



NEWS RELEASE OC 45-11
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Maintenance Providers for Courthouses Selected

SAN FRANCISCO—Three firms have been selected for new regional contracts for maintenance and repairs at the hundreds of courthouses and other court buildings now managed statewide by the Administrative Office of the Courts (AOC). The three firms are:

- PRIDE Industries for the Northern/Central Region;
- Enovity for the Bay Area/Northern Coastal Region, and
- ABM for the Southern Region.

The firms were selected through a rigorous procurement process that began in November 2010. A selection panel that included four courts and AOC staff reviewed proposals submitted by nine firms and participated in interviews with six of them. Firms were evaluated on cost, quality, approach, and initiative to provide the best value to the judicial branch.

PRIDE Industries is a not-for-profit business and one of the nation's largest employers of people with disabilities. Headquartered in Roseville, California, the firm has a strong California presence and broad building maintenance experience and already provides such services in state government buildings and the federal courts.

Enovity, headquartered in San Francisco, is already working within California courts as a contractor on building automation systems. The company has broad experience with large buildings and complex energy management systems.

ABM is one of the largest and oldest facilities services contractors in the U.S., with a strong presence in California. The firm already has experience with California courthouses in the AOC's Southern Region as a subcontractor.

The original service contracts were signed in 2006, when the counties began transferring ownership and responsibility for court buildings to the state. The restructured maintenance and repair contracts now cover a building portfolio of over 20 million square feet and more than 500 buildings, many of them aging and in poor condition.

“In its first five years, the judicial branch facilities management program needed to address significant challenges presented to us by the realities of the transfer process,” said William C. Vickrey, Administrative Director of the Courts. “These new contracts are among several efforts we are now undertaking to apply best practices as well as five years of experience and data to enhance

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how we manage this massive responsibility and deal with the legacy of neglect in these important public buildings.”

The new contracts are expected be signed within 30 days, beginning a 90-day transition period as the work moves from the existing contractors, Aleut Facilities Management and Jacobs Project Management. The new service providers are expected to be ready to begin performing full service in September 2011.

The updated service provider contracts are part of a broader ongoing effort by the AOC to increase cost-effectiveness and flexibility while maintaining high service levels to the courts. Earlier this year, the AOC implemented Job Order Contracting (JOC) to improve efficiency and speed on large-scale facility modifications (those between \$15,000 and \$500,000), which represent about a third of such work. JOC is a proven method currently used by over 40 government agencies in California, including the University of California, California State University, and many counties.

In fiscal year 2011–2012, the AOC will also conduct a comprehensive study of various maintenance models that are used in both the public and private sectors. Results of that study will be used to help formulate a long-term strategic plan for optimizing service delivery throughout California’s judicial branch.

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The Judicial Council is the policymaking body of the California courts, the largest court system in the nation. Under the leadership of the Chief Justice and in accordance with the California Constitution, the council is responsible for ensuring the consistent, independent, impartial, and accessible administration of justice. The Administrative Office of the Courts carries out the official actions of the council and promotes leadership and excellence in court administration.