, which improves public service;
 - ADA-accessible spaces;
 - Adequate staff workstations and meeting spaces;
 - Jury assembly, with capacity for typical jury pools;
 - A facility with a dependable physical infrastructure; and
 - Space to incorporate records currently stored in off-site rental units.
- Avoid future expenditures of over \$1.7 million in deferred maintenance and needed security refresh.
- Decommission a facility with a Federal Emergency Management Agency (FEMA) P-154 High-Risk seismic rating.

The Superior Court of Plumas County uses a centralized model, with all operations provided in Quincy, the county seat. All satellite court locations in Portola, Greenville, and Chester have been closed. All court services are centrally provided in Quincy at the historic Quincy Courthouse. Two judges conduct all proceedings, and a part-time commissioner is used for child support cases. Visiting judges are used as needed to cover personal leave and address any conflicts of interest. Between 2010 and 2014, all satellite court locations around the county were closed due to budget reductions and staff shortages. To better serve the county's population, the court is in the process of implementing a new case management system with public portals, which will increase remote access to services.

There is only one court-occupied facility in Plumas County, which is located in Quincy. Facilities in Portola, Chester, and Greenville were previously occupied but are no longer occupied due to budget cuts and staffing shortages. The facilities are summarized in the table below.

Name	City	Number of Courtrooms	Type	Owner	Year Built
Quincy Courthouse	Quincy	2	Courthouse	County	1920
Portola Court Facility (closed)	Portola	–	Courthouse	County	1950
Plumas/Sierra Regional Courthouse (closed)	Portola	–	Courthouse	Judicial Council	2009
Chester Civic Complex (closed)	Chester	–	Courthouse	County	1986
Greenville Justice Court (closed)	Greenville	–	Courthouse	County	1906

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace the court-occupied space in the historic, county-owned Quincy Courthouse and terminate a lease for records storage. The court-occupied space in the Quincy Courthouse will be vacated by the court and surrendered to the county. The findings of the infrastructure reassessment are summarized below for the facilities affected by this project.

1. Quincy Courthouse (county-owned)

2019 Assessment Data

Year Built	1920
Number of Courtrooms	2
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$1,703,520
Annual Operations and Maintenance (O&M) Costs	\$31,729
Security System Refresh Costs	Not Assessed

The Quincy Courthouse, located at 520 Main Street in the town of Quincy, is the only active court facility in Plumas County. The court's space is not contiguous but divided among four floors within a historic 36,000 SF, county-owned building that houses various county departments and offices. The courthouse hears all case types, including criminal, civil, family, juvenile, probate, and traffic, but only one of its two courtrooms can conduct jury trials.

The Quincy Courthouse faces multiple challenges, including space shortages, inadequate security and circulation, ADA compliance issues, seismic issues, and general building deficiencies. The building has deficient security screening and in-custody holding facilities. It has multiple entrances and exits that are difficult to secure and lacks separate paths of circulation for the public and jurors, judges and staff, and in-custody defendants. The building is overcrowded, with limited area for the clerk's office to serve the public and no formal jury assembly space or spaces for public services such as self-help, mediation, or family court. With the exception of one courtroom and chambers built in 2008, none of the court space is ADA compliant. Owing to its age, building system-related issues are prevalent, including plumbing leaks that impact court operations and service to the public. No file storage or space exists for records management. The facility has a FEMA P-154 High-Risk seismic rating and over \$1.7 million in deferred maintenance and security refresh needs.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities the title of which is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch's strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities

required to carry out the judiciary's constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the Judicial Council's commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Build a New, Two-Courtroom Courthouse

This alternative will construct a new, two-courtroom courthouse of approximately 23,000 SF in the town of Quincy. The estimated total project cost is \$76,261,000. The project will require acquisition of a site of approximately 1.88 acres. The project includes secure parking for judicial officers and surface parking spaces.

Advantages:

- This option enhances the court's ability to serve the residents of Plumas County by providing a new, modern, and secure courthouse, replacing the existing court-occupied space in an antiquated and functionally deficient facility.
- The court can vacate and surrender the existing court-occupied space in the historic county-owned Quincy Courthouse to the county.
- The court will be able to keep all records on-site and relinquish costly off-site rental units.
- This alternative improves access to justice and enhances public service and court operational efficiency by being compliant with modern regulatory safety, seismic, and accessibility standards.
- Plumas County residents will have access to basic services not currently provided.
- This option avoids future expenditure of over \$1.7 million for deferred maintenance and needed security system refresh.
- A facility with a FEMA P-154 High-Risk seismic rating will be removed from service.

Disadvantage:

This option requires authorization of funds for site acquisition and related soft costs, design, and construction.

Alternative 2: Renovate Existing Courthouse

The existing historic Quincy Courthouse will be renovated and reconfigured to improve the space and more closely align with Judicial Council standards. A detailed estimate was not prepared for this alternative because preliminary investigations deemed the solution impracticable. Implementation of this alternative is constrained by site configuration, county ownership of the building, and disruption to court and county operations. A renovation without a sizable expansion does not remedy overcrowding.

Advantage:

This option will improve security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council standards.

Disadvantages:

- The county holds the title for the historic Quincy Courthouse. The Judicial Council has no right to renovate or expand on the site without the cooperation and collaboration of the county.

- The Quincy Courthouse is integrated into a 36,000 SF, multipurpose, historic, county-owned and -managed administrative building. Under the Joint Occupancy Agreements, the costs of facility modifications and renovations are shared between the county and state.
- The building infrastructure systems are not separated into county and state components. Upgrading infrastructure within the court's space will likely affect the infrastructure systems building-wide and will necessitate renovations in county-exclusive areas.
- This alternative will be disruptive to court and county operations and incur costs for swing space while renovations are ongoing.
- A renovation project without a sizable expansion does not remedy overcrowding.

Alternative 3: Defer This Project

Advantage:

This alternative requires no additional commitment of resources.

Disadvantages:

- This is an urgently needed project. The existing facility does not provide basic services to Plumas County residents because of overcrowding; inadequate security; ADA compliance requirements; conflicts in travel paths for judges, staff, the public, and in-custody defendants; lack of space for adequately sized visitor security screening, queuing in the entrance area, waiting areas for courtrooms, and jury courtrooms; and no formal spaces for attorney-client interviews, jury assembly or deliberation, self-help, mediation, holding facilities, or secure judicial parking.
- Delay of this project limits the court's ability to modernize its existing operations for enhanced public service and staff efficiency.
- This alternative requires a future expenditure of over \$1.7 million for unaddressed deferred maintenance and needed security system refresh.
- This option leaves a facility in service with a FEMA P-154 High-Risk seismic rating.

E. Recommended Solution:

1. Which alternative and why?

The recommended option is Alternative 1: Build a New, Two-Courtroom Courthouse. This alternative provides the best solution for the superior court and for the benefit of all county residents.

2. Detailed scope description.

The project will provide construction of a new, two-courtroom courthouse of approximately 23,000 SF in the town of Quincy. In addition to multipurpose courtrooms suitable for all case types, chambers, and administrative space, major space components include holding facilities, family court services, mediation, self-help, and a multipurpose room for hearings and jury assembly. The project will consider a layout in a single-story building, including the provision of adequate safety measures if the design of an intersection of private and public circulation corridors becomes unavoidable. The project includes secure parking for judicial officers and surface parking spaces. The project will require acquisition of a site of approximately 1.88 acres.

3. Basis for cost information.

Estimated total project costs are based on conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Build a New, Two-Courtroom Courthouse. The recommended option will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Increase the public's access to justice by providing a modern, safe, and accessible courthouse.
- Relieve the current space shortfall, increase security, and replace the court-occupied space in a building inadequate and obsolete for modernizing court operations and services in Plumas County.
- Improve operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council standards.
- Avoid future expenditure of over \$1.7 million for deferred maintenance and needed security system refresh.
- Remove a facility from service with a FEMA P-154 High-Risk seismic rating.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for fiscal year (FY) 2026–27 will not be material. It is anticipated that this project will affect trial court operation budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2026–27 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$191,000 for Judicial Council-funded O&M and security. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the new facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$152,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The priority list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The project will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating the existing structure is disruptive and costly due to the lack of suitable swing space. The Judicial Council has no right to renovate or expand the historic Quincy Courthouse without the cooperation and collaboration of the county.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council has established a Project Advisory Group (of representatives from the local court, the county, the local community, and a private attorney) to develop site selection criteria that address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Attachment 6

Fiscal Year 2026–27	Business Unit 0250	Department Judicial Branch	Priority No. 05
Budget Request Name 0250-XXX-COBCP-2026-GB	Capital Outlay Program ID 0165	Capital Outlay Project ID 0000089	

Project Title

Los Angeles County—New Santa Clarita Courthouse

Project Status and Type

Status: ☐ New ☒ Continuing

Type: ☒ Major ☐ Minor

Project Category (Select one)

<input checked="" type="checkbox"/> CRI (Critical Infrastructure)	<input type="checkbox"/> WSD (Workload Space Deficiencies)	<input type="checkbox"/> ECP (Enrollment Caseload Population)	<input type="checkbox"/> SM (Seismic)
<input type="checkbox"/> FLS (Fire Life Safety)	<input type="checkbox"/> FM (Facility Modernization)	<input type="checkbox"/> PAR (Public Access Recreation)	<input type="checkbox"/> RC (Resource Conservation)

Total Request (in thousands) \$ 12,460	Phase(s) to be Funded Performance Criteria	Total Project Cost (in thousands) \$ 681,631
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Budget Request Summary

The Judicial Council of California requests \$12,460,000 General Fund for the Performance Criteria phase of the New Santa Clarita Courthouse in Los Angeles County. The project will provide construction of a new, 24-courtroom courthouse of approximately 278,000 square feet (SF) in the city of Santa Clarita. The estimated total project cost is \$681,631,000. The project includes secure parking for judicial officers and surface parking spaces. The project will require acquisition of a site of approximately 4.53 acres. The project will use a design-build delivery method. The project will replace three existing buildings (two in Santa Clarita and one in Sylmar) and allow for relocation of dockets from other courthouses.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed Not Applicable	CCCI 10187
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Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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Impact on Support Budget

One-Time Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Generate Surplus Property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By T. Ahmed	Date 8/4/2025	Reviewed By A. Cowan	Date 8/4/2025
Chief Deputy Director Robert Oyung	Date 8/4/2025	Administrative Director Michelle Curran	Date 8/4/2025

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
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A. COBCP Abstract:

Los Angeles County—New Santa Clarita Courthouse: \$12,460,000 for Performance Criteria. The project includes the construction of a new, 24-courtroom courthouse of approximately 278,000 SF in the city of Santa Clarita. The project includes secure parking for judicial officers and surface parking spaces. The project will require acquisition of a site of approximately 4.53 acres. Total project costs are estimated at \$681,631,000, including Acquisition (\$42,138,000), Performance Criteria (\$12,460,000), and Design-Build (\$627,033,000). The design-build amount includes \$517,792,000 for the construction contract, \$15,534,000 for contingency, \$24,290,000 for architectural and engineering services, and \$69,417,000 for other project costs. Acquisition began in July 2022 and will conclude in February 2027. Performance Criteria is scheduled to begin in March 2027 and will be approved in February 2028. Design-Build is scheduled to begin in March 2028 and will be completed in August 2032.

Due to insufficient resources in the Immediate and Critical Needs Account, the Judicial Council, at its meeting on August 26, 2016, made a policy decision to place some projects on hold until proper funding could be restored. The impact of the Judicial Council direction to this project was to immediately stop the project in the Acquisition phase until funding is restored. The Budget Act of 2022 appropriated \$41,749,000 for Acquisition. The estimated total project cost of \$681,631,000 includes \$389,000 in Acquisition expenditures incurred under the prior authority.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Superior Court of Los Angeles County Courthouse facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan and Prioritization Methodology* adopted on October 24, 2008. The reassessment, which is the basis for the judicial branch's *Trial Court Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards
- Court security features within buildings
- Access to court services
- Overcrowding
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events

Through this assessment process, Los Angeles County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch. The *Reassessment of Trial Court Capital-Outlay Projects* is available at courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf.

Program Need: The New Santa Clarita Courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Provide a modern, accessible, safe, and efficient courthouse with an adequate number of courtrooms to serve the North Valley District—the fastest-growing region of Los Angeles County.
- Provide a full-service justice hub for the North Valley District.
- Enhance the public's access to justice by consolidating court operations and services, relieving the current space shortfall, increasing security, and replacing the court's space in an inadequate and obsolete buildings.
- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions in multiple locations, including:

- Safe and secure internal circulation that maintains separate zones for the public, staff, and in-custodies;
- Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas;
- Adequate visitor security screening and queuing in the entrance area;
- Attorney–client interview and jury deliberation rooms;
- Adequately sized spaces for the clerk’s office, self-help, and family court services, which improves public service;
- ADA accessible spaces;
- Adequate staff workstations and meeting spaces;
- Jury assembly, with capacity for typical jury pools; and
- A facility with a dependable physical infrastructure.
- Avoid future expenditures of over \$6.6 million in deferred maintenance and needed security refresh.
- Decommission facilities with Federal Emergency Management Agency (FEMA) P-154 High-Risk seismic ratings.

The Superior Court of Los Angeles County is divided into 12 districts (Central, East, West, North, North Central, North Valley, Northeast, Northwest, South, South Central, Southeast, and Southwest) with full-service operations in all litigation types, except for juvenile dependency, probate, and mental health, in each district. Administrative functions and certain civil case types are centralized and headquartered in the Central District in the civic center of downtown Los Angeles, and optional venue filing rules place a disproportionate amount of the family, civil, and criminal caseload in the Central District. Caseload originating within each district is assigned to one or more courthouses in the district, except as just noted. Each district should have the capacity to address the caseload that originates in that district (but allowing for the extra burdens placed on the Central District for certain cases countywide).

Santa Clarita is located in the North Valley District, which is the fastest-growing region of Los Angeles County. Four courthouses serve this district, including the Santa Clarita Courthouse, Chatsworth Courthouse, San Fernando Courthouse, and Sylmar Juvenile Courthouse.

The Superior Court of Los Angeles County occupies 45 buildings (see Attachment A) in approximately 8 million SF of space.

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace the county-owned Santa Clarita Courthouse and Administrative Center (four courtrooms) and Sylmar Juvenile Courthouse (five courtrooms). The court-occupied space in these county-owned facilities will be vacated by the court and surrendered to the county. In addition, relocation of dockets is planned from other courthouses, such as within the North Valley District, to balance caseload, or from the Central District—possibly the Stanley Mosk Courthouse—to offer civil and probate matters.

The findings of the infrastructure reassessment are summarized below for the facilities affected by this project.

1. Santa Clarita Courthouse and Administrative Center (county-owned)

2019 Assessment Data

Year Built	1972
Number of Courtrooms	4
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$4,629,894
Annual Operations and Maintenance (O&M) Costs	\$46,119
Security System Refresh Costs	\$111,426

The Santa Clarita Courthouse, located at 23747 West Valencia Boulevard in the city of Santa Clarita, is a county-owned courthouse of approximately 32,000 SF. The building is a single-story structure with a partial basement and is connected to the Santa Clarita Administrative Center, which is also county owned and approximately 21,000 SF. Between these two buildings, the superior court occupies approximately 21,000 SF. These buildings are located on a county campus with a variety of justice partners and other county services, such as the Department of Health Services, the Santa Clarita Public Library, the Santa Clarita Department of Building and Safety, the District Attorney, the Public Defender, and the Alternate Public Defender. While immediate proximity to these agencies is beneficial, court space is limited.

The facilities require a full range of life cycle upgrades typical of buildings over 50 years old. The 2019 FEMA P-154 seismic assessment found the Santa Clarita Courthouse to be a high-risk, seismically deficient facility. The 2019 Seismic Renovation Feasibilities Study Project report recommended the courthouse for baseline seismic renovations with an estimated retrofit cost of \$12.9 million.

The courthouse has three courtrooms for hearing criminal and traffic matters, and the attached Santa Clarita Administrative Center building has one courtroom. These facilities are inadequate to handle the demands of the rapidly growing North Valley community.

2. Sylmar Juvenile Courthouse (county-owned)

2019 Assessment Data

Year Built	1978
Number of Courtrooms	5
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$1,900,746
Annual O&M Costs	\$27,781
Security System Refresh Costs	\$4,386

The Sylmar Juvenile Courthouse, located at 16350 Filbert Street in the city of Sylmar, is a county-owned courthouse of approximately 37,000 SF. The superior court occupies approximately 11,000 SF. The remaining space includes a juvenile probation intake and detention center function. There are no additional court, family, or juvenile services (other than probation/detention) at this location.

The courthouse, which is connected to the juvenile detention facility, has five courtrooms for hearing juvenile justice matters. Holding is limited to the adjacent juvenile detention center, resulting in a lack of holding for in-custody adults who are parties to juvenile cases. The style of the courthouse is open, resulting in some circulation via open breezeway (to and from courtrooms). There are no separate paths of circulation; staff and in-custody juveniles and adults use the same corridor to travel to and

from courtrooms. The 2019 FEMA P-154 seismic assessment found the courthouse to be a high-risk, seismically deficient facility.

3. Stanley Mosk Courthouse (Judicial Council–owned)

2019 Assessment Data

Year Built	1957
Number of Courtrooms	100
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	Very-High-Risk Seismic Rating
Deferred Maintenance	\$63,867,821
Annual O&M Costs	\$2,732,844
Security System Refresh Costs	\$325,522

The Stanley Mosk Courthouse is located at 111 North Hill Street in the civic center of downtown Los Angeles. It was constructed in 1957 and is a nine-story, steel-framed structure located across the Grand Park plaza from the county’s Hall of Administration building. This Judicial Council–owned facility is approximately 736,000 SF. The 2019 FEMA P-154 seismic assessment found the Stanley Mosk Courthouse to be a very-high-risk, seismically deficient facility. The building infrastructure is at or beyond its useful life.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities the title of which is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch’s strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary’s constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the Judicial Council’s commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Build a New, 24-Courtroom Courthouse

This alternative will construct a new, 24-courtroom courthouse of approximately 278,000 SF in the city of Santa Clarita. The estimated total project cost is \$681,631,000. The project will require acquisition of a site of approximately 4.53 acres. The project includes secure parking for judicial officers and surface parking spaces.

Advantages:

- This option enhances the court's ability to serve the North Valley District by providing a new, modern, and secure courthouse, replacing antiquated and functionally deficient facilities and consolidating operations and services.
- The North Valley District will have a full-service justice hub.
- The court will be able to vacate and surrender to the county the existing court-occupied space in the county-owned Santa Clarita Courthouse and Administrative Center and Sylmar Juvenile Courthouse.
- Compliance with modern regulatory safety, seismic, and accessibility standards improves access to justice and enhances public service and court operational efficiency.
- Los Angeles County residents of the North Valley District will have access to basic services not currently provided.
- This alternative avoids future expenditure of over \$6.6 million for deferred maintenance and needed security system refresh.
- Facilities with FEMA P-154 High-Risk seismic ratings will be removed from service.

Disadvantage:

This alternative requires authorization of funds for site acquisition and related soft costs, design, and construction.

Alternative 2: Renovate Existing Courthouses

The existing Santa Clarita Courthouse (four courtrooms) and Sylmar Juvenile Courthouse (five courtrooms) will be renovated and reconfigured to improve the space and more closely align with Judicial Council standards. A detailed estimate was not prepared for this alternative because preliminary investigations deemed the solution impracticable. Implementation of this alternative is constrained by site configuration, county ownership of the buildings, and disruption to court and county operations. A renovation without a sizable expansion does not remedy overcrowding.

Advantage:

This option will improve security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council standards.

Disadvantages:

- The county holds the title for the Santa Clarita and Sylmar Juvenile Courthouses. The Judicial Council has no right to renovate or expand on the site without the cooperation and collaboration of the county.
- The Santa Clarita Courthouse is located within a county administrative center, and the Sylmar Juvenile Courthouse is integrated into a county juvenile detention center. Under the Joint Occupancy Agreements, the costs of facility modifications and renovations are shared between the county and state.

- The building infrastructure systems are not separated into county and state components. Upgrading infrastructure within the court's space will likely affect the infrastructure systems building-wide and will necessitate renovations in county-exclusive areas.
- The Santa Clarita Courthouse was recommended for a baseline seismic upgrade, which was projected to cost \$12.9 million in 2019. A baseline retrofit will not address operational and spatial deficiencies.
- This alternative will be disruptive to court and county operations and incur costs for swing space while renovations are ongoing.
- A renovation project without a sizable expansion does not remedy overcrowding.

Alternative 3: Defer This Project

Advantage:

This alternative requires no additional commitment of resources.

Disadvantages:

- This is an urgently needed project. The existing facilities do not provide proper security, are overcrowded, and are in deteriorating physical condition. Delay of this project limits the court's ability to consolidate existing operations for enhanced public service and staff efficiency.
- Delay of this project limits the court's ability to modernize its existing operations for enhanced public service and staff efficiency in a full-service justice hub for the North Valley District.
- This alternative requires a future expenditure of over \$6.6 million for unaddressed deferred maintenance and needed security system refresh.
- This option leaves facilities in service with FEMA P-154 High-Risk seismic ratings.

E. Recommended Solution:

1. Which alternative and why?

The recommended option is Alternative 1: Build a New, 24-Courtroom Courthouse. This alternative provides the best solution for the superior court and for the benefit of residents of the North Valley District, the fastest-growing region of Los Angeles County.

2. Detailed scope description.

The project will provide construction of a new, 24-courtroom courthouse of approximately 278,000 SF in the city of Santa Clarita. In addition to multipurpose courtrooms suitable for all case types, chambers, and administrative space, major space components include central holding, jury assembly, family court services, and self-help. The project includes secure parking for judicial officers and surface parking spaces. The project will require acquisition of a site of approximately 4.53 acres.

3. Basis for cost information.

Estimated total project costs are based on conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Build a New, 24-Courtroom Courthouse. The recommended option will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Increase the public's access to justice by providing a modern, safe, and accessible courthouse.

- Relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings to modernize court operations and services in the North Valley District of Los Angeles County.
- Improve operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council standards.
- Avoid future expenditure of over \$6.6 million for deferred maintenance and needed security system refresh.
- Remove facilities from service with FEMA P-154 High-Risk seismic ratings.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for fiscal year (FY) 2026–27 will not be material. It is anticipated that this project will affect trial court operation budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2026–27 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$1.5 million for Judicial Council-funded O&M and security. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the new facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$91,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The priority list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The project will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating the existing structure is disruptive and costly due to the lack of suitable swing space. The Judicial Council has no right to renovate or expand the Santa Clarita Courthouse or Sylmar Juvenile Courthouse without the cooperation and collaboration of the county.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council has established a Project Advisory Group (of representatives from the local court) to develop site selection criteria that address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns.

Attachment A

Superior Court of Los Angeles County—Facilities List

	Name	City	No. of Courtrooms	Type	Owner	Year Built
1.	Catalina Courthouse	Avalon	1	Courthouse	Leased	1961
2.	San Fernando Courthouse	San Fernando	16	Courthouse	County	1984
3.	Santa Clarita Courthouse	Santa Clarita	3	Courthouse	County	1972
4.	Alfred J. McCourtney Juvenile Courthouse	Lancaster	3	Courthouse	County	1960
5.	Sylmar Juvenile Courthouse	Sylmar	4	Courthouse	County	1978
6.	Compton Courthouse	Compton	31	Courthouse	Judicial Council	1978
7.	Los Padrinos Juvenile Courthouse	Downey	3	Courthouse	County	1976
8.	Norwalk Courthouse	Norwalk	21	Courthouse	County	1969
9.	Bellflower Courthouse	Bellflower	6	Courthouse	County	1989
10.	Downey Courthouse	Downey	9	Courthouse	County	1989
11.	Whittier Courthouse	Whittier	7	Courthouse	Judicial Council	1972
12.	Santa Monica Courthouse	Santa Monica	15	Courthouse	Judicial Council	1950
13.	Santa Monica Courthouse Annex	Santa Monica	3	Courthouse	Judicial Council	2005
14.	Beverly Hills Courthouse	Beverly Hills	6	Courthouse	Judicial Council	1970
15.	Malibu Courthouse	Malibu	0	Vacant	County	1970
16.	Airport Courthouse	Los Angeles	14	Multi-use	County	1999
17.	County Records Center	Los Angeles	0	Multi-use	County	1962
18.	Central Arraignment Courthouse	Los Angeles	4	Courthouse	County	1976
19.	Van Nuys Courthouse - East	Van Nuys	19	Courthouse	Judicial Council	1960
20.	Van Nuys Courthouse - West	Van Nuys	23	Courthouse	Judicial Council	1989
21.	Chatsworth Courthouse	Chatsworth	10	Courthouse	County	2002
22.	Michael D. Antonovich Antelope Valley Courthouse	Lancaster	22	Courthouse	County	2003

	Name	City	No. of Courtrooms	Type	Owner	Year Built
23.	Torrance Courthouse	Torrance	17	Courthouse	Judicial Council	1967
24.	Torrance Courthouse Annex	Torrance	2	Multiuse	Judicial Council	1969
25.	South Bay Muni Court Jury Assembly Trailer	Torrance	0	Modular	Judicial Council	1999
26.	South Bay Municipal Traffic Court Trailer	Torrance	0	Modular	Judicial Council	1991
27.	Inglewood Juvenile Courthouse	Inglewood	3	Courthouse	County	1977
28.	Inglewood Courthouse	Inglewood	10	Courthouse	County	1977
29.	Burbank Courthouse	Burbank	7	Courthouse	County	1952
30.	Glendale Courthouse	Glendale	7	Courthouse	Judicial Council	1956
31.	Alhambra Courthouse	Alhambra	8	Courthouse	County	1974
32.	Pasadena Courthouse	Pasadena	19	Courthouse	County	1950
33.	Stanley Mosk Courthouse	Los Angeles	99	Courthouse	Judicial Council	1957
34.	Clara Shortridge Foltz Criminal Justice Center	Los Angeles	61	Courthouse	Judicial Council	1972
35.	El Monte Courthouse	El Monte	6	Courthouse	Judicial Council	1974
36.	Edmund D. Edelman Children's Courthouse	Monterey Park	25	Courthouse	Judicial Council	1992
37.	Eastlake Juvenile Courthouse	Los Angeles	5	Courthouse	County	1954
38.	Hollywood Courthouse	Hollywood	3	Courthouse	County	1986
39.	Metropolitan Courthouse	Los Angeles	14	Courthouse	County	1972
40.	East Los Angeles Courthouse	East Los Angeles	7	Courthouse	County	1987
41.	Pomona Courthouse—South	Pomona	20	Courthouse	Judicial Council	1969
42.	Pomona Courthouse—North	Pomona	7	Courthouse	County	1958
43.	West Covina Courthouse	West Covina	11	Courthouse	County	1969
44.	Governor George Deukmejian Courthouse	Long Beach	30	Courthouse	Judicial Council	2013
45.	Spring Street Courthouse	Los Angeles	24	Courthouse	Leased	1940

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Attachment 7

Fiscal Year 2026–27	Business Unit 0250	Department Judicial Branch	Priority No. 06
Budget Request Name 0250-XXX-COBCP-2026-GB	Capital Outlay Program ID 0165	Capital Outlay Project ID 0014205	

Project Title
Lake County—Clearlake Courthouse Renovation

Project Status and Type

Status: ☒ New ☐ Continuing

Type: ☒ Major ☐ Minor

Project Category (Select one)

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> CRI
(Critical Infrastructure) | <input type="checkbox"/> WSD
(Workload Space Deficiencies) | <input type="checkbox"/> ECP
(Enrollment Caseload Population) | <input type="checkbox"/> SM
(Seismic) |
| <input type="checkbox"/> FLS
(Fire Life Safety) | <input type="checkbox"/> FM
(Facility Modernization) | <input type="checkbox"/> PAR
(Public Access Recreation) | <input type="checkbox"/> RC
(Resource Conservation) |

Total Request (in thousands) \$ 1,107	Phase(s) to be Funded Preliminary Plans	Total Project Cost (in thousands) \$ 24,557
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Budget Request Summary

The Judicial Council of California requests \$1,107,000 General Fund for the Preliminary Plans phase of the existing Clearlake Courthouse in Lake County. The proposed project is for the renovation of approximately 8,500 square feet (SF) of the existing Clearlake Courthouse in the city of Clearlake. The project includes secure parking for judicial officers. The estimated total project cost is \$24,557,000. The project will use the construction-manager-at-risk delivery method.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed Not Applicable	CCCI 10187
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Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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Impact on Support Budget

- | | | | |
|----------------|---|---------------------------|---|
| One-Time Costs | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Swing Space Needed | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Future Savings | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Generate Surplus Property | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Future Costs | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By T. Ahmed	Date 8/4/2025	Reviewed By A. Cowan	Date 8/4/2025
Chief Deputy Director Robert Oyung	Date 8/4/2025	Administrative Director Michelle Curran	Date 8/4/2025

Department of Finance Use Only

Principal Program Budget Analyst Click or tap here to enter text.	Date submitted to the Legislature Click or tap to enter a date.
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A. COBCP Abstract:

Lake County—Clearlake Courthouse Renovation: \$1,107,000 for Preliminary Plans phase. The project is a renovation of the existing Clearlake Courthouse in the city of Clearlake. The project includes secure parking for judicial officers. Total project costs are estimated at \$24,557,000, including Preliminary Plans (\$1,107,000), Working Drawings (\$1,605,000), and Construction (\$21,845,000). The construction amount includes \$16,772,000 for the construction contract, \$839,000 for contingency, \$663,000R for architectural and engineering services, and \$3,571,000 for other project costs. The Preliminary Plans phase is scheduled to begin in July 2026 and is scheduled to be completed in October 2027. Working Drawings is scheduled to begin in October 2027 and is scheduled to be approved in September 2028. Construction is scheduled to begin in February 2029 and scheduled to be completed in February 2031. On May 2, 2024, through action of the Judicial Council's Court Facilities Advisory Committee, the project was changed from new construction to a renovation.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Lake County courthouse facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan* and prioritization methodology adopted on October 24, 2008. The reassessment, which is the basis for the judicial branch's *Trial Court Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards
- Court security features within buildings
- Access to court services
- Overcrowding
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events

Through this assessment process, Lake County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch. The *Reassessment of Trial Court Capital-Outlay Projects* is available at courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf.

Program Need: The Clearlake Courthouse Renovation will accomplish the following needed improvements to the superior court and enhance its ability to serve the public:

- Provide an accessible, safe, and efficient branch courthouse for jury trials, family court services, and various case types including traffic, child support (Department of Child Support Services), small claims, unlawful detainers, and infractions.
- Improve security, relieve overcrowding, and improve operational efficiency and customer service.
- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions, including:
 - Adequate visitor security screening and queuing in the entrance area;
 - Adequate courtroom and public waiting areas;
 - Attorney-client interview and jury deliberation rooms;
 - Multiuse space for self-help, family court services, and jury assembly;
 - Public service improvements, including renovated spaces for clerk's office and self-help area;

- o ADA accessible spaces;
- o Improved circulation paths to separate in-custody defendants from the public, judicial officers, and staff; and
- o Dependable physical infrastructure.

The Superior Court of Lake County provides court services from two geographic locations: the city of Lakeport on the northwestern side of Clear Lake and the city of Clearlake on the south side of the lake. Lakeport is the county seat and where most of the county justice partner agencies are located, including the jail, which is approximately six miles north of the main courthouse. The Lakeport Courthouse serves as the main courthouse, houses the court's administration, and offers most case types, such as civil, criminal, family law, juvenile, mental health, restraining orders, and appeals. The Clearlake Courthouse functions as a branch courthouse. Records are stored in a leased facility in Lakeport.

The court occupies three buildings. The facilities are summarized in the table below.

	Name	City	Number of Courtrooms	Type	Owner	Year Built
1	Lakeport Courthouse	Lakeport	4	Multiuse	County	1968
2	Clearlake Courthouse	Clearlake	1	Courthouse	Judicial Council	1974
3	Gateway Business Park	Lakeport	0	Warehouse	Lease	2008
4	Lakeport Boulevard	Lakeport	0	Land	Judicial Council	NA

Infrastructure Deficiencies in Facilities Affected by Project: The project will renovate the existing Clearlake Courthouse in the city of Clearlake.

1. Clearlake Courthouse (Judicial Council-owned)

2019 Assessment Data

Year Built	1974
Number of Courtrooms	1
10-Year Facility Condition Index (FCI)	Poor Condition
Federal Emergency Management Agency P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$1,815,600
Annual Operations and Maintenance (O&M) Costs	\$39,833
Security System Refresh Costs	Not Assessed

The Clearlake Courthouse is located at 7000-A South Center Drive in the city of Clearlake. It is a one-story, 8,456 SF building that is owned by the Judicial Council. The Lake court exclusively occupies 100 percent of the square footage. This branch courthouse hears various case types, including traffic, child support (Department of Child Support Services), small claims, unlawful detainers, and infractions. The building is overcrowded and has numerous functional and security issues that include an undersized courtroom with inefficient layout, no separate circulation for judicial officers and staff, undersized entrance security screening area, poor functional adjacencies, ADA noncompliance, and a lack of fire alarm and sprinkler systems. The facility has minimal space for weapons screening. The facility has approximately \$1.8 million in deferred maintenance.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities for which title is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch's strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary's constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the judicial branch's commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Renovation of Existing Courthouse

The existing Clearlake Courthouse would be renovated and reconfigured to improve the space and more closely align with Judicial Council facilities standards. The estimated total project cost is \$24,557,000. The project includes secure parking for judicial officers.

Advantages:

- This option improves a Judicial Council-owned asset for long-term service to the public and eliminates project costs for site acquisition.
- Access to justice and public service will improve.
- This alternative enhances court operational efficiency.
- Renovation will achieve compliance with modern regulatory safety, seismic, and accessibility standards.
- Renovation of existing facility is more sustainable and allows for less of an environmental impact.
- This option improves the back half of the building (former sheriff substation) by removing shear walls and concrete roof to convert jail facility space to space usable for court operations.

Disadvantages:

- This alternative requires authorization of funds for design and construction.
- The potential exists for unforeseen conditions such as structural issues and hazard material abatement.
- The 40-year expected life cycle of a renovation is less than that of new construction.

Alternative 2: New One-Courtroom Courthouse

This alternative would construct a new, one-courtroom courthouse of approximately 11,000 SF in the city of Clearlake to replace the existing facility. The estimated total project cost is \$30,536,000. The project would require acquisition of a site of approximately 2.0 acres. The project includes secure parking for judicial officers.

Advantages:

- This option provides a durable, safe, and maintainable facility with a 50-year lifespan.
- New construction would be most aligned with modern regulatory safety, seismic, and accessibility standards.
- Higher-quality systems could be obtained, which reduces O&M and renewal costs.

Disadvantages:

- The project would require acquisition of a site of approximately 2.0 acres.
- This alternative requires authorization of funds for acquisition, design, and construction.
- The estimated total project cost, including all phases for acquisition, preliminary plans, working drawings, and construction, is higher than a renovation.

Alternative 3: Defer This Project

Advantage:

No additional commitment of resources is required.

Disadvantages:

- This is an urgently needed project. The existing facility does not provide basic services to Lake County residents due to overcrowding; lack of proper security; noncompliance with ADA requirements; lack of space for adequately sized visitor security screening and queuing in the entrance area, courtroom, and self-help; no rooms for attorney-client interviews or jury assembly; and no secure judicial parking.
- Delay of this project limits the court's ability to serve the public.

E. Recommended Solution:

1. Which alternative and why?

The recommended option is Alternative 1: Renovation of Existing Courthouse. This alternative provides the best solution for the superior court and for Lake County residents.

2. Detailed scope description.

The project will renovate approximately 8,500 SF of the existing Clearlake Courthouse in the city of Clearlake. The project includes secure parking for judicial officers.

3. Basis for cost information.

Estimated total project costs are based on conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Renovation of Existing Courthouse. The recommended option will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Increase the public's access to justice by providing a modern, safe, and accessible courthouse.
- Relieve the current space shortfall, increase security, and renovate an inadequate building in Lake County.
- Improve operational efficiencies by improving space adjacencies and providing spaces more closely aligned with Judicial Council facility standards.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for fiscal year (FY) 2026–27 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2026–27 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$50,000 for Judicial Council-funded O&M. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the renovated facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$33,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The project will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution involves the rehabilitation of existing infrastructure. The rehabilitation of the existing courthouse is less costly than construction of a new courthouse facility.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council will establish a Project Advisory Group that will consist of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, etc.), the local community, and local bar association.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Attachment 8

Fiscal Year 2026–27	Business Unit 0250	Department Judicial Branch	Priority No. 07
Budget Request Name 0250-XXX-COBCP-2025-GB	Capital Outlay Program ID 0165	Capital Outlay Project ID 0010916	

Project Title
San Joaquin County—New Tracy Courthouse

Project Status and Type

Status: ☒ New ☐ Continuing

Type: ☒ Major ☐ Minor

Project Category (Select one)

<input checked="" type="checkbox"/> CRI (Critical Infrastructure)	<input type="checkbox"/> WS4D (Workload Space Deficiencies)	<input type="checkbox"/> ECP (Enrollment Caseload Population)	<input type="checkbox"/> SM (Seismic)
<input type="checkbox"/> FLS (Fire Life Safety)	<input type="checkbox"/> FM (Facility Modernization)	<input type="checkbox"/> PAR (Public Access Recreation)	<input type="checkbox"/> RC (Resource Conservation)

Total Request (in thousands) \$ 3,301	Phase(s) to be Funded Performance Criteria	Total Project Cost (in thousands) \$ XX,XXX
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Budget Request Summary

The Judicial Council of California requests \$3,301,000 General Fund for the Performance Criteria phase of the New Tracy Courthouse in San Joaquin County. The proposed new courthouse project will provide construction of a new, two-courtroom courthouse of approximately 23,000 square feet (SF) in the city of Tracy. The project includes secure parking for judicial officers and surface parking spaces. The estimated total project cost is \$XX,XXX,000. The project will use the design-build delivery method. The project will replace four existing court facilities on the Judicial Council–owned site.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed -	CCCI 10187
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Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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Impact on Support Budget

One-Time Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Generate Surplus Property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By T. Ahmed	Date 8/4/2025	Reviewed By A. Cowan	Date 8/4/2025
Chief Deputy Director Robert Oyung	Date 8/4/2025	Administrative Director Michelle Curran	Date 8/4/2025

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
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A. COBCP Abstract:

San Joaquin County—New Tracy Courthouse: \$3,301,000 for Performance Criteria. The project includes the construction of a new, two-courtroom courthouse of approximately 23,000 SF in the city of Tracy. The project includes secure parking for judicial officers and surface parking spaces. Total project costs are estimated at \$XX,XXX,000, including Performance Criteria (\$3,301,000) and Design-Build (\$XX,XXX,000). The design-build amount includes \$XX,XXX,000 for the construction contract, \$X,XXX,000 for contingency, \$X,XXX,000 for architectural and engineering services, and \$X,XXX,000 for other project costs. Performance Criteria is scheduled to begin in July 2026 and will be approved in November 2027. Design-Build is scheduled to begin in December 2027 and will be completed in September 2031.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Superior Court of San Joaquin County facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan* and prioritization methodology adopted on October 24, 2008. The reassessment, which is the basis for the judicial branch's *Trial Court Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazard
- Court security features within buildings
- Access to court services
- Overcrowding
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events

Through this assessment process, San Joaquin County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch. The *Reassessment of Trial Court Capital-Outlay Projects* is available at courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf.

Program Need: The New Tracy Courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Provide an accessible, safe, and efficient courthouse to serve south county communities.
- Enhance the public's access to justice by relieving the current space shortfall, increasing security, and replacing inadequate and obsolete buildings in San Joaquin County.
- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions, including:
 - Safe and secure internal circulation that maintains separate zones for the public, judicial officers and staff, and in-custody defendants;
 - Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas;
 - Adequate visitor security screening and queuing in the entrance area;
 - Attorney-client interview rooms;
 - An adequately sized self-help area;
 - Jury assembly with capacity for typical jury pools;
 - ADA accessible spaces;

- Adequate staff workstations and meeting spaces; and
- Facility with dependable physical infrastructure.
- Improve public safety by replacing facilities that are noncompliant with contemporary fire and life safety and ADA codes.
- Restructure operations and functions to optimize use of court facilities.
- Replace four facilities in poor condition that have aging systems.
- Repurpose a Judicial Council–owned site for infill development and eliminate project costs for site acquisition.
- Avoid future expenditure of approximately \$2 million for deferred maintenance and needed security system refresh.

The Superior Court of San Joaquin County uses a decentralized model, with full-service operations in Stockton and branch locations in Manteca, Lodi, French Camp, and Tracy. Stockton and Lodi serve north county communities, while Manteca has served the south county communities. French Camp is a juvenile court that serves the entire county. Tracy has been vacant for several years.

The main courthouse is located in the city of Stockton, the county seat. The Stockton courthouse handles all case types and all jury trials for the county except for juvenile delinquency case matters. The French Camp facility is the juvenile delinquency court; it has three courtrooms and is connected to juvenile hall and the county probation department. The Lodi branch court has one courtroom and handles criminal matters (such as felony arraignments, preliminary hearings, misdemeanor arraignments, and pretrial conferences). The Manteca branch courthouse handles criminal, civil, and traffic matters. The Tracy branch court facilities were closed in 2011 owing to budget constraints from the recession and have not reopened due to needed replacement.

The Superior Court of San Joaquin County occupies five buildings in Stockton, Lodi, French Camp, and Manteca, with a total of approximately 350,000 SF of space. The four Tracy court facilities are vacant.

	Name	City	Number of Courtrooms	Type	Owner	Year Built
1	Stockton Courthouse	Stockton	28 (plus 1 unfinished)	Courthouse	Judicial Council	2017
2	French Camp Juvenile Justice Center	French Camp	3	Jail	County	1982
3	Manteca Branch Courthouse	Manteca	2	Courthouse	Judicial Council	1965
4	Lodi Department 2	Lodi	0	Courthouse	Judicial Council	1968
5	Lodi Department 1	Lodi	1	Office	Lease	2005
6	Tracy Branch Courthouse	Tracy	1	Courthouse/ Vacant	Judicial Council	1968
7	Tracy Modular 1 (Support)	Tracy	0	Modular/ Vacant	Judicial Council	1986
8	Tracy Modular 2 (Courtroom)	Tracy	1	Modular/ Vacant	Judicial Council	1986
9	Tracy Agricultural Building	Tracy	0	Storage/ Vacant	Judicial Council	1960

The project will replace the four Tracy branch court facilities: Tracy Branch Courthouse, Tracy Modular 1 (Support), Tracy Modular 2 (Courtroom), and Tracy Agricultural Building.

1. Tracy Branch Courthouse (Judicial Council–owned)

2019 Assessment Data

Year Built	1986
Number of Courtrooms	1
10-Year Facility Condition Index (FCI)	Poor Condition
Federal Emergency Management Agency (FEMA) P-154 Seismic Rating	Acceptable-Risk Seismic Rating
Deferred Maintenance	\$1,989,960
Annual Operations and Maintenance (O&M) Costs	\$22,597
Security System Refresh Costs	Not Assessed

Located at 475 East 10th Street in the city of Tracy, the Tracy branch courthouse is approximately 7,000 SF in size and is owned and managed by the Judicial Council. The building is in poor condition, with aging systems that are at or beyond their useful lives. This facility lacks many modern elements required to function effectively and efficiently, has significant fire and life safety deficiencies, and needs significant structural and technological upgrades. The facility has in-custody holding but minimal space for weapons screening and lacks separate and secure circulation paths dedicated to separate in-custody defendants from the public, jurors, judicial officers, and staff. Owing to budget cuts and the need for replacement, this facility has been vacant since 2011.

2. Tracy Modular 1: Support (Judicial Council–owned)

2019 Assessment Data

Year Built	1986
Number of Courtrooms	None
10-Year Facility Condition Index (FCI)	Not Assessed
FEMA P-154 Seismic Rating	Not Assessed
Deferred Maintenance	Not Assessed
Annual O&M Costs	\$13,133
Security System Refresh Costs	Not Assessed

Tracy Modular 1 (Support) is located on the Tracy campus at 475 East 10th Street in the city of Tracy. It is approximately 1,000 SF in size and is owned and managed by the Judicial Council. The modular unit previously served as administrative space. The modular is in poor condition with aging systems. Owing to budget cuts and the need for replacement, this facility has been vacant since 2011.

3. Tracy Modular 2: Courtroom (Judicial Council–owned)

2019 Assessment Data

Year Built	1986
Number of Courtrooms	1
10-Year Facility Condition Index (FCI)	Not Assessed
FEMA P-154 Seismic Rating	Not Assessed
Deferred Maintenance	Not Assessed
Annual O&M Costs	\$13,133
Security System Refresh Costs	Not Assessed

Tracy Modular 2 (Courtroom) is located on the Tracy campus at 475 East 10th Street in the city of Tracy. It is approximately 1,000 SF in size and is owned and managed by the Judicial Council. The modular unit previously served as a courtroom. The modular is in poor condition with aging systems. Owing to budget cuts and the need for replacement, this facility has been vacant since 2011.

4. Tracy Agricultural Building (Judicial Council–owned)

2019 Assessment Data

Year Built	1960
Number of Courtrooms	None
10-Year Facility Condition Index (FCI)	Not Assessed
FEMA P-154 Seismic Rating	Not Assessed
Deferred Maintenance	Not Assessed
Annual O&M Costs	Not Assessed
Security System Refresh Costs	Not Assessed

The Tracy Agricultural Building is located on the Tracy campus at 475 East 10th Street in the city of Tracy. It is a single-story building approximately 2,000 SF in size that served as storage space and is owned and managed by the Judicial Council. The building is in poor condition with aging systems. Owing to budget cuts and need for replacement, this facility has been vacant since 2011.

Infrastructure Deficiencies in Facilities Affected by Project: The four existing Tracy branch facilities—Tracy Branch Courthouse, Tracy Modular 1 Support, Tracy Modular 2 (Courtroom), and Tracy Agricultural Building—are too inadequate and obsolete to be returned to public service. The project will use the existing site of these facilities to demolish each deteriorated and vacant building to construct a single, modern courthouse building.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities for which title is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law;
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch’s strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary’s constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the judicial branch’s commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Build a New, Two-Courtroom Courthouse

This alternative will construct a new, two-courtroom courthouse of approximately 23,000 SF in the city of Tracy. The project will include secure parking for judicial officers and surface parking spaces. The estimated total project cost is \$XX,XXX,000. The project includes the demolition of four existing court facilities on the Judicial Council–owned site.

Advantages:

- This alternative enhances the public’s access to justice by providing a modern, safe, and secure courthouse to serve the south county communities, relieving the current space shortfall, increasing security, and replacing inadequate and obsolete buildings in San Joaquin County.
- A new courtroom will provide multipurpose courtrooms suitable for all case types as well as space for jury assembly, central holding, and self-help services.
- The court will be able to operate in a facility with adequate space for greater functionality than what had been provided by the existing Tracy Branch court facilities—alleviating overcrowding in staff areas, providing adequate space for security screening and lobby areas and separate paths of circulation for in-custody defendants from the public and judges and staff, and addressing the lack of jury assembly space and deliberation rooms.
- This option restructures operations and functions to optimize use of court facilities.
- A Judicial Council–owned site will be repurposed for infill development, eliminating project costs for site acquisition.
- New construction avoids future expenditure of approximately \$2 million for deferred maintenance and needed security system refresh.

Disadvantage:

This alternative requires authorization of funds for design and construction.

Alternative 2: Renovation of Existing Court Facilities

The four existing Tracy branch court facilities—Tracy Branch Courthouse, Tracy Modular 1 (Support), Tracy Modular 2 (Courtroom), and Tracy Agricultural Building—will be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Detailed estimates were not prepared for this alternative as preliminary investigations deemed the solution requiring multiple projects impracticable and not cost-effective. Multiple renovation projects would be required, without remedying the space shortfall.

Advantage:

This option will improve court security, correct infrastructure deficiencies, and more closely align with Judicial Council space standards.

Disadvantages:

- Compared to Alternative 1, this alternative requires authorization of funds for design and construction of multiple projects, making it not cost-effective.
- As renovation of the two modular buildings is not practical, given their poor condition with aging systems, replacement would be required.
- This option maintains four separate buildings, disallowing the consolidation of separated operations into a single building for improved public service on the existing site.
- Operational restructuring and efficiency gains would not be possible.
- Multiple renovation projects without sizable expansions do not remedy the space shortfall.

Alternative 3: Defer This Project

Advantage:

This option requires no additional commitment of resources.

Disadvantages:

- This is an urgently needed project. The existing facilities do not provide proper security, are severely overcrowded, are in deteriorating physical condition, and impede the court's ability to operate effectively and efficiently.
- Delay of this project limits the court's staffing efficiency and public service to the south county communities.
- This alternative does not allow for restructuring of existing operations and efficiency gains.
- Approximately \$2 million in expenditures are needed to address deferred maintenance and needed security system refresh.

E. Recommended Solution:

1. Which alternative and why?

The recommended solution is Alternative 1: Build a New, Two-Courtroom Courthouse. This alternative provides the best solution for the superior court and for San Joaquin County residents.

2. Detailed scope description.

The proposed new courthouse project will provide construction of a new, two-courtroom courthouse of approximately 23,000 SF in the city of Tracy. Space will be provided for multipurpose courtrooms suitable for all case types, jury assembly, central holding, and self-help services. The project includes secure parking for judicial officers and surface parking spaces. The project includes the demolition of four existing court facilities on the Judicial Council-owned site. The project will relieve the current space shortfall; improve security, accessibility, and safety; and allow the court to improve its service to south county residents for operational efficiency.

3. Basis for cost information.

Estimated total project costs are based on a conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Build a New, Two-Courtroom Courthouse. This option is the best solution for the superior court and will accomplish immediately needed improvements to enhance its ability to serve the public:

- Enhance the public's access to justice by providing a modern, safe, and secure courthouse to serve the south county communities.
- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions—alleviating overcrowding in staff areas, providing adequate space for security screening and lobby areas and separate paths of circulation for in-custody defendants from the public and judges and staff, and addressing the lack of jury assembly space and jury deliberation rooms.
- Restructure operations and functions to optimize use of court facilities.
- Improve operational efficiencies, allowing the court to operate effectively and efficiently.
- Repurpose a Judicial Council-owned site for infill development and eliminate project costs for site acquisition.
- Replace four vacant and obsolete facilities.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for fiscal year (FY) 2026–27 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2026–27 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$120,000 for Judicial Council-funded O&M and security. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the new facility.

Because additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$72,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The updated drawings will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing buildings but does include repurposing a Judicial Council–owned site for infill development. Rehabilitating multiple existing buildings on the existing site is impracticable and not cost-effective, as they have been vacant more than a decade (since 2011) owing to their poor condition and aging systems. Replacement of these inadequate and obsolete buildings through site redevelopment, which eliminates project costs for site acquisition, is the only viable solution.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The project will be on the site of the existing Tracy branch court facilities. The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council will establish a Project Advisory Group that will consist of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, etc.), the city (including personnel from city management and planning), the local community, and local bar association.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Attachment 9

Fiscal Year 2026–27	Business Unit 0250	Department Judicial Branch	Priority No. 08
Budget Request Name 0250-XXX-COBCP-2026-GB	Capital Outlay Program ID 0165	Capital Outlay Project ID 0010918	

Project Title
Kern County—New East County Courthouse

Project Status and Type

Status: ☒ New ☐ Continuing

Type: ☒ Major ☐ Minor

Project Category (Select one)

<input checked="" type="checkbox"/> CRI (Critical Infrastructure)	<input type="checkbox"/> WSD (Workload Space Deficiencies)	<input type="checkbox"/> ECP (Enrollment Caseload Population)	<input type="checkbox"/> SM (Seismic)
<input type="checkbox"/> FLS (Fire Life Safety)	<input type="checkbox"/> FM (Facility Modernization)	<input type="checkbox"/> PAR (Public Access Recreation)	<input type="checkbox"/> RC (Resource Conservation)

Total Request (in thousands) \$ 5,107	Phase(s) to be Funded Acquisition	Total Project Cost (in thousands) \$ XX,XXX
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Budget Request Summary

The Judicial Council of California requests \$5,107,000 General Fund for the Acquisition phase of the New East County Courthouse in Kern County. The proposed new courthouse project will provide construction of a new, three-courtroom courthouse of approximately XX,000 square feet (SF) in the Tehachapi or Mojave area. The project includes secure parking for judicial officers and surface parking spaces. The estimated total project cost is \$XX,XXX,000. The project will require acquisition of a site of approximately 3.6 acres. The project will use the design-build delivery method. The project will replace and consolidate three facilities.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI 10187
--	---	----------------------

Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
---	--

Impact on Support Budget

One-Time Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Generate Surplus Property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By T. Ahmed	Date 8/4/2025	Reviewed By A. Cowan	Date 8/4/2025
Chief Deputy Director Robert Oyung	Date 8/4/2025	Administrative Director Michelle Curran	Date 8/4/2025

Department of Finance Use Only

Principal Program Budget Analyst

Date submitted to the Legislature

A. COBCP Abstract:

Kern County—New East County Courthouse: \$5,107,000 for Acquisition. The project includes the construction of a new, three-courtroom courthouse of approximately XX,000 SF in the Tehachapi or Mojave area. The project includes secure parking for judicial officers and surface parking spaces. Total project costs are estimated at \$XX,XXX,000, including Acquisition (\$5,107,000), Performance Criteria (\$X,XXX,000), and Design-Build (\$XX,XXX,000). The design-build amount includes \$XX,XXX,000 for the construction contract, \$X,XXX,000 for contingency, \$X,XXX,000 for architectural and engineering services, and \$XX,XXX,000 for other project costs. Acquisition is scheduled to begin in July 2026 and complete in January 2029. The Performance Criteria is scheduled to begin in February 2029 and will be approved in November 2029. Design-Build is scheduled to begin in December 2029 and will be completed in September 2033.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Superior Court of Kern County facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan* and prioritization methodology adopted on October 24, 2008. The reassessment, which is the basis for the judicial branch's *Trial Court Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazard
- Court security features within buildings
- Access to court services
- Overcrowding
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events

Through this assessment process, Kern County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch. The *Reassessment of Trial Court Capital-Outlay Projects* is available at courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf.

Program Need: The New East County Courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Provide an accessible, safe, and efficient courthouse to serve most of the eastern county communities.
- Enhance the public's access to justice by relieving the current space shortfall, increasing security, and replacing inadequate and obsolete buildings in Kern County.
- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions, including:
 - Safe and secure internal circulation that maintains separate zones for the public, judicial officers and staff, and in-custody defendants;
 - Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas;
 - Adequate visitor security screening and queuing in the entrance area;
 - Attorney-client interview rooms;

- An adequately sized self-help area;
- Jury assembly with capacity for typical jury pools;
- ADA accessible spaces;
- Adequate staff workstations and meeting spaces; and
- A facility with dependable physical infrastructure.
- Improve public safety by replacing facilities that are noncompliant with current fire and life safety and ADA codes.
- Consolidate operations and functions to optimize use of court facilities.
- Vacate three facilities, with court-occupied space in the Mojave court buildings that could be surrendered back to the county.
- Avoid future expenditure of approximately \$2.2 million for deferred maintenance and needed security system refresh.

The Superior Court of Kern County occupies 18 buildings in eight cities in Kern County. Court facilities are located in Bakersfield, (county seat), Mojave, Ridgecrest, Delano, Shafter, Lamont, Taft, and Lake Isabella. Refer to Attachment A for a complete listing of Kern court facilities. The superior court uses a regional service model with operations in four divisions: Metro, North, East, and South. The Metro Division in Bakersfield provides full-service operations, while the outlying divisions handle most case types for their respective constituents except serious criminal matters and probate cases. Main administrative functions are housed in Bakersfield, the county seat.

The project will replace and consolidate the three Mojave facilities: the Main Courthouse, the County Administration Building, and the Superior Court Modular.

Name	City	Number of Courtrooms	Type	Owner	Year Built
Mojave Main Court Facility	Mojave	1	Multiuse	County	1974
Mojave County Administration Building	Mojave	1	Multiuse	County	1978
Mojave Superior Court Modular	Mojave	1	Modular	County	NA

1. Mojave Main Court Facility (county-owned)

2019 Assessment Data

Year Built	1974
Number of Courtrooms	1
10-Year Facility Condition Index (FCI)	Poor Condition
Federal Emergency Management Agency (FEMA) P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$899,885
Annual Operations and Maintenance (O&M) Costs	\$26,278
Security System Refresh Costs	Not Assessed

The Mojave Main Court Facility, at 1773 Mojave–Barstow Highway in the town of Mojave, is a single-story building of approximately 12,000 SF that is owned and managed by the county. The Kern court exclusively occupies approximately 4,600 SF, sharing the building with a sheriff's substation and justice partners. All case types are heard at this location except for juvenile and probate.

2. Mojave County Administration Building (county-owned)

2019 Assessment Data

Year Built	1978
Number of Courtrooms	1
10-Year Facility Condition Index (FCI)	Not Assessed
FEMA P-154 Seismic Rating	Not Assessed
Deferred Maintenance	Not Assessed
Annual O&M Costs	\$15,424
Security System Refresh Costs	Not Assessed

Located at 1775 Mojave–Barstow Highway in the town of Mojave, the Mojave County Administration Building is a single-story building of approximately 8,500 SF that is owned and managed by the county. The Kern court exclusively occupies approximately 2,800 SF, sharing the building with justice partners. All case types are heard at this location except for juvenile and probate. The building does not provide a jury assembly room, which requires all jurors to assemble in the adjacent Mojave Main Court facility. Jury deliberation is held in the staff breakroom due to a lack of dedicated jury deliberation space.

3. Mojave Superior Court Modular (county-owned)

2019 Assessment Data

Year Built	Unknown
Number of Courtrooms	1
10-Year Facility Condition Index (FCI)	Not Assessed
FEMA P-154 Seismic Rating	Not Assessed
Deferred Maintenance	Not Assessed
Annual O&M Costs	Not Assessed
Security System Refresh Costs	Not Assessed

This county-owned modular building is approximately 1,000 SF of courtroom/courtroom support space located adjacent to the Mojave Main Court Facility and Mojave County Administration Building.

Infrastructure Deficiencies in Facilities Affected by Project: The three existing Mojave facilities (the Main Courthouse, the County Administration Building, and the Superior Court Modular) are inadequate for public service and for the operational needs of the court. Square footage constraints have resulted in insufficient space for security screening and lobby waiting areas, lack of jury assembly and jury deliberation space, overcrowding of public and staff areas, and no separate paths of circulation for in-custody defendants from the public and judges and staff. These deficiencies pose a safety and security risk to all facility users.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities for which title is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.

- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch's strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary's constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the judicial branch's commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Build a New, Three-Courtroom Courthouse

This alternative will construct a new, three-courtroom courthouse of approximately XX,000 SF in the Tehachapi or Mojave area. The project will include secure parking for judicial officers and surface parking spaces. The estimated total project cost is \$XX,XXX,000. The project will require acquisition of a site of approximately 3.6 acres.

Advantages

- This option enhances the public's access to justice by providing a modern, safe, and secure courthouse to serve most of the eastern county communities, relieving the current space shortfall, increasing security, and replacing inadequate and obsolete buildings in Kern County.
- A new courthouse will provide multipurpose courtrooms suitable for all case types as well as space for jury assembly, central holding, self-help, and family law services.
- The court will be able to operate in a facility with adequate space for greater functionality than in current conditions—alleviating overcrowding in staff areas, providing adequate space for security screening and lobby areas and separate paths of circulation for in-custody defendants from the public and judges and staff, and addressing the lack of jury assembly space and jury deliberation rooms.
- Operations and functions can be consolidated to optimize use of court facilities by vacating three facilities with court-occupied space in the Mojave court buildings that could be surrendered back to the county.
- This alternative avoids future expenditure of approximately \$2.2 million for deferred maintenance and needed security system refresh.

Disadvantage:

This alternative requires authorization of funds for site acquisition, design, and construction.

Alternative 2: Renovation of Existing Courthouses

The three existing Mojave facilities (the Main Courthouse, the County Administration Building, and the Superior Court Modular) will be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Detailed estimates were not prepared for this alternative; preliminary investigations deemed the solution requiring multiple projects impracticable and not cost-effective. Implementation of this alternative is further constrained by county ownership of all three buildings as well as by disruption to court and county operations. Multiple renovation projects would be required, yet without sizable expansions, the projects would still not remedy overcrowding.

Advantage:

This option will improve court security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council standards.

Disadvantages:

- Compared to Alternative 1, this alternative requires authorization of funds for acquisition, design, and construction of multiple capital-outlay projects, making it not cost-effective.
- The county holds title to the three Mojave facilities. The Judicial Council has no right to renovate or expand on these sites without cooperation and collaboration with and compensation to the county.
- This option does not allow for consolidation or efficiency gains.
- Multiple renovation projects without sizable expansions do not remedy overcrowding.
- This alternative will be disruptive to court operations and incur costs for swing space while renovations are ongoing.

Alternative 3: Defer This Project

Advantage:

No additional commitment of resources is required.

Disadvantages:

- This is an urgently needed project. The existing facilities do not provide proper security, are severely overcrowded, are in deteriorating physical condition, and impede the court's ability to operate effectively and efficiently.
- Delay of this project limits the court's ability to provide enhanced public service and staffing efficiency.
- This option does not allow for consolidation of existing operations or efficiency gains.
- Approximately \$2.2 million in expenditures is needed to address deferred maintenance and needed security system refresh.

E. Recommended Solution:

1. Which alternative and why?

The recommended solution is Alternative 1: Build a New, Three-Courtroom Courthouse. This alternative provides the best solution for the superior court and for Kern County residents.

2. Detailed scope description.

The proposed new courthouse project will provide construction of a new, three-courtroom courthouse of approximately XX,000 SF in the Tehachapi or Mojave area. Space will be provided for multipurpose courtrooms suitable for all case types, jury assembly, central holding, self-help, and family law services. The project includes secure parking for judicial officers and surface parking spaces. The project will require acquisition of a site of approximately 3.6 acres.

The proposed New East County Courthouse will replace and consolidate the three Mojave facilities: the Main Courthouse, the County Administration Building, and the Superior Court Modular. The project will relieve the current space shortfall; improve security, accessibility, and safety; and allow the court to colocate functions for operational efficiency.

3. Basis for cost information.

Estimated total project costs are based on a conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Build a New, Three-Courtroom Courthouse. This option is the best solution for the superior court and will accomplish immediately needed improvements to enhance its ability to serve the public:

- Provide an accessible, safe, and efficient courthouse to serve most of the eastern county communities.
- Enhance the public's access to justice by consolidating court operations into one location.
- Relieve severe overcrowding and increase security.
- Improve operational efficiencies, allowing the court to operate effectively and efficiently.
- Consolidate functions and optimize the use of court facilities.
- Vacate three non-state-owned facilities, allowing the possibility of court-occupied space to be surrendered back to the county.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for fiscal year (FY) 2026–27 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2026–27 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$231,000 for Judicial Council-funded O&M and security. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the new facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$42,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The prioritized list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The updated drawings will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating multiple existing buildings is impracticable and not cost-effective. Such efforts are further constrained by county ownership of all three buildings as well as by disruption to court and county operations and the lack of suitable swing space.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council will establish a Project Advisory Group to develop site selection criteria that address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns. The Project Advisory Group will consist of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, etc.), the city (including personnel from city management and planning), the local community, and local bar association.

Attachment A

Superior Court of Kern County—Facilities List

ID	Building Name	Address	Type
15-A1	Bakersfield Superior Court	1315 Truxtun Avenue, 1415 Truxtun Avenue, and 1661 L Street, Bakersfield, CA	Courthouse
15-A2	Bakersfield Superior Court Modular	1415 Truxtun Avenue, Bakersfield, CA	Modular
15-B1	Bakersfield Justice Building	1215 Truxtun Avenue, Bakersfield, CA	Multiuse
15-C1	Bakersfield Juvenile Justice Center	2100 College Avenue, Bakersfield, CA	Multiuse
15-D1	Delano/North Kern Court	1122 Jefferson Street, Delano, CA	Courthouse
15-D2	1022 12th Avenue	1022 12th Avenue, Delano, CA	Courthouse
15-E1	Shafter/Wasco Courts Building	325 Central Valley Highway, Shafter, CA	Courthouse
15-F1	Taft Courts Building*	311 North Lincoln Street, Taft, CA	Courthouse
15-F2	Taft Superior Court Modular*	311 North Lincoln Street, Taft, CA	Modular
15-G1	East Kern Court—Lake Isabella*	7046 Lake Isabella Boulevard, Lake Isabella, CA	Multiuse
15-H1	Arvin/Lamont Branch Court	12022 Main Street, Lamont, CA	Courthouse
15-I1	Mojave—Main Court Facility	1773 State Highway 58, Mojave, CA	Multiuse
15-I2	Mojave—County Administration Building	1775 State Highway 58, Mojave, CA	Multiuse
15-I3	Mojave Superior Court Modular	1773 State Highway 58, Mojave, CA	Modular
15-J1	Ridgecrest—Main Courthouse	132 East Coso Street, Ridgecrest, CA	Courthouse
15-J2	Ridgecrest—Division B Courthouse	420 North China Lake Boulevard, Ridgecrest, CA	Courthouse
15-K1	3131 Arrow Street	3131 Arrow Street, Bakersfield, CA	Courthouse
15-Q1	Truxtun Tower	1430 Truxtun Avenue, Bakersfield, CA	Office

Note: * Currently, the court is not providing service from this facility.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Attachment 10

Fiscal Year 2026–27	Business Unit 0250	Department Judicial Branch	Priority No. 09
Budget Request Name 0250-XXX-COBCP-2026-GB	Capital Outlay Program ID 0165	Capital Outlay Project ID 0012589	

Project Title

Placer County—Tahoe Courthouse Renovation

Project Status and Type

Status: ☒ New ☐ Continuing

Type: ☒ Major ☐ Minor

Project Category (Select one)

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> CRI
(Critical Infrastructure) | <input type="checkbox"/> WSD
(Workload Space Deficiencies) | <input type="checkbox"/> ECP
(Enrollment Caseload Population) | <input type="checkbox"/> SM
(Seismic) |
| <input type="checkbox"/> FLS
(Fire Life Safety) | <input type="checkbox"/> FM
(Facility Modernization) | <input type="checkbox"/> PAR
(Public Access Recreation) | <input type="checkbox"/> RC
(Resource Conservation) |

Total Request (in thousands) \$ 5,357	Phase(s) to be Funded Acquisition	Total Project Cost (in thousands) \$ 23,979
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Budget Request Summary

The Judicial Council of California requests \$5,357,000 General Fund for the Acquisition phase of the existing Tahoe Courthouse in Placer County. The proposed renovation project includes acquisition and renovation of approximately 7,200 square feet (SF) of the existing Tahoe Courthouse on the Placer County Burton Creek Campus in Tahoe City. The project includes secure parking for judicial officers. The estimated total project cost is \$23,979,000. The project will use the design-build delivery method.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed Click or tap here to enter text.	CCCI 10187
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Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
---	--

Impact on Support Budget

- | | | | |
|----------------|---|---------------------------|---|
| One-Time Costs | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Swing Space Needed | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Future Savings | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Generate Surplus Property | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Future Costs | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By T. Ahmed	Date 8/4/2025	Reviewed By A. Cowan	Date 8/4/2025
Chief Deputy Director Robert Oyung	Date 8/4/2025	Administrative Director Michelle Curran	Date 8/4/2025

Department of Finance Use Only

Principal Program Budget Analyst Click or tap here to enter text.	Date submitted to the Legislature Click or tap to enter a date.
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A. COBCP Abstract:

Placer County—Tahoe Courthouse Renovation: \$5,357,000 for Acquisition phase. The project is a renovation of the existing Tahoe Courthouse. The project will acquire the existing two-story, 11,301 SF courthouse, which has a footprint of approximately 7,200 SF on the existing Placer County Burton Creek Campus in Tahoe City. The project includes secure parking for judicial officers. Total project costs are estimated at \$23,979,000, including Acquisition (\$5,357,000), Performance Criteria (\$1,082,000), and Design-Build (\$17,540,000). The design-build amount includes \$12,559,000 for the construction contract, \$879,000 for contingency, \$662,000 for architectural and engineering services, and \$3,480,000 for other project costs. The Acquisition phase is scheduled to begin in July 2026 and is scheduled to be completed in July 2028. Performance Criteria is scheduled to begin in July 2028 and is scheduled to be approved in May 2029. Design-Build is scheduled to begin in July 2029 and scheduled to be completed in August 2032.

Due to insufficient resources in the Immediate and Critical Needs Account, the Judicial Council at its meeting on October 26, 2012, made a policy decision to place some projects on hold until proper funding could be restored. The impact of the Judicial Council direction to this project was to stop the project in the Acquisition phase. On June 27, 2023, through action of the Judicial Council's Court Facilities Advisory Committee, the project was changed from new construction to a renovation.

B. Purpose of the Project:

Problem: The existing condition and capacity of the Placer County Courthouse facilities were evaluated under Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan* and prioritization methodology adopted on October 24, 2008. The reassessment, which is the basis for the judicial branch's *Trial Court Five-Year Infrastructure Plan*, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The infrastructure plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards
- Court security features within buildings
- Access to court services
- Overcrowding
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events

Through this assessment process, Placer County Courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group and consequently is one of the highest-priority trial court capital-outlay projects for the judicial branch. The *Reassessment of Trial Court Capital-Outlay Projects* is available at courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf.

Program Need: The Tahoe Courthouse Renovation will accomplish the following needed improvements to the superior court and enhance its ability to serve the public:

- Provide an accessible, safe, and efficient branch courthouse for all case types.
- Improve security, relieve overcrowding, and improve operational efficiency and customer service.
- Allow the court to operate in a facility with adequate space for greater functionality than in current conditions, including:
 - Adequate visitor security screening and queuing in the entrance area;
 - Adequate courtroom and public waiting areas;

- o Attorney-client interview and jury deliberation rooms;
- o Public service improvements, including renovated spaces for clerk's office and self-help area;
- o ADA accessible spaces;
- o Adequate staff workstations and meeting spaces; and
- o Dependable physical infrastructure.

The Superior Court of Placer County uses a centralized service model, with full-service operations centralized in the Hon. Howard G. Gibson Courthouse in Roseville. In Auburn, the county seat, the Historic Courthouse serves most case types, including occasional jury trials. The Tahoe Courthouse is a branch courthouse in Tahoe City, which serves all case types.

The court occupies five buildings. The facilities are summarized in the table below.

	Name	City	Number of Courtrooms	Type	Owner	Year Built
1	Historic Courthouse	Auburn	6	Courthouse	County	1894
3	Juvenile Hall	Auburn	0	Jail	County	1999
4	Tahoe Courthouse	Tahoe City	1	Multiuse	County	1959
5	Hon. Howard G. Gibson Courthouse	Roseville	9	Courthouse	Judicial Council	2008
6	Placer County Arraignment Court Facility	Roseville	1	Courthouse	Judicial Council	2018

Infrastructure Deficiencies in Facilities Affected by Project: The project will renovate the existing Tahoe Courthouse in Tahoe City. The county's portion of the building will be acquired by the Judicial Council of California and included in the renovation project.

1. Tahoe Courthouse (county-owned)

2019 Assessment Data

Year Built	1959
Number of Courtrooms	1
10-Year Facility Condition Index (FCI)	Poor Condition
Federal Emergency Management Agency (FEMA) P-154 Seismic Rating	Acceptable Seismic Rating
Deferred Maintenance	\$279,924
Annual Operations and Maintenance (O&M) Costs	\$5,369
Security System Refresh Costs	Not Assessed

The Tahoe Courthouse is located at 2501 North Lake Boulevard in Tahoe City. It is two stories, 11,301 SF, and has a footprint of approximately 7,200 SF on the existing county-owned and -managed Placer County Burton Creek Campus. The Placer court exclusively occupies approximately 2,100 SF, sharing the building with justice partners. This branch courthouse hears all case types, including criminal, family law, juvenile, traffic, and civil. The building is overcrowded, with numerous functional and security issues that include an undersized courtroom with an inefficient layout, undersized entrance security screening area, poor functional adjacencies, and ADA noncompliance. The facility has minimal space for weapons screening. The facility has approximately \$280,000 in deferred maintenance.

C. Relationship to the Strategic Plan:

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities for which title is held by the state, including but not limited to the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including but not limited to planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including but not limited to facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital-outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital-outlay request is directly related to the judicial branch's strategic plan Goal VI: Branchwide Infrastructure for Service Excellence. By providing the trial courts with the facilities required to carry out the judiciary's constitutional functions, the proposed project immediately addresses this goal. In addition, the proposed project supports the judicial branch's commitment to Goal I: Access, Fairness, Diversity, and Inclusion; Goal IV: Quality of Justice and Service to the Public; and Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch.

D. Alternatives:

Alternative 1: Renovation of Existing Courthouse

The existing Tahoe Courthouse would be renovated and reconfigured to improve the space. The estimated total project cost is \$23,979,000. The project would require acquisition of the existing facility. The project includes secure parking for judicial officers.

Advantages:

- This option improves access to justice and public service.
- Court operational efficiency will be enhanced.
- Renovation would make the courthouse compliant with modern regulatory safety, seismic, and accessibility standards.
- Renovation of an existing facility is more sustainable and allows for less of an environmental impact.

Disadvantages:

- This alternative requires authorization of funds for site acquisition, design, and construction.
- The potential exists for unforeseen conditions such as structural issues and hazardous material abatement.
- Thirty-year expected life cycle is less than that of new construction.

Alternative 2: New, One-Courtroom Courthouse

This alternative would construct a new, one-courtroom courthouse of approximately 7,200 SF in the Tahoe City area to replace the existing facility. The estimated total project cost is \$29,704,000. The project would require acquisition of a site of approximately 1.5 acres. The project includes secure parking for judicial officers.

Advantages:

- New construction provides durable, safe, and maintainable facility with a 50-year lifespan.
- This option is most aligned with modern regulatory safety, seismic, and accessibility standards.
- A new courthouse allows for an opportunity to obtain higher-quality systems, which reduces O&M and renewal costs.
- This alternative provides greater design flexibility and interior layout.

Disadvantage:

The estimated total project cost, including all phases for acquisition, performance criteria, and design-build, is higher than a renovation.

Alternative 3: Defer This Project

Advantage:

No additional commitment of resources is required.

Disadvantages:

- This is an urgently needed project. The existing facility does not provide basic services to Placer County residents due to overcrowding; lack of proper security; noncompliance with ADA requirements; lack of space for adequately sized visitor security screening and queuing in the entrance area, courtroom, and self-help; and no attorney-client interview rooms or secure judicial parking.
- Delay of this project limits the court's ability to serve the public.

E. Recommended Solution:

1. Which alternative and why?

The recommended option is Alternative 1: Renovation of Existing Courthouse. This alternative provides the best solution for the superior court and for Placer County residents.

2. Detailed scope description.

The project will acquire and renovate approximately 7,200 SF of the existing Tahoe Courthouse on the Placer County Burton Creek Campus in Tahoe City. The project includes secure parking for judicial officers.

3. Basis for cost information.

Estimated total project costs are based on conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Renovation of Existing Courthouse. The recommended option will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Increase public access to justice by providing a modern, safe, and accessible courthouse.

- Relieve the current space shortfall, increase security, and renovate an inadequate building in Placer County.
- Improve operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council facility standards.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for fiscal year (FY) 2026–27 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for FY 2026–27 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$50,000 for Judicial Council-funded O&M. The county facility payments established under Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing O&M costs of the renovated facility.

As additional programmatic workload and funding drive the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$42,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

Interagency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The project will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and the Division of the State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

F. Consistency With Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution involves the rehabilitation of existing infrastructure. The rehabilitation of the existing courthouse is less costly than construction of a new courthouse facility.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by using previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council will establish a Project Advisory Group that will consist of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, probation department, etc.), the local community, and local bar association.