



# Judicial Council of California

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## REPORT TO THE JUDICIAL COUNCIL

*Item No.: 24-119*

For business meeting on July 12, 2024

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**Title**

Court Facilities: Judicial Branch Five-Year Infrastructure Plan and Capital-Outlay Budget Change Proposals for Fiscal Year 2025–26

**Agenda Item Type**

Action Required

**Effective Date**

July 12, 2024

**Rules, Forms, Standards, or Statutes Affected**

None

**Date of Report**

June 12, 2024

**Recommended by**

Court Facilities Advisory Committee  
Hon. Brad R. Hill, Chair

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### Executive Summary

The Court Facilities Advisory Committee recommends approval of the *Judicial Branch Five-Year Infrastructure Plan* and eight capital-outlay budget change proposals for fiscal year (FY) 2025–26 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 2025–26) of the plan.

### Recommendation

The Court Facilities Advisory Committee recommends that the Judicial Council, effective July 12, 2024:

1. Approve the *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2025–26*;

2. Approve the eight capital-outlay budget change proposals for FY 2025–26; and
3. Direct staff to submit the plan and the eight budget change proposals to the state Department of Finance.

The proposed five-year plan and budget change proposals are available as Attachments 1–9.

### **Relevant Previous Council Action**

On July 21, 2023, the council approved the last update to its five-year plan, which was for FY 2024–25 (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 Act<sup>1</sup> 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 <https://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

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<sup>1</sup> 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.

year 1 of the five-year plan. The Department of Finance’s COBCP 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 for 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 2024–25**

On January 10, 2024, the Governor’s Budget for FY 2024–25 was released. It included \$89.5 million Public Buildings Construction Fund for the design-build phase of the active Court of Appeal—New Sixth Appellate District Courthouse project.

The Governor’s proposed budget for the next fiscal year projects significant declines in General Fund revenues and a statewide budget shortfall of \$37.9 billion across the 2023–24 and 2024–25 fiscal years. To address the forecasted shortfall, funding reductions are proposed throughout state government through a combination of solutions, including state reserve drawdowns, spending reductions, and revenues and internal borrowing. Given the state’s fiscal challenges, the Governor’s proposed budget does not include any new or additional funding for the following projects:

- Fresno—New Fresno Courthouse
- Kern—New East County Courthouse
- Placer—Tahoe Courthouse Renovation
- San Joaquin—New Tracy Courthouse
- San Luis Obispo—New San Luis Obispo Courthouse

The projects described above are included in the tables on pages 6 and 7 of the Judicial Council’s *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2024–25* (see Link A).

Since the release of the Governor’s proposed budget, state General Fund revenues have not met projections. In April, the Governor and the Legislature approved \$17.3 billion in budget solutions. The Governor now projects a statewide budget shortfall of \$27.6 billion, reflecting an additional shortfall of \$7 billion. To address the increased shortfall, the Governor is proposing further baseline funding reductions throughout state government including baseline reductions to judicial branch funding.

On May 2, 2024, at its public meeting, the advisory committee approved the attached five-year plan and eight COBCPs to move forward for council review and approval. This action included costs for the Lake—Clearlake Courthouse Renovation project.

On May 10, 2024, the May Revision to the Governor’s Budget was released, with additional information released on May 14, 2024; it included no additional funding for capital projects in this five-year plan.

Consistent with its actions at its public meeting on May 2, 2024, the advisory committee presents the judicial branch’s five-year plan for FY 2025–26 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 2025–26* 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/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 23 projects:
  - Year 1 (FY 2025–26) funds the start of 4 new projects plus the continuation of 4 projects;
  - Year 2 (FY 2026–27) funds the start of 3 new projects plus the continuation of 3 projects; and
  - Years 3–5 each fund the start of 3 new projects.
- The plan funds 11 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 304 courtrooms would be activated in the next five to eight years.
- Funding request totals are year 1 at \$50.686 million, year 2 at \$1.718 billion, year 3 at \$1.260 billion, year 4 at \$353.279 million, and year 5 at \$1.229 billion. The plan total is \$4.611 billion.
- The estimated total cost of all 23 projects is \$8.552 billion.

For FY 2025–26 or year 1 of the Five-Year Plan for Trial Court Capital-Outlay Projects, a total of \$50.686 million is presented for eight projects—four with initial phases and four with continuation phases. These projects provide benefits to eight superior courts and would activate a total of 68 courtrooms.

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

As stated above, the Governor’s Proposed Budget for FY 2024–25 included \$89.5 million Public Buildings Construction Fund for the design-build phase of the active Court of Appeal—New Sixth Appellate District Courthouse project. Based on the expected outcome of the Budget Act of 2024 (FY 2024–25), this project would be fully funded and, therefore, no funding is requested nor five-year plan presented for appellate court capital-outlay projects. Previously, this project

was authorized in the Budget Act of 2023 (FY 2023–24) for \$2.8 million General Fund for its performance criteria 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*<sup>2</sup> 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).

### **Comments**

On May 2, 2024, 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 [www.courts.ca.gov/documents/cfac-20240502-materials.pdf](http://www.courts.ca.gov/documents/cfac-20240502-materials.pdf).

### **Alternatives considered**

For the council’s trial court capital-outlay projects to be considered for funding in the Budget Act of 2025 (FY 2025–26), submission of the five-year plan and COBCPs is required by the Department of Finance by August 2, 2024. 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.

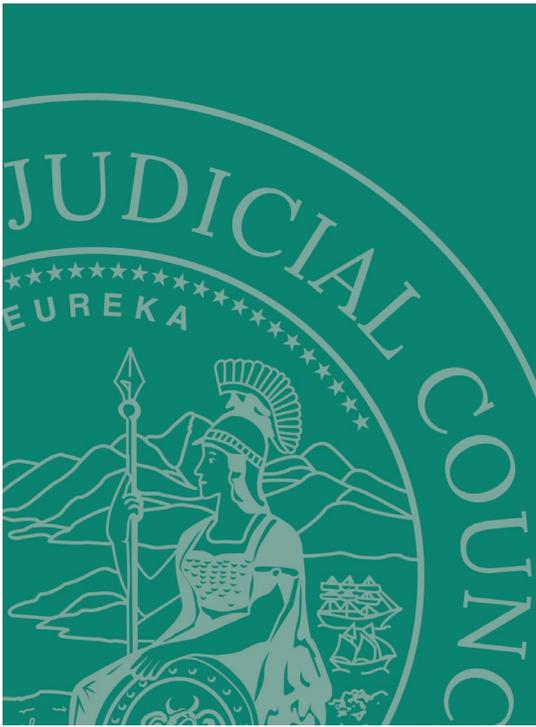
### **Attachments and Links**

1. Attachment 1: *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2025–26* (July 12, 2024)
2. Attachment 2: *Capital Outlay Budget Change Proposal (COBCP) for Butte County Juvenile Hall Addition and Renovation* (Aug. 2, 2024)

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<sup>2</sup> Available at [www.courts.ca.gov/documents/Statewide-List-Capital-Projects-2019.pdf](http://www.courts.ca.gov/documents/Statewide-List-Capital-Projects-2019.pdf).

3. Attachment 3: *Capital Outlay Budget Change Proposal (COBCP) for Fresno County—New Fresno Courthouse* (Aug. 2, 2024)
4. Attachment 4: *Capital Outlay Budget Change Proposal (COBCP) for San Luis Obispo County—New San Luis Obispo Courthouse* (Aug. 2, 2024)
5. Attachment 5: *Capital Outlay Budget Change Proposal (COBCP) for Solano County—New Solano Hall of Justice (Fairfield)* (Aug. 2, 2024)
6. Attachment 6: *Capital Outlay Budget Change Proposal (COBCP) for Lake County—Clearlake Courthouse Renovation* (Aug. 2, 2024)
7. Attachment 7: *Capital Outlay Budget Change Proposal (COBCP) for San Joaquin County—New Tracy Courthouse* (Aug. 2, 2024)
8. Attachment 8: *Capital Outlay Budget Change Proposal (COBCP) for Kern County—New East County Courthouse* (Aug. 2, 2024)
9. Attachment 9: *Capital Outlay Budget Change Proposal (COBCP) for Placer County—Tahoe Courthouse Renovation* (Aug. 2, 2024)
10. Link A: *Court Facilities: Judicial Branch Five-Year Infrastructure Plan and Capital Outlay Budget Change Proposals for Fiscal Year 2024–25* (July 12, 2023),  
<https://jcc.legistar.com/View.ashx?M=F&ID=12159502&GUID=E75F21B2-B980-4CDE-AE88-08E2B4BE8FDE>
11. Link B: *Report to the Legislature: Reassessment of Trial Court Capital-Outlay Projects* (Oct. 25, 2019),  
<https://jcc.legistar.com/View.ashx?M=F&ID=7839251&GUID=371BD830-76BC-47EA-9EF9-DEDCC8EA49A9>
12. Link C: *Reassessment of Trial Court Capital-Outlay Projects* (Dec. 6, 2019),  
[www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.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 2025–26

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

Adopted by the Judicial Council  
July 12, 2024

Submitted to the California Department  
of Finance August 2, 2024



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 in 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 forecasted to have a negative fund balance as early as fiscal year (FY) 2026–27 owing to the continual decline of its sources of revenue of 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 and attached to this report.

## **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-based/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) Revision of the prioritization methodology—developing needs-based criteria and cost-based criteria to rank projects within priority groups—consistent with Government Code section 70371.9;
- (2) Assessment of facilities occupied by trial courts, including physical condition assessments, as well as assessments related to security, access to court services, and overcrowding;
- (3) Development of court facility plans and court needs-based projects;
- (4) Application of the prioritization methodology to all projects; and
- (5) Development of 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; that substantially renovate a major portion of a facility; that comprise a new facility or an acquisition; or that change the use of a facility, such as the conversion from noncourt use to court use.*

Details of the list are as follows:

- There is a total of 80 projects for 41 of the 58 trial courts.
- All 80 projects affect 165 of the approximate total 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, \$0.1 billion.
- Of the 80 projects, 56 are for new construction and 24 are for renovation and/or addition.
- The total cost for the 56 new construction projects is estimated at \$10.6 billion; the total cost for the 24 renovation and/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:<sup>1</sup> Step 1 identifies:

- (1) The general physical condition of the buildings;
- (2) 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;
- (3) Court security features within buildings;
- (4) Access to court services;
- (5) Overcrowding; and
- (6) 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-based criteria 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-based 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 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

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<sup>1</sup> 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, <https://jcc.legistar.com/View.ashx?M=F&ID=7862663&GUID=C63B6E8E-6A8D-476C-BF8F-634132CB381F>.

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 LEED (Leadership in Energy and Environmental Design) 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 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 onsite 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 also the chambers and workspace where judicial officers and courtroom staff prepare for proceedings; secure areas, including holding cells; and building support functions.

The trial courts are located in each of the 58 counties, in approximately 450 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.

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 with the balance being co-located in other leased or state-owned space.

The Supreme Court is located in the Ronald M. George State Office Complex in San Francisco (103,300 square feet) and in the Ronald Reagan State Building in Los Angeles (7,600 square feet).

Currently, the Judicial Council administrative facilities are located in San Francisco and Sacramento, with office space totaling approximately 263,000 square feet.

#### **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 2025–26

The five-year plan for trial court capital-outlay projects in the table below proposes funding in FY 2025–26 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 2024–25, which included \$89.5 million (Public Buildings Construction Fund) for the design-build phase of the active Court of Appeal—New Sixth Appellate District Courthouse project.

The Governor’s proposed budget for the next fiscal year projects significant declines in General Fund revenues and a statewide budget shortfall of \$37.9 billion across the 2023–24 and 2024–25 fiscal years. To address the forecasted shortfall, funding reductions are proposed throughout state government through a combination of solutions, including state reserve drawdowns, spending reductions, and revenues and internal borrowing. Given the state’s fiscal challenges, the Governor’s proposed budget does not include any new or additional funding for the following projects:

- Fresno—New Fresno Courthouse
- Kern—New East County Courthouse
- Placer—Tahoe Courthouse Renovation
- San Joaquin—New Tracy Courthouse
- San Luis Obispo—New San Luis Obispo Courthouse

Since the release of the Governor’s proposed budget, state General Fund revenues have not met projections. In April, the Governor and the Legislature approved \$17.3 billion in budget solutions. The Governor now projects a statewide budget shortfall of \$27.6 billion, reflecting an additional shortfall of \$7 billion. To address the increased shortfall, the Governor is proposing further baseline funding reductions throughout state government including baseline reductions to judicial branch funding.

At its public meeting on May 2, 2024, the Judicial Council’s Court Facilities Advisory Committee approved capital-outlay budget change proposals for the eight projects in year 1 (FY 2025–26) of this five-year plan, including costs for the Lake—Clearlake Courthouse Renovation project.

On May 10, 2024, the May Revision to the Governor’s Budget was released, with additional information released on May 14, 2024; it included no additional funding for capital projects in this five-year plan.

Consistent with the Governor’s Proposed Budget for FY 2024–25 and the expected outcome of the Budget Act of 2024 (FY 2024–25), the judicial branch’s five-year plan for trial court capital-outlay projects is presented in the table below.

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

			1		2		3		4		5		
County	Project Name	Courtrooms	FY 2025–26		FY 2026–27		FY 2027–28		FY 2028–29		FY 2029–30		
BY 1 Continuation	Butte	Butte County Juvenile Hall Addition and Renovation	1	\$ 5,201	WC								
	Fresno	New Fresno Courthouse	36	\$ 18,145	D	\$ 906,635	B						
	San Luis Obispo	New San Luis Obispo Courthouse	12	\$ 7,854	D	\$ 315,010	B						
	Solano	New Solano Hall of Justice (Fairfield)	12	\$ 5,160	D	\$ 311,697	B						
BY 1 Starts	Lake	Clearlake Courthouse Renovation	1	\$ 1,053	P	\$ 1,531	W	\$ 20,796	C				
	San Joaquin	New Tracy Courthouse	2	\$ 2,927	D	\$ 62,220	B						
	Kern	New East County Courthouse	3	\$ 5,029	AS			\$ 1,983	D	\$ 77,507	B		
	Placer	Tahoe Courthouse Renovation	1	\$ 5,317	AS			\$ 1,043	D	\$ 16,715	B		
BY 2 Continuation	Nevada	New Nevada City Courthouse	6			\$ 1,494	D	\$ 196,003	B				
	Plumas	New Quincy Courthouse	3			\$ 3,102	D	\$ 122,932	B				
	Los Angeles	New Santa Clarita Courthouse	24			\$ 11,866	D	\$ 621,379	B				
BY 2 Starts	Contra Costa	New Richmond Courthouse	6			\$ 19,545	AS			\$ 2,425	D	\$ 194,056	B
	San Francisco	New San Francisco Hall of Justice	24			\$ 66,619	AS			\$ 14,428	D	\$ 763,117	B
	Orange	New Orange County Collaborative Courthouse	3			\$ 18,012	AS			\$ 2,608	D	\$ 185,256	B
BY 3 Starts	Santa Barbara	New Santa Barbara Criminal Courthouse	8					\$ 10,898	D	\$ 222,734	B		
	Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	100					\$ 276,019	AS			\$ 44,347	D
	El Dorado	New Placerville Courthouse	6					\$ 8,859	AS			\$ 2,772	D
BY 4 Starts	Fresno	Fresno Juvenile Delinquency Courthouse Renovation	2							\$ 1,266	PW	\$ 8,332	C
	Inyo	New Inyo County Courthouse	2							\$ 3,981	AS		
	San Bernardino	New Victorville Courthouse	31							\$ 11,615	AS		
BY 5 Starts	Mariposa	New Mariposa Courthouse	2									\$ 3,457	AS
	Santa Cruz	New Santa Cruz Courthouse	9									\$ 11,518	AS
	San Diego	New San Diego Juvenile Courthouse	10									\$ 16,241	AS
	<b>Totals</b>	<b>304</b>	<b>\$ 50,686</b>		<b>\$ 1,717,731</b>		<b>\$ 1,259,912</b>		<b>\$ 353,279</b>		<b>\$ 1,229,096</b>		

**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 2025–26**

As stated above, the Governor’s Proposed Budget for FY 2024–25 included \$89.5 million Public Buildings Construction Fund for the design-build phase of the active Court of Appeal—New Sixth Appellate District Courthouse project. Based on the expected outcome of the Budget Act of 2024 (FY 2024–25), this project would be fully funded, and therefore no funding is requested nor five-year plan presented for appellate court capital-outlay projects. Previously, this project was authorized in the Budget Act of 2023 (FY 2023–24) for \$2.8 million General Fund for its performance criteria phase.

A permanent location is needed for the Sixth Appellate District of the Court of Appeal, which handles cases from the counties of San Benito, Santa Clara, Santa Cruz, and Monterey 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 [www.courts.ca.gov/documents/cfac-20220617-materials.pdf](http://www.courts.ca.gov/documents/cfac-20220617-materials.pdf). Additional information on this project is available on its webpage at [www.courts.ca.gov/76092.htm](http://www.courts.ca.gov/76092.htm).

**Appendix A**  
**Status Report: Immediate and Critical Need Trial Court**  
**Capital-Outlay Projects (July 12, 2024)**



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

County	Project Name	Priority Group	Courtrooms	Group Score	Funding Status
<b>Immediate Need</b>					
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 for initial funding in FY 2025–26. 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 2025–26.
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; proposed again for initial funding in FY 2025–26.
Placer	Tahoe Courthouse Renovation	Immediate Need	1	16.4	Unfunded; proposed again for initial funding in FY 2025–26. Project changed from new construction to renovation.
<b>Critical Need</b>					
Contra Costa	New Richmond Courthouse	Critical Need	6	16.1	Unfunded; proposed for initial funding in FY 2026–27.
San Francisco	New San Francisco Hall of Justice	Critical Need	24	15.9	Unfunded; proposed for initial funding in FY 2026–27.
Orange	New Orange County Collaborative Courthouse	Critical Need	3	15.8	Unfunded; proposed for initial funding in FY 2026–27.
Santa Barbara	New Santa Barbara Criminal Courthouse	Critical Need	8	15.7	Unfunded; proposed for initial funding in FY 2027–28.
Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	Critical Need	100	15.5	Unfunded; proposed for initial funding in FY 2027–28. 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
<b>Critical Need, <i>continued</i></b>					
El Dorado	New Placerville Courthouse	Critical Need	6	15.4	Unfunded; proposed for initial funding in FY 2027–28.
Fresno	Fresno Juvenile Delinquency Courthouse Renovation	Critical Need	2	15.2	Unfunded; proposed for initial funding in FY 2028–29.
Inyo	New Inyo County Courthouse	Critical Need	2	15.2	Unfunded; proposed for initial funding in FY 2028–29.
San Bernardino	New Victorville Courthouse	Critical Need	31	15.2	Unfunded; proposed for initial funding in FY 2028–29.
Mariposa	New Mariposa Courthouse	Critical Need	2	14.9	Unfunded; proposed for initial funding in FY 2029–30.
Santa Cruz	New Santa Cruz Courthouse	Critical Need	9	14.7	Unfunded; proposed for initial funding in FY 2029–30.
San Diego	New San Diego Juvenile Courthouse	Critical Need	10	14.6	Unfunded; proposed for initial funding in FY 2029–30.
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)

<b>Fiscal Year</b> 2025-26	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 1
<b>Budget Request Name</b>		<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 0008984

**Project Title**  
 Butte County - Juvenile Hall Addition and Renovation

**Project Status and Type**  
 Status:  New  Continuing      Type:  Major  Minor

**Project Category (Select one)**

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

<b>Total Request (in thousands)</b> \$ 5,201	<b>Phase(s) to be Funded</b> Working Drawings & Construction	<b>Total Project Cost (in thousands)</b> \$ 5,805
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**Budget Request Summary**

The Judicial Council of California requests \$5,201,000 General Fund for the Working Drawings (\$163,000) and Construction (\$5,038,000) phases of the existing Butte County Juvenile Hall in Butte County. The project will provide an addition of approximately 600 square feet (SF) and renovate approximately 1,500 SF of court exclusive space in the existing Butte County Juvenile Hall in the city of Oroville. The project increases the court-exclusive space to approximately 2,100 SF and improves its security and overall conditions. The joint occupancy agreement with the county has been amended in preparation of the project's construction. The estimated total project cost is \$5,805,000. The project will use the design-bid-build delivery method.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 9688
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <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 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.*

<b>Prepared By</b> McCormick	<b>Date</b> 8/2/2024	<b>Reviewed By</b> Cowan	<b>Date</b> 8/2/2024
<b>Chief Deputy Director</b> Robert Oyung	<b>Date</b> 8/2/2024	<b>Administrative Director</b> Shelley Curran	<b>Date</b> 8/2/2024

Department of Finance Use Only	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

Butte County – Butte County Juvenile Hall Addition and Renovation – \$5,201,000 for Working Drawings and Construction phases. The project will provide an addition of approximately 600 SF and renovate approximately 1,500 SF of court-exclusive space in the existing Butte County Juvenile Hall in the city of Oroville. The total project size is approximately 2,100 SF. Total project costs are estimated at \$5,805,000, including Preliminary Plans (\$276,000), Working Drawings (\$491,000), and Construction (\$5,038,000). The construction amount includes \$3,765,000 for the construction contract, \$263,000 for contingency, \$127,000 for architectural and engineering services, and \$883,000 for other project costs. The Preliminary Plans phase began in August 2021 and was completed in July 2022. Working Drawings began in July 2022 and will conclude in March 2026. Construction is scheduled to begin in March 2026 and scheduled to be completed in March 2027.

In 2022, the area of renovation increased from approximately 1,300 SF to 1,500 SF. Compliance with fire and life safety codes required an additional 200 SF for a secondary exit from the courtroom, increasing the Judicial Council's spatial responsibility and overall project size from approximately 1,900 SF to 2,100 SF. Through an amendment to the joint occupancy agreement with Butte County in June 2022, the Judicial Council's space equity and responsibility was increased accordingly and in preparation of the project's construction. In May 2023, the Department of Finance approved the working drawings and proceed-to-bid request reflecting the additional square footage. Funds requested will ensure the working drawings are updated to reflect code changes since that time for permitting purposes.

**B. Purpose of the Project:**

Problem: The existing condition and capacity of the Butte County courthouse facilities were evaluated pursuant to 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; and
- 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, Butte 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 [www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf).

The project is proposed because the current juvenile court facility is spatially substandard and overcrowded. The facility does not have space for security screening or a court visitor waiting area. The court location is critical, as it is connected to the Butte County Juvenile Hall, which allows easy access and transfer of juveniles.

Program Need: The Butte County Juvenile Hall Addition and Renovation will accomplish the following needed improvements to the superior court and enhance its ability to serve the public:

- Provides security screening and an indoor waiting area for court visitors.
- Corrects noncompliant ADA restrooms and path of travel.
- Improves functionality of the courtroom and support spaces.
- Corrects noncompliant building and fire and life safety code deficiencies.
- Improves infrastructure reliability.
- Reduce seismic risk.
- Allows the court to continue operations in the county-owned facility into the foreseeable future.

The Superior Court of Butte County's operations are split between two main locations: the Butte County Courthouse in Oroville and the North Butte County Courthouse in Chico. The court also occupies space at the Butte County Juvenile Hall and Carnegie Library in Oroville. The Paradise Courthouse in Paradise is no longer occupied.

The court's split model consolidates functions by providing criminal services in Oroville (near the jail) and civil services in Chico (largest population center). The Butte County Courthouse in Oroville houses most of the court administration functions and serves as the primary criminal court location, handling all felony and misdemeanor matters and arraignments. One day a week, staff travel to the Butte County Juvenile Hall in Oroville to conduct juvenile delinquency matters. The Carnegie Library in Oroville is used to provide meeting space for the Grand Jury, though no staff are housed at this location. The North Butte County Courthouse in Chico houses some administration and serves as the primary court location for civil, family law, probate, juvenile dependency, and traffic. As needed, jurors report to both the Butte County Courthouse and North Butte County Courthouse.

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

	<b>Name</b>	<b>City</b>	<b>Number of Courtrooms</b>	<b>Type</b>	<b>Owner</b>	<b>Year Built</b>
1	Butte County Courthouse	Oroville	11	Courthouse	County	1973
2	Butte County Juvenile Hall	Oroville	1	Jail	County	1900
3	Carnegie Library - SHARP	Oroville	0	Multi-use	City	1912
4	Paradise Courthouse	Paradise	0	Courthouse	County	1961
5	North Butte County Courthouse	Chico	5	Courthouse	JCC	2015

Infrastructure Deficiencies in Facilities Affected by Project: The project will add square footage and renovate existing space to improve security and functionality of court space in the juvenile hall.

1. Butte County Juvenile Hall (county-owned)

2019 Assessment Data

Year Built	1900
Number of Courtrooms	1 courtroom
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$14,959
Annual O&M Costs	\$3,800
Security System Refresh Costs	Not Assessed

The Butte County Juvenile Hall is located at 51 County Center Drive in Oroville. The juvenile court building is a small, one-story building connected to the larger juvenile hall facility. The Butte court exclusively occupies approximately 1,300 SF including a courtroom and support spaces (public lobby and restrooms, attorney-client conference room, and storage room). All juvenile delinquency cases are heard here one day per week, in a half-day calendar. In-custody juveniles are escorted to court from the juvenile hall, saving time, transportation costs, and the need for the court to maintain dedicated in-custody holding facilities for juveniles.

The building has functional and security issues that include undersized courtroom with inefficient layout; undersized entrance security screening area; lack of secured circulation and separation between staff and the public; poor functional adjacencies; and restrooms that are not ADA compliant. There is no space available within the building footprint for court expansion. There is space for an expansion from the lobby area toward the parking lot. The facility has approximately \$15,000 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 whose 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; and
- 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/Addition to Existing Juvenile Hall.

The existing juvenile hall would be added onto and renovated to improve security and functionality of the court space. The estimated total project cost is \$5,805,000. The project will increase the court-exclusive space from approximately 1,300 SF to 2,100 SF. The project will require revisions to the joint occupancy/transfer agreement with the county to construct the project.

Advantages:

- Improves security and access to justice and public service.
- Enhances court operational efficiency.
- Complies with modern regulatory safety and accessibility standards and reduces seismic risk.
- Adds onto and renovates an existing facility, which is more sustainable and has less of an environmental impact.

Disadvantages:

- This alternative requires authorization of funds for design and construction.
- Potential for unforeseen conditions such as structural condition and hazard material abatement.

Alternative 2: New, One-Courtroom Juvenile Courthouse.

This alternative would construct a new, one-courtroom courthouse of approximately 10,000 SF in the city of Oroville to replace the existing facility. The estimated total project cost is \$17,000,000. The project would require acquisition of a site of approximately 2.0 acres. The project includes secure parking for judicial officers.

Advantages:

- Provides durable, safe, and maintainable facility.
- Most aligned with modern regulatory safety, seismic, and accessibility standards.
- Provides greater design flexibility and interior layout.
- Avoids disruption to the court and county during construction.

Disadvantages:

- The estimated total project cost at \$17,000,000, including all phases for preliminary plans, working drawings, and construction, is higher than a renovation.
- A location remote from the juvenile hall incurs costs for transportation and increases transportation time for moving in-custody juveniles to/from court proceedings.

Alternative 3: Defer This Project.

Advantages:

- No additional commitment of resources.

Disadvantages:

- This is an urgently needed project. The existing facility does not provide basic services to Butte County residents due its functional and security issues that include undersized courtroom with inefficient layout; undersized entrance security screening area; lack of secured circulation and separation between staff and the public; poor functional adjacencies; and restrooms that are not ADA compliant. There is no space available within the building footprint for court expansion.
- 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/Addition to Existing Juvenile Hall. This alternative provides the best solution for the superior court and for Butte County residents.

2. Detailed scope description.

The existing juvenile hall would be added onto and renovated to improve security and functionality of the court space. The project will increase the court-exclusive space from approximately 1,300 SF to 2,100 SF.

3. Basis for cost information.

Estimated total project costs are based on the 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/Addition to Existing Juvenile Hall. The recommended option will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Increases public's access to justice by providing a safe and accessible courthouse.
- Relieves the current space shortfall through an addition to the building, increases security, and renovates an inadequate building in Butte County.
- Improves operational efficiencies by improving the functionality of the courtroom and support spaces.
- Allows the court to continue operations in the county-owned facility into the foreseeable future.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for fiscal year 2025–26 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 fiscal year 2025–26 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 \$10,000 for Judicial Council-funded O&M. The county facility payments established pursuant to Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing operations and maintenance costs of the renovated facility.

As additional programmatic workload and funding drives the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$122,000 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 and/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 involve the rehabilitation of existing infrastructure. The rehabilitation of the existing juvenile court within the juvenile hall is less costly than construction of a new courthouse facility. The juvenile court being connected to the larger juvenile hall facility allows the escort of in-custody juveniles to/from court that is essential for saving time, transportation costs, need for the court to maintain dedicated in-custody holding facilities for juveniles, and disruption to the juveniles' programming schedules.

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 utilizing previously developed land with existing infrastructure. This project will complete a thorough and responsible CEQA 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, probation department, etc.), the local community, and local bar association.

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

<b>Fiscal Year</b> 2025-26	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 2
<b>Budget Request Name</b>		<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 0009729

**Project Title**  
 Fresno County – New Fresno Courthouse

**Project Status and Type**  
 Status:  New  Continuing      Type:  Major  Minor

**Project Category (Select one)**

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

<b>Total Request (in thousands)</b> \$ 18,145	<b>Phase(s) to be Funded</b> Performance Criteria	<b>Total Project Cost (in thousands)</b> \$ 945,937
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**Budget Request Summary**

The Judicial Council of California requests \$18,145,000 General Fund for the Performance Criteria phase of the New Fresno Courthouse in Fresno County. The project will provide construction of a new 36-courtroom courthouse of approximately 413,000 square feet (SF) in the city of Fresno. The estimated total project cost is \$945,937,000. The project will require acquisition of a site of approximately 2.09 acres. The project includes secure parking for judicial officers. The project will use a design-build delivery method. The project will consolidate three facilities and provide two additional courtrooms.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 9688
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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<b>Impact on Support Budget</b>		Swing Space Needed	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
One-Time Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Generate Surplus Property	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Future Savings	<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.

<b>Prepared By</b> McCormick	<b>Date</b> 8/2/2024	<b>Reviewed By</b> Cowan	<b>Date</b> 8/2/2024
<b>Chief Deputy Director</b> Robert Oyung	<b>Date</b> 8/2/2024	<b>Administrative Director</b> Shelley Curran	<b>Date</b> 8/2/2024

Department of Finance Use Only	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

Fresno County – New Fresno Courthouse – \$18,145,000 for Performance Criteria. The project includes the construction of a new, 36-courtroom courthouse of approximately 413,000 SF in the city of Fresno. The project will require acquisition of a site of approximately 2.09 acres. The project includes secure parking for judicial officers; parking for staff and public is not included in the project. Parking needs will be assessed during the acquisition phase site selection and California Environmental Quality Act (CEQA) processes. Total project costs are estimated at \$945,937,000, including Acquisition (\$21,157,000), Performance Criteria (\$18,145,000), and Design-Build (\$906,635,000). The design-build amount includes \$762,421,000 for the construction contract, \$22,873,000 for contingency, \$35,417,000 for architectural and engineering services, and \$85,924,000 for other project costs. The Acquisition began in July 2022 and will conclude in June 2025. Performance Criteria is scheduled to begin in July 2025 and will be approved in June 2026. Design-Build is scheduled to begin in July 2026 and will be completed in January 2032.

**B. Purpose of the Project:**

Problem: The existing condition and capacity of the Superior Court of Fresno 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; and
- 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, Fresno 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 [www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf).

The New Fresno Courthouse is proposed because of the current operational inefficiency due to court functions that are split between three locations in downtown Fresno; an increase in the number of courtrooms to help meet assessed judicial need (AJN); and numerous and severe deficiencies in the existing main Fresno County Courthouse, North Annex, and M Street facilities.

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

- Enhances the public's access to justice by relieving the current space shortfall, increases security, and replaces inadequate and obsolete buildings in Fresno County.
- Improves public safety by replacing a seismically deficient facility that is noncompliant with contemporary fire and life safety and ADA codes.
- Provides two additional courtrooms in anticipation of funding for future judgeships.

- Removes from service facilities that contain environmental hazards such as asbestos-containing materials.
- Improves 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.
- Improves the sheriff's ability to efficiently manage in-custody movement by providing adequate holding areas/cells and circulation.
- Consolidates functions and optimizes use of court facilities.
- Vacates three facilities, which terminates two county joint-occupancy agreements and one private-entity lease.
- Avoids future expenditure of over \$42 million for unaddressed deferred maintenance and needed security system refresh.
- Replaces a Federal Emergency Management Agency (FEMA) P-154-rated High-Risk seismically deficient building.

The Superior Court of Fresno County uses a central service model with full-service operations concentrated in Fresno. The Juvenile Delinquency Courthouse is a branch facility handling juvenile-delinquency cases only. Administrative functions are housed in Fresno, the county seat. The court currently occupies five facilities. Four court-occupied facilities are in downtown Fresno. The Juvenile Delinquency Courthouse is in Juvenile Hall, approximately eight miles away.

The court no longer uses two single-courtroom satellite facilities located in Reedley and Clovis.

Based on the 2022 Judicial Needs Assessment, the Fresno court has a 7.0 increase in judgeship need. This project replaces 34 substandard courtrooms from three facilities and provides two additional courtrooms in anticipation of future funding for new judgeships.

The Superior Court of Fresno County occupies five buildings with a total of approximately 442,000 square feet of space. Two unoccupied buildings remain on the Judicial Council's Property List. The facilities are summarized in the table below.

	<b>Name</b>	<b>City</b>	<b>No. of Courtrooms</b>	<b>Type</b>	<b>Owner</b>	<b>Year Built</b>
1	Fresno Courthouse	Fresno	28	Courthouse	County	1962
2	North Annex Jail	Fresno	2	Jail	County	1985
3	B.F. Sisk Courthouse	Fresno	15	Courthouse	Judicial Council	1967/2009
4	M Street Courthouse	Fresno	5	Office	Lease	1964
5	Juvenile Delinquency Courthouse	Fresno	4	Multiuse	County	2009
6	Reedley (Closed)	Reedley	0	Multiuse	County	1985
7	Clovis Courthouse (Closed)	Clovis	0	Courthouse	County	1980

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace the Fresno County Courthouse (28 courtrooms and most of court administration), the court space in the North Annex Jail (2 courtrooms), and the court space in the M Street Courthouse (5 courtrooms). The Fresno Courthouse is currently undergoing a title transfer of the facility from county-owned to state-owned. If the new Fresno Courthouse project is completed, the existing Fresno Courthouse could be sold, the jail courtrooms could be vacated and surrendered to the county, and the M Street lease terminated.

The findings of the Infrastructure Plan reassessment are summarized below for the facilities proposed for replacement by this project.

1. Fresno County Courthouse (County-owned; title transfer to state pending)

2019 Assessment Data

Year Built	1962
Number of Courtrooms	28 courtrooms
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$40,727,040
Annual O&M Costs	\$346,246
Security System Refresh Costs	\$1,605,041

Located at 1100 Van Ness Avenue, Fresno, California, the Fresno Courthouse is the oldest court facility still in operation in Fresno County. This courthouse is an approximately 214,000 SF county-owned building (title transfer to the state is pending). This is the main courthouse for Fresno County in which criminal, juvenile dependency, drug court, behavioral health court, Criminal Administrative Process Petitions for Involuntary Medication, and general trial cases are heard.

The courthouse is situated on the county-owned Courthouse Park along with the Fresno County Sheriff's Office and the Hall of Records. The building does not meet current building codes for fire and life safety and accessibility. The building has a FEMA P-154 High-Risk seismic rating and over \$42 million in unaddressed deferred maintenance and security system refresh needs.

Significant functional issues include inadequate space for security screening at the building's entrance and insufficient ADA accommodations throughout the building. Lack of holding areas limit the building's capacity for in-custody defendants. An additional concern is that there are no secure attorney-client interview rooms for in-custody defendants. The lobby is too small and there are too few elevators to accommodate the high volume of daily visitors. The jury room is too small and not functional for jurors.

2. North Annex Jail (County-owned)

2019 Assessment Data

Year Built	1985
Number of Courtrooms	2 courtrooms
10-Year Facility Condition Index (FCI)	Not assessed
FEMA P-154 Seismic Rating	Not assessed
Deferred Maintenance	Not assessed
Annual O&M Costs	\$27,147
Security System Refresh Costs	Not assessed

Located at 1255 M Street, Fresno, California, the North Annex Jail is a detention facility with two courtrooms. These courtrooms occupy approximately 8,100 SF in an approximately 67,000 SF county-owned jail. This is a satellite location for the Fresno court in which arraignment court and felony domestic violence cases are heard.

Onsite areas are too small for support staff and judicial officers, and there is a lack of a separate room in which witnesses can wait during trial proceedings. Onsite parking for judicial officers is located on the street, with no security enclosures. Because of the jail operations, there is a high volume of daily visitors to the building and site.

3. M Street Courthouse (Leased)

Located at 2317 Tuolumne Street, Fresno, California, the M Street Courthouse was renovated in 2009. The courtrooms and associated spaces occupy approximately 26,000 SF of leased space, in which criminal misdemeanor, civil, traffic, and School Attendance Review Board (SARB) cases are heard. Jury assembly occurs in this building, with 80 jurors per call.

The site is used as a satellite location for the Fresno County and B. F. Sisk Courthouses. High service volume causes overcrowding and excessive lines around the building. The building has an insufficient waiting area inside the building and no exterior awning to provide the approximately 2,000 daily visitors with protection from the elements while they wait. Secure parking area is not large enough for all judicial officers. No onsite holding is available, which causes additional transportation and creates security concerns inside the building. The building lacks circulation separation for in-custodies, judges, staff, and the public. The security screening area is overcrowded and inadequate for the number of daily visitors.

**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 whose 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, 36-Courtroom Courthouse.

This alternative will construct a new, 36-courtroom courthouse of approximately 413,000 SF in the city of Fresno. The estimated total project cost is \$945,937,000. The project will require acquisition of a site of approximately 2.09 acres. The project includes secure parking for judicial officers. Staff

and public parking are not currently included in the project. Parking needs will be assessed during the Acquisition phase site selection and CEQA processes.

Advantages:

- Provides a new, modern, and secure courthouse, replacing three antiquated and functionally deficient facilities.
- Improves access to justice and enhances public service and court operational efficiency by being compliant with modern regulatory safety, seismic, and accessibility standards.
- Improves safety for the public, staff, and judicial officers by being compliant with modern regulatory security, seismic, and accessibility standards.
- Replaces a FEMA P-154-rated High-Risk seismically deficient building.
- Avoids over \$42 million in future deferred maintenance and security system refresh expenditures.
- Provides two additional courtrooms in anticipation of funding for future judgeships.

Disadvantages:

- Requires authorization of funds for acquisition, design, and construction.
- Requires a commitment of state resources.

Alternative 2: Renovate Existing Courthouses.

The existing Fresno County Courthouse, M Street Courthouse, and North Annex Jail space 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 buildings, and disruption to court and county operations. A renovation without a sizable expansion does not remedy overcrowding.

Advantages:

- Improves security, corrects infrastructure deficiencies, and more closely aligns the renovated court space with Judicial Council space standards.

Disadvantages:

- A *Seismic Renovation Project Feasibility Report* was conducted in January 2019 to develop conceptual seismic retrofit schemes, determine the collateral impacts and associated construction costs of the retrofit schemes, and perform cost-benefit analyses to determine the most appropriate renovation strategy for the Fresno County Courthouse. The analysis determined that a baseline seismic retrofit was feasible. The estimated hard construction cost was \$103 million, the cost-benefit ratio 0.65, and extension of asset life 15 years. However, a baseline retrofit project will correct only seismic deficiencies. The baseline retrofit will not address fire and life safety code or operational and spatial deficiencies. More robust retrofit options that corrected code deficiencies and extended the asset life to 50 years were estimated at a hard construction cost of \$243 million. A total project cost including soft costs, phasing, and swing costs will approximate the replacement cost of the facility due to the need for swing space and phasing. The disruption to court operations will be substantial.
- The county holds the title for the existing North Annex Jail. The Judicial Council has no right to renovate or expand on the site without the cooperation from, collaboration with, and compensation to the county.
- The M Street facility is leased from a private landlord. The Judicial Council has no right to renovate or expand on the site without the cooperation from, collaboration with, and compensation to the landlord.

- 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.

Advantages:

- This option 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.
- This option leaves a FEMA P-154-rated High-Risk seismically deficient building in service.

**E. Recommended Solution:**

1. Which alternative and why?

The recommended option is Alternative 1, approve the construction of a new courthouse. This alternative provides the best solution for the superior court and for the benefit of all county residents.

2. Detailed scope description.

The New Fresno Courthouse project provides a new, 36-courtroom courthouse of approximately 413,000 SF, consolidating three buildings—the severely deficient and overcrowded Fresno County Courthouse, the court space in the North Annex Jail, and the court space in the M Street Courthouse—and provides two additional courtrooms in anticipation of funding for future judgeships. The project will require acquisition of a site of approximately 2.09 acres. The project includes secure parking for judicial officers. Parking for staff and the public is not included in the project. Parking needs will be assessed during the site selection and CEQA processes.

The New Fresno Courthouse is proposed because of the current operational inefficiency due to court functions being split between three locations in downtown Fresno, an increase of the number of courtrooms to help meet AJN, and numerous and severe deficiencies in the existing main Fresno County Courthouse, North Annex Jail, and M Street facilities.

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: Construct a New, 36-Courtroom Courthouse. 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 inadequate and obsolete buildings in Fresno County by consolidating court operations into one location.
- Improve operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council space standards.

- Vacate the seismically deficient Fresno Courthouse and allow for termination of a county joint occupancy agreement at the North Annex Jail and termination of the M Street Courthouse lease.
- 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 2025–26 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 2025–26 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 \$1.2 million 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 operations and maintenance costs of the new facility.

As additional programmatic workload and funding drives the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$30,000 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 and/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. Prior studies indicate that the most advantageous approach is a replacement facility for the Fresno Courthouse.

The Judicial Council has no right to renovate or expand the North Annex Jail or M Street Courthouse without the cooperation, collaboration, and compensation of 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 CEQA 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 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, and probation department), the city (including personnel from city management, planning, and redevelopment agency), the local community, and the local bar association.

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

<b>Fiscal Year</b> 2025-26	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 3
<b>Budget Request Name</b>		<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 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 <i>(Critical Infrastructure)</i>	<input type="checkbox"/> WSD <i>(Workload Space Deficiencies)</i>	<input type="checkbox"/> ECP <i>(Enrollment Caseload Population)</i>	<input type="checkbox"/> SM <i>(Seismic)</i>
<input type="checkbox"/> FLS <i>(Fire Life Safety)</i>	<input type="checkbox"/> FM <i>(Facility Modernization)</i>	<input type="checkbox"/> PAR <i>(Public Access Recreation)</i>	<input type="checkbox"/> RC <i>(Resource Conservation)</i>

<b>Total Request (in thousands)</b> \$ 7,854	<b>Phase(s) to be Funded</b> Performance Criteria	<b>Total Project Cost (in thousands)</b> \$ 352,032
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**Budget Request Summary**

The Judicial Council of California requests \$7,854,000 General Fund for the Performance Criteria 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 \$352,032,000. 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.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 9688
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <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.*

<b>Prepared By</b> McCormick	<b>Date</b> 8/2/2024	<b>Reviewed By</b> Cowan	<b>Date</b> 8/2/2024
<b>Chief Deputy Director</b> Robert Oyung	<b>Date</b> 8/2/2024	<b>Administrative Director</b> Shelley Curran	<b>Date</b> 8/2/2024

<b>Department of Finance Use Only</b>	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

San Luis Obispo County – New San Luis Obispo Courthouse – \$7,854,000 for Performance Criteria. 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 \$352,032,000, including Acquisition (\$29,168,000), Performance Criteria (\$7,854,000), and Design-Build (\$315,010,000). The design-build amount includes \$262,689,000 for the construction contract, \$7,881,000 for contingency, \$9,262,000 for architectural and engineering services, and \$35,178,000 for other project costs. The Acquisition began in July 2022 and will conclude in June 2025. Performance Criteria is scheduled to begin in July 2025 and will be approved in July 2026. Design-Build is scheduled to begin in July 2026 and will be completed in January 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; and
- 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 [www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.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:

- Consolidates court operations in the city of San Luis Obispo.
- Provides an accessible, safe, and efficient full-service courthouse.
- Improves security, relieves overcrowding, and improves operational efficiency and customer service.
- Allows 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.
- A facility with a dependable physical infrastructure.
- Avoids future expenditures of nearly \$11 million in deferred maintenance and needed security refresh.
- Decommissions a facility with a 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.

Based on the 2022 Judicial Needs Assessment, the San Luis Obispo court does not have a need for additional judgeships at this time.

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

	<b>Name</b>	<b>City</b>	<b>Number of Courtrooms</b>	<b>Type</b>	<b>Owner</b>	<b>Year Built</b>
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 the Judicial Council-owned 1070 Palm Street. 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 courtrooms
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$10,009,474
Annual O&M Costs	\$103,394
Security System Refresh Costs	\$243,981

The Courthouse Annex is located at 1035 Palm Street, San Luis Obispo, California. 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 has 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 Facility Condition Index (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:

- Exercises full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities whose title is held by the state, including, but not limited to, the acquisition and development of facilities.
- Exercises 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.
- Establishes 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.
- Allocates appropriated funds for court facilities maintenance and construction.

- Prepares funding requests for court facility construction, repair, and maintenance.
- Implements the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provides 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 \$352,032,000. The project will require acquisition of a site of approximately 2.5 acres. The project includes secure parking for judicial officers.

Advantages:

- 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.
- Allows the court to vacate and surrender the existing Courthouse Annex to the county.
- Improves access to justice and enhances public service and court operational efficiency by being compliant with modern regulatory safety, seismic, and accessibility standards.
- Provides San Luis Obispo County residents basic services not currently provided.
- Avoids future expenditure of nearly \$11 million for deferred maintenance and needed security system refresh.
- Removes a facility from service with a FEMA P-154 High-Risk seismic rating.

Disadvantages:

- 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.

Advantages:

- 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.

Advantages:

- 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: Approve the construction of 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: Construct 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 2025–26 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 2025–26 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 operations and maintenance costs of the new facility.

As additional programmatic workload and funding drives the need for additional administrative funding, an administrative overhead cost has been included in each capital outlay budget change proposal. The additional funding of \$30,000 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 and/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 (CEQA) 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 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, and probation department), the city (including personnel from city management, planning, and redevelopment agency), the local community, and the local bar association.

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

<b>Fiscal Year</b> 2025-26	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 4
<b>Budget Request Name</b>		<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 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 <i>(Critical Infrastructure)</i>	<input type="checkbox"/> WSD <i>(Workload Space Deficiencies)</i>	<input type="checkbox"/> ECP <i>(Enrollment Caseload Population)</i>	<input type="checkbox"/> SM <i>(Seismic)</i>
<input type="checkbox"/> FLS <i>(Fire Life Safety)</i>	<input type="checkbox"/> FM <i>(Facility Modernization)</i>	<input type="checkbox"/> PAR <i>(Public Access Recreation)</i>	<input type="checkbox"/> RC <i>(Resource Conservation)</i>

<b>Total Request (in thousands)</b> \$ 5,160	<b>Phase(s) to be Funded</b> Performance Criteria	<b>Total Project Cost (in thousands)</b> \$ 333,350
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**Budget Request Summary**

The Judicial Council of California requests \$5,160,000 General Fund for the Performance Criteria 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 \$333,350,000. 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.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 9688
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <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.*

<b>Prepared By</b> McCormick	<b>Date</b> 8/2/2024	<b>Reviewed By</b> Cowan	<b>Date</b> 8/2/2024
<b>Chief Deputy Director</b> Robert Oyung	<b>Date</b> 8/2/2024	<b>Administrative Director</b> Shelley Curran	<b>Date</b> 8/2/2024

<b>Department of Finance Use Only</b>	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

Solano County – New Solano Hall of Justice (Fairfield) – \$5,160,000 for Performance Criteria. 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 \$333,350,000, including Acquisition (\$16,493,000), Performance Criteria (\$5,160,000), and Design-Build (\$311,697,000). The design-build amount includes \$254,634,000 for the construction contract, \$7,639,000 for contingency, \$12,322,000 for architectural and engineering services, and \$37,102,000 for other project costs. The Acquisition began in July 2022 and will conclude in June 2025. Performance Criteria is scheduled to begin in July 2025 and will be approved in June 2026. Design-Build is scheduled to begin in July 2026 and will be completed in January 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; and
- 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 [www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.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:

- Provides an accessible, safe, and efficient courthouse to serve all Solano County residents.
- Enhances 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.
- Improves public safety by replacing a seismically deficient facility that is noncompliant with contemporary fire and life safety and ADA codes.
- Improves 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.
- Improves the sheriff's ability to efficiently manage in-custody movement by providing adequate holding areas/cells and circulation.
- Improves operational efficiencies allowing the court to operate effectively and efficiently.

- Avoids future expenditure of over \$16 million for unaddressed deferred maintenance and needed security system refresh.
- Replaces 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/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 pro tems 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.

Based on the 2022 Judicial Needs Assessment, the Solano court does not have a need for additional judgeships at this time.

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

	<b>Name</b>	<b>City</b>	<b>No. of Courtrooms</b>	<b>Type</b>	<b>Owner</b>	<b>Year Built</b>
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 courtrooms
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	Very-High-Risk Seismic Rating
Deferred Maintenance	\$16,064,332
Annual O&M Costs	\$148,347
Security System Refresh Costs	\$432,539

Located at 600 Union Avenue, Fairfield, California, 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 and 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 an old 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. Parking is insufficient to meet 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 whose 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 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 \$333,350,000. The project will require acquisition of a site of approximately 2.94 acres.

Advantages:

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

Disadvantages:

- 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.

Advantages:

- Improves security, corrects infrastructure deficiencies, and more closely aligns the renovated court space with Judicial Council space 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 the cooperation from, collaboration with, and compensation to the county.
- The existing Hall of Justice is within a county administrative center that, pursuant to 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.

Advantages:

- 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 are needed to address deferred maintenance and needed security system refresh.

**E. Recommended Solution:**

1. Which alternative and why?

The recommended option is Alternative 1, approve the construction of a new 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, 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 preferably located in the Fairfield government center. The project is proposed because the current facility is substantially out of compliance with regulatory safety, seismic, 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:

- Enhances the public's access to justice by providing a modern, safe, and accessible courthouse.
- Relieves the current space shortfall, increases security, and replaces court space in an inadequate and obsolete building in Solano County.
- Improves operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council space standards.
- Vacates court operations and calendars from the existing, seismically deficient Solano County Hall of Justice.
- Improves 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 2025–26 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 2025–26 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 operations and maintenance costs of the new facility.

As additional programmatic workload and funding drives the need for additional administrative funding, an administrative overhead cost has been included in each capital outlay budget change proposal. The additional funding of \$122,000 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 and/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 the cooperation, collaboration, and compensation of 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 CEQA 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 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, and probation department), the city (including personnel from city management, planning, and redevelopment agency), the local community, and the local bar association.

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

<b>Fiscal Year</b> 2025-26	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 5
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<b>Budget Request Name</b>	<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 000XXXX
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**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 <i>(Critical Infrastructure)</i>	<input type="checkbox"/> WSD <i>(Workload Space Deficiencies)</i>	<input type="checkbox"/> ECP <i>(Enrollment Caseload Population)</i>	<input type="checkbox"/> SM <i>(Seismic)</i>
<input type="checkbox"/> FLS <i>(Fire Life Safety)</i>	<input type="checkbox"/> FM <i>(Facility Modernization)</i>	<input type="checkbox"/> PAR <i>(Public Access Recreation)</i>	<input type="checkbox"/> RC <i>(Resource Conservation)</i>

<b>Total Request (in thousands)</b> \$ 1,053	<b>Phase(s) to be Funded</b> Preliminary Plans	<b>Total Project Cost (in thousands)</b> \$ 23,380
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**Budget Request Summary**

The Judicial Council of California requests \$1,053,000 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 \$23,380,000. The project will use the construction-manager-at-risk delivery method.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 9688
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <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.

<b>Prepared By</b> McCormick	<b>Date</b> 8/2/2024	<b>Reviewed By</b> Cowan	<b>Date</b> 8/2/2024
<b>Chief Deputy Director</b> Robert Oyung	<b>Date</b> 8/2/2024	<b>Administrative Director</b> Shelley Curran	<b>Date</b> 8/2/2024

<b>Department of Finance Use Only</b>	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

Lake County – Clearlake Courthouse Renovation – \$1,053,000 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 \$23,380,000, including Preliminary Plans (\$1,053,000), Working Drawings (\$1,531,000), and Construction (\$20,796,000). The construction amount includes \$15,950,000 for the construction contract, \$797,000 for contingency, \$639,000 for architectural and engineering services, and \$3,410,000 for other project costs. The Preliminary Plans phase is scheduled to begin in July 2025 and is scheduled to be completed in October 2026. Working Drawings is scheduled to begin in October 2026 and is scheduled to be approved in September 2027. Construction is scheduled to begin in September 2027 and scheduled to be completed in February 2030.

On May 2, 2024, and 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 pursuant to 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; and
- 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 [www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.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:

- Provides 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.
- Improves security, relieves overcrowding, and improves operational efficiency and customer service.
- Allows 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.
- ADA accessible spaces.
- Improved circulation paths to separate in-custody defendants from the public, judicial officers, and staff.
- 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.

	<b>Name</b>	<b>City</b>	<b>Number of Courtrooms</b>	<b>Type</b>	<b>Owner</b>	<b>Year Built</b>
1	Lakeport Courthouse	Lakeport	4	Multiuse	County	1968
2	Clearlake Courthouse	Clearlake	1	Courthouse	JCC	1974
3	Gateway Business Park	Lakeport	0	Warehouse	Lease	2008
4	Lakeport Boulevard (Land)	Lakeport	0	Land	JCC	N/A

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 courtroom
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$1,815,600
Annual 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 whose 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; and
- 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 the renovated court space with Judicial Council facilities standards. The estimated total project cost is \$23,380,000. The project includes secure parking for judicial officers.

Advantages:

- Improves a Judicial Council-owned asset for long-term service to the public and eliminates project costs for site acquisition.
- Improves access to justice and public service.
- Enhances court operational efficiency.
- Compliant with modern regulatory safety, seismic, and accessibility standards.
- Renovation of existing facility is more sustainable and allows for less of an environmental impact.
- Improves back half of 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.
- Potential for unforeseen conditions such as structural condition and hazard material abatement.
- Forty-year expected life cycle is less than 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 \$29,553,000. The project would require acquisition of a site of approximately 2.0 acres. The project includes secure parking for judicial officers.

Advantages:

- Provides durable, safe, and maintainable facility with 50-year lifespan.
- Most aligned with modern regulatory safety, seismic, and accessibility standards.
- Allows for an opportunity to obtain higher-quality systems, 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.

Advantages:

- No additional commitment of resources.

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:

- Increases the public's access to justice by providing a modern, safe, and accessible courthouse.
- Relieves the current space shortfall, increases security, and renovates an inadequate building in Lake County.

- Improves operational efficiencies by improving space adjacencies and providing spaces more closely aligned with Judicial Council facilities standards.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for fiscal year 2025–26 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 fiscal year 2025–26 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 pursuant to Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing operations and maintenance costs of the renovated facility.

As additional programmatic workload and funding drives the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$41,000 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 and/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 involve the rehabilitation of existing infrastructure. The rehabilitation of the existing courthouse is less costly than construction of a new courthouse facility.

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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 utilizing previously developed land with existing infrastructure. This project will complete a thorough and responsible CEQA 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 local community, and local bar association.

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

<b>Fiscal Year</b> 2025-26	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 6
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<b>Budget Request Name</b>	<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 0010916
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**Project Title**  
San Joaquin County - New Tracy Courthouse

**Project Status and Type**

Status:  New  Continuing      Type:  Major  Minor

**Project Category (Select one)**

CRI (Critical Infrastructure)     
  WS4D (Workload Space Deficiencies)     
  ECP (Enrollment Caseload Population)     
  SM (Seismic)  
 FLS (Fire Life Safety)     
  FM (Facility Modernization)     
  PAR (Public Access Recreation)     
  RC (Resource Conservation)

<b>Total Request (in thousands)</b> \$ 2,927	<b>Phase(s) to be Funded</b> Performance Criteria	<b>Total Project Cost (in thousands)</b> \$ 65,147
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**Budget Request Summary**

The Judicial Council of California requests \$2,927,000 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 28,000 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 \$65,147,000. The project will use the design-build delivery method. The project will replace four existing court facilities on the Judicial Council-owned site.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b> -	<b>CCCI</b> 9688
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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<b>Impact on Support Budget</b>		Swing Space Needed	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
One-Time Costs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Generate Surplus Property	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Future Savings	<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.

<b>Prepared By</b> McCormick	<b>Date</b> 8/2/2024	<b>Reviewed By</b> Cowan	<b>Date</b> 8/2/2024
<b>Chief Deputy Director</b> Robert Oyung	<b>Date</b> 8/2/2024	<b>Administrative Director</b> Shelley Curran	<b>Date</b> 8/2/2024

Department of Finance Use Only	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

San Joaquin County – New Tracy Courthouse – \$2,927,000 for Performance Criteria. The project includes the construction of a new, two-courtroom courthouse of approximately 28,000 SF in the city of Tracy. The project includes secure parking for judicial officers and surface parking spaces. Total project costs are estimated at \$65,147,000, including Performance Criteria (\$2,927,000) and Design-Build (\$62,220,000). The design-build amount includes \$49,366,000 for the construction contract, \$1,481,000 for contingency, \$2,246,000 for architectural and engineering services, and \$9,127,000 for other project costs. Performance Criteria is scheduled to begin in July 2025 and will be approved in November 2026. Design-Build is scheduled to begin in November 2026 and will be completed in September 2030.

**B. Purpose of the Project:**

Problem: The existing condition and capacity of the Superior Court of San Joaquin County facilities were evaluated pursuant to 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; and
- 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 [www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.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:

- Provides an accessible, safe, and efficient courthouse to serve south county communities.
- Enhances the public's access to justice by relieving the current space shortfall, increasing security, and replacing inadequate and obsolete buildings in San Joaquin County.
- Allows 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.
  - Provides attorney-client interview rooms.
  - Improves public service, including an adequately sized self-help area.

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**COBCP - Narrative**

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- Jury assembly with capacity for typical jury pools.
- Has ADA accessible spaces.
- Adequate staff workstations and meeting spaces.
- Facility with dependable physical infrastructure.
- Improves public safety by replacing facilities that are noncompliant with contemporary fire and life safety and ADA codes.
- Restructures operations and functions to optimize use of court facilities.
- Replaces four facilities in poor condition that have aging systems.
- Repurposes a Judicial Council-owned site for infill development and eliminates project costs for site acquisition.
- Avoids 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 (which has been vacant for several years). 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.

The main courthouse is located in the city of Stockton (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 have been closed since 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.

	<b>Name</b>	<b>City</b>	<b>Number of Courtrooms</b>	<b>Type</b>	<b>Owner</b>	<b>Year Built</b>
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 courtroom
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	Acceptable Risk Seismic Rating
Deferred Maintenance	\$1,989,960
Annual 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	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 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 inadequate and obsolete to be returned to public service. The project will utilize 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 whose 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; and
- 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 28,000 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 \$65,147,000. The project includes the demolition of four existing court facilities on the Judicial Council-owned site.

Advantages

- 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.
- Provides multipurpose courtrooms suitable for all case types as well as space for jury assembly, central holding, and self-help services.
- Allows the court 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 jury deliberation rooms.
- Restructures operations and functions to optimize use of court facilities.
- Repurposes a Judicial Council-owned site for infill development and eliminates project costs for site acquisition.
- Avoids future expenditure of approximately \$2 million for deferred maintenance and needed security system refresh.

Disadvantages:

- 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, yet without sizable expansions still not remedying the space shortfall.

Advantages:

- This option will improve court security, correct infrastructure deficiencies, and more closely align the renovated court space 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.
- Maintains four separate buildings, disallowing the consolidation of separated operations into a single building for improved public service on the existing site.
- Does not allow for operational restructuring and efficiency gains.
- Multiple renovation projects without sizable expansions does not remedy the space shortfall.

Alternative 3: Defer this Project.

Advantages:

- 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 ability for staffing efficiency and to provide enhanced public service to the south county communities.
- 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: Construct 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 28,000 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: Construct 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:

- Enhances the public's access to justice by providing a modern, safe, and secure courthouse to serve the south county communities.
- Allows 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.
- Restructures operations and functions to optimize use of court facilities.
- Improves operational efficiencies allowing the court to operate effectively and efficiently.
- Repurposes a Judicial Council-owned site for infill development and eliminates project costs for site acquisition.
- Replaces four vacant and obsolete facilities.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for fiscal year 2025–26 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 fiscal year 2025–26 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 pursuant to Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing operations and maintenance 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 \$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 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 and/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 with 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 utilizing previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act (CEQA) 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, planning, and redevelopment agency), the local community, and local bar association.

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

<b>Fiscal Year</b> 2025-26	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 7
<b>Budget Request Name</b>		<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 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 <i>(Critical Infrastructure)</i>	<input type="checkbox"/> WSD <i>(Workload Space Deficiencies)</i>	<input type="checkbox"/> ECP <i>(Enrollment Caseload Population)</i>	<input type="checkbox"/> SM <i>(Seismic)</i>
<input type="checkbox"/> FLS <i>(Fire Life Safety)</i>	<input type="checkbox"/> FM <i>(Facility Modernization)</i>	<input type="checkbox"/> PAR <i>(Public Access Recreation)</i>	<input type="checkbox"/> RC <i>(Resource Conservation)</i>

<b>Total Request (in thousands)</b> \$ 5,029	<b>Phase(s) to be Funded</b> Acquisition	<b>Total Project Cost (in thousands)</b> \$ 84,519
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**Budget Request Summary**

The Judicial Council of California requests \$5,029,000 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 45,000 square feet (SF) in the Tehachapi or Mojave areas. The project includes secure parking for judicial officers and surface parking spaces. The estimated total project cost is \$84,519,000. 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.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 9688
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <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.*

<b>Prepared By</b> McCormick	<b>Date</b> 8/2/2024	<b>Reviewed By</b> Cowan	<b>Date</b> 8/2/2024
<b>Chief Deputy Director</b> Robert Oyung	<b>Date</b> 8/2/2024	<b>Administrative Director</b> Shelley Curran	<b>Date</b> 8/2/2024

Department of Finance Use Only	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

Kern County – New East County Courthouse – \$5,029,000 for Acquisition. The project includes the construction of a new, three-courtroom courthouse of approximately 45,000 SF in the Tehachapi or Mojave areas. The project includes secure parking for judicial officers and surface parking spaces. Total project costs are estimated at \$84,519,000, including Acquisition (\$5,029,000), Performance Criteria (\$1,983,000), and Design-Build (\$77,507,000). The design-build amount includes \$60,566,000 for the construction contract, \$1,817,000 for contingency, \$3,058,000 for architectural and engineering services, and \$12,066,000 for other project costs. The Acquisition is scheduled to begin in July 2025 and complete in July 2027. The Performance Criteria is scheduled to begin in July 2027 and will be approved in November 2028. Design-Build is scheduled to begin in November 2028 and will be completed in September 2032.

**B. Purpose of the Project:**

Problem: The existing condition and capacity of the Superior Court of Kern County facilities were evaluated pursuant to 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; and
- 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 [www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.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:

- Provides an accessible, safe, and efficient courthouse to serve most of the eastern county communities.
- Enhances the public's access to justice by relieving the current space shortfall, increasing security, and replacing inadequate and obsolete buildings in Kern County.
- Allows 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.

**STATE OF CALIFORNIA**

**COBCP - Narrative**

DF-151 (REV 07/21)

- Provides attorney-client interview rooms.
- Improves public service, including an adequately sized self-help area.
- Jury assembly with capacity for typical jury pools.
- Has ADA accessible spaces.
- Adequate staff workstations and meeting spaces.
- Facility with dependable physical infrastructure.
- Improves public safety by replacing facilities that are noncompliant with contemporary fire and life safety and ADA codes.
- Consolidates operations and functions to optimize use of court facilities.
- Vacates three facilities, with court-occupied space in the Mojave court buildings that could be surrendered back to the county.
- Avoids future expenditure of approximately \$2.2 million for deferred maintenance and needed security system refresh.

The Superior Court of Kern County occupies 17 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 Divisions. 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.

<b>Name</b>	<b>City</b>	<b>Number of Courtrooms</b>	<b>Type</b>	<b>Owner</b>	<b>Year Built</b>
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	-

1. Mojave Main Court Facility (County-owned)

2019 Assessment Data

Year Built	1974
Number of Courtrooms	1 courtroom
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High-Risk Seismic Rating
Deferred Maintenance	\$899,885
Annual 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 courtroom
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	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

This county-owned modular building is approximately 1,000 SF of office support space and is 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 whose 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; and
- 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 45,000 SF in the Tehachapi or Mojave areas. The project will include secure parking for judicial officers and surface parking spaces. The estimated total project cost is \$84,519,000. The project will require acquisition of a site of approximately 3.6 acres.

Advantages

- 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.
- Provides multipurpose courtrooms suitable for all case types as well as space for jury assembly, central holding, self-help, and family law services.
- Allows 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.
- Consolidates operations and functions 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.
- Avoids future expenditure of approximately \$2.2 million for deferred maintenance and needed security system refresh.

Disadvantages:

- 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 as 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.

Advantages:

- This option will improve court security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council space 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 the cooperation, collaboration, and compensation to the county.
- Does not allow for consolidation and efficiency gains.
- Multiple renovation projects without sizable expansions does 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.

Advantages:

- 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 ability to provide enhanced public service and staffing efficiency.
- Does not allow for consolidation of existing operations and efficiency gains.
- Approximately \$2.2 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: Construct 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 45,000 SF in the Tehachapi or Mojave areas. 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 co-locate 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: Construct 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:

- Provides an accessible, safe, and efficient courthouse to serve most of the eastern county communities.
- Enhances the public's access to justice by consolidating court operations into one location.
- Relieves severe overcrowding and increases security.
- Improves operational efficiencies, allowing the court to operate effectively and efficiently.
- Consolidates functions and optimizes the use of court facilities.
- Vacates 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 2025–26 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 fiscal year 2025–26 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 pursuant to Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing operations and maintenance costs of the new facility.

As additional programmatic workload and funding drives the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$55,000 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 and/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 nonstate ownership (i.e., 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 utilizing previously developed land with existing infrastructure. This project will complete a thorough and responsible California Environmental Quality Act (CEQA) 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, planning, and redevelopment agency), 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 Hwy., Shafter, CA	Courthouse
15-F1	Taft Courts Building*	311 N. Lincoln Street, Taft, CA	Courthouse
15-F2	Taft Superior Court Modular*	311 N. 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 Admin 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 N. China Lake Boulevard, Ridgecrest, CA	Courthouse
15-K1	3131 Arrow Street	3131 Arrow Street, Bakersfield, CA	Courthouse

\* 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)

<b>Fiscal Year</b> 2025-26	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 8
<b>Budget Request Name</b>		<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 0009732

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

<b>Total Request (in thousands)</b> \$ 5,317	<b>Phase(s) to be Funded</b> Acquisition	<b>Total Project Cost (in thousands)</b> \$ 23,075
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**Budget Request Summary**

The Judicial Council of California requests \$5,317,000 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 \$23,075,000. The project will use the design-build delivery method.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 9688
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <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.*

<b>Prepared By</b> McCormick	<b>Date</b> 8/2/2024	<b>Reviewed By</b> Cowan	<b>Date</b> 8/2/2024
<b>Chief Deputy Director</b> Robert Oyung	<b>Date</b> 8/2/2024	<b>Administrative Director</b> Shelley Curran	<b>Date</b> 8/2/2024

<b>Department of Finance Use Only</b>	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

Placer County – Tahoe Courthouse Renovation – \$5,317,000 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 \$23,075,000, including Acquisition (\$5,317,000), Performance Criteria (\$1,043,000), and Design-Build (\$16,715,000). The design-build amount includes \$11,944,000 for the construction contract, \$836,000 for contingency, \$591,000 for architectural and engineering services, and \$3,344,000 for other project costs. The Acquisition phase is scheduled to begin in July 2025 and is scheduled to be completed in July 2027. Performance Criteria is scheduled to begin in July 2027 and is scheduled to be approved in June 2028. Design-Build is scheduled to begin in July 2028 and scheduled to be completed in August 2031.

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, and 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 pursuant to 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; and
- 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 [www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.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:

- Provides an accessible, safe, and efficient branch courthouse for all case types.
- Improves security, relieves overcrowding, and improves operational efficiency and customer service.
- Allows 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.

- o 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.
- 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.

	<b>Name</b>	<b>City</b>	<b>Number of Courtrooms</b>	<b>Type</b>	<b>Owner</b>	<b>Year Built</b>
1	Historic Courthouse	Auburn	6	Courthouse	County	1894
2	County Jail*	Auburn	0	Jail	County	1985
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	JCC	2008
6	Placer County Arraignment Court Facility	Roseville	1	Courthouse	JCC	2018

\* Note: The county jail is no longer occupied by the court.

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 courtroom
10-Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	Acceptable Seismic Rating
Deferred Maintenance	\$279,924
Annual 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 cases. The building is overcrowded, with numerous functional and security issues that include an undersized courtroom with 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 whose 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; and
- 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 and more closely align the renovated court space with Judicial Council facilities standards. The estimated total project cost is \$23,075,000. The project would require acquisition of the existing facility. The project includes secure parking for judicial officers.

Advantages:

- Improves access to justice and public service.
- Enhances court operational efficiency.
- Compliant with modern regulatory safety, seismic, and accessibility standards.
- Renovation of 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.
- Potential for unforeseen conditions such as structural condition and hazard material abatement.
- Thirty-year expected life cycle is less than 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 \$29,061,000. The project would require acquisition of a site of approximately 1.5 acres. The project includes secure parking for judicial officers.

Advantages:

- Provides durable, safe, and maintainable facility with a 50-year lifespan.
- Most aligned with modern regulatory safety, seismic, and accessibility standards.
- Allows for an opportunity to obtain higher quality systems, which reduces O&M and renewal costs.
- Provides greater design flexibility and interior layout.

Disadvantages:

- 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.

Advantages:

- No additional commitment of resources.

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:

- Increases public's access to justice by providing a modern, safe, and accessible courthouse.
- Relieves the current space shortfall, increases security, and renovates an inadequate building in Placer County.

- Improves operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council facilities standards.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for fiscal year 2025–26 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 fiscal year 2025–26 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 pursuant to Government Code section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing operations and maintenance costs of the renovated facility.

As additional programmatic workload and funding drives the need for additional administrative funding, an administrative overhead cost has been included in each capital-outlay budget change proposal. The additional funding of \$41,000 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 and/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 involve the rehabilitation of existing infrastructure. The rehabilitation of the existing courthouse is less costly than construction of a new courthouse facility.

**STATE OF CALIFORNIA**

**COBCP - Narrative**

DF-151 (REV 07/21)

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 utilizing previously developed land with existing infrastructure. This project will complete a thorough and responsible CEQA 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, probation department, etc.), the local community, and local bar association.