



## assignment

## Judicial Counsel of California - Administrative Office of the Courts

In 2001, the State of California ratified Senate Bill 1732, requiring the transfer of all County Superior and Appellate courthouse campuses throughout the 58 counties in California, to State ownership and control. To assist the State in the transfer of over 600 individual facilities, the State of California retained IRES to provide acquisition structuring, financial review, due diligence consulting, site assessment and transactional execution services.

Working collectively with the Administrative Office of the Courts (“AOC”) and its selected legal representation, IRES’ specific responsibilities under the government procurement contract were as follows:

- Develop standard transfer agreement documentation including MOU's, MOA's, standard form lease agreements and facility management procedural documents
- Develop and lead in the planning and construction of detailed financial payment forms in conjunction with the AOC and the California State Association of Counties to encompass 5 fiscal years of expenses data as prescribed by the Senate Bill 1732 to calculate the on going obligation of the County to the State for assumption of responsibility
- Assist the AOC in the drafting of clean up legislation under Senate Bills 256 and 749
- Develop transfer procedures, processes and timelines required to affect the transfers under the prescribed time period
- Establish a global web-enabled project and facility management database required to coordinate and communicate all project, transfer, and facility related functions
- Coordinate and inventory all due diligence gathering, collection and review efforts
- Provide support to newly hired state personal as to the scope of the project and to assist them in the formulation of a next course of action in leading the project
- Coordinate follow-up activities through third-party service contracts
- Compile and catalog due diligence materials, on-site and web-based
- Coordinate and assist lead transfer negotiations with Court and County representatives
- Perform any other real estate or consulting support services required to ensure the efficient and effective transfer of facilities

### QUICK FACTS

#### STRATEGIC ADVISORY Facilities Transfer Consulting

Provided acquisition and transfer consulting services for 642 superior court related facilities in 58 counties throughout California.

### IRES CONTACT

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### CLIENT REFERENCE

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