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FACT SHEET

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Office of Court Construction and Management

The Office of Court Construction and Management (OCCM) of the Administrative Office of the Courts (AOC) manages real estate, facilities, and construction for California's judicial branch. OCCM's stewardship of the Supreme Court, Courts of Appeal, and superior courts statewide includes all planning, design, construction, facility management, risk management, and real estate services. The office was established in 2003 to lead implementation of landmark legislation that shifted responsibility for California's courthouses from the counties to the state.

Mission

To create and maintain court buildings that reflect the highest standards of excellence.

Scope

Consolidating management of California court facilities at the state level has created a program unique in its scope and scale:

Courthouse facilities managed:	More than 500 buildings throughout the state
Square footage managed:	More than 20 million
Facility modification projects:	More than 1,000 annually
Leases managed:	300
Construction projects:	The current program includes more than 50 courthouse projects with an estimated total cost of approximately \$6.4 billion.

Milestones

In less than a decade, OCCM's role has rapidly evolved and expanded.

2002: Trial Court Facilities Act

This landmark legislation finalized the goal of trial court funding reform envisioned in the Lockyer-Isenberg Trial Court Funding Act of 1997 by authorizing the transfer of title and all management responsibility for court facilities from the counties to the state. The transfer process was completed in 2009, making the Judicial Council of California responsible for all court facilities statewide and enabling a single, comprehensive infrastructure program for court facilities as a final step in the funding and unification of California's trial courts.

2003: Court facilities master plans

OCCM collaborated with superior courts and county governments in California's 58 counties to create facilities master plans for each court.

2005: First Judicial Branch Five-Year Infrastructure Plan

The Judicial Council adopted the first plan documenting the urgent need for improvement of the state's courthouses. OCCM updates this five-year plan annually for the Judicial Council and submits it to the California Department of Finance to provide a context for funding requests on specific projects. The first two trial court construction projects were funded this year; by early 2009, a total of 16 projects were funded and under way.

2008: Senate Bill 1407—Court facilities financing

This legislation (Stats. 2008, ch. 311) launched an unprecedented courthouse rebuilding program in California by authorizing up to \$5 billion in lease-revenue bonds to finance new construction and renovation projects. Soon after enactment of SB 1407, the Judicial Council approved 41 projects in 34 counties to be funded by the revenues secured through this law. Those 41 projects are all now moving forward.

2009: Senate Bill 12XX—Continuous appropriation

This law streamlined the funding process for SB 1407 projects by establishing continuous appropriation for their initial phases—site acquisition and preliminary plans. Later phases of design and construction require legislative approval through the annual budget process.

Facility Needs at a Glance

The enactment of SB 1407 was a major first step in funding urgently needed courthouse improvement projects in California. However, OCCM has identified over 100 additional projects for which funding remains to be secured. The following statistics illustrate the critical need for replacement and renovation of California's courts:

- More than 40 percent of court facilities have no way to bring in-custody defendants into courtrooms without using public hallways.
- More than two-thirds have inadequate security.
- One-quarter of courtrooms have no space for a jury.
- More than three-quarters lack adequate access for people with disabilities.
- More than a quarter are at risk of significant damage in an earthquake.

Services and Programs

OCCM's stewardship of court facilities comprises the following services and programs.

Business and Planning

The planning team works with California's trial and appellate courts to identify facility needs and advocate for those needs with the executive and legislative branches. This team supports all Judicial Council efforts to evaluate and prioritize relative need for court replacements and renovations statewide. The business team provides financial analysis and oversight of the capital-outlay program as well as facility operating budgets for the state's courthouses. These teams collaborate to create the Judicial Branch Five-Year Infrastructure Plan, which includes the branch's Trial Court Capital-Outlay Plan. The Trial Court Capital-Outlay Plan was last updated in August 2010 to identify a total of approximately 100 unfunded trial court facility projects statewide.

Real Estate and Asset Management

The Real Estate unit is responsible for the acquisition and disposition of real property and the negotiation of leases, licenses, and transactional memoranda of understanding (MOUs). Portfolio Administration administers rent rolls, appraisals, and title contracts and provides lease abstraction and interpretation services. The Environmental Analysis and Compliance unit performs due diligence analyses and ensures compliance with all applicable environmental laws, rules, and regulations, such as the California Environmental Quality Act (CEQA), and develops hazardous material business plans for all owned facilities.

The Facilities Management unit plans and implements operations, maintenance, repairs, and alterations for all court facilities. The unit staffs a 24/7 operations center that receives 100,000 contacts per year and is supported by a Computer-Aided Facilities Management (CAFM) application that dispatches work orders for routine maintenance and repairs. CAFM, which also supports the other OCCM programs, has over 1,000 registered users in 43 courts, the AOC, and OCCM-contracted firms.

Design and Construction

OCCM's project managers, architects, and engineers are implementing a large and growing program that includes new construction and major remodeling projects for California's trial and appellate courts. The office developed the California Trial Court Facilities Standards, adopted by the Judicial Council in 2006, to apply best practices in the design of trial court buildings and maximize value to the state in their construction and operation. OCCM contracts with architecture and engineering firms, construction managers, and contractors for its projects, several of which have won awards and national recognition. By early 2011, OCCM had completed 7 projects, another 17 projects were in design and construction, and 34 projects were in site selection or site acquisition.

Risk Management

OCCM provides professional risk management support to the judicial branch in the operation, management, and construction of court buildings. The Risk Management Unit is responsible for the AOC Injury and Illness Prevention Program, offers commercial insurance programs for the courts, and helps ensure that court buildings are safe for the public as well as court employees.

Contact:

OCCM general information, 415-865-4900, occm@jud.ca.gov

Additional resources:

Programs and publications, including the *Judicial Branch (AB 1473) Five-Year Infrastructure Plan*, www.courts.ca.gov/programs-facilities.htm