



NEWS RELEASE 26-09

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Effort to Replace Long Beach Courthouse Takes Major Step

Three Teams Selected to Submit Performance-Based Infrastructure Proposals

SAN FRANCISCO—The Administrative Office of the Courts (AOC) announced today that three interdisciplinary teams have been selected to propose their approach to financing, designing, constructing, operating, and maintaining a courthouse that will replace the current facility in Long Beach.

The selected teams are:

| | <i>Team Lead</i> | <i>Architect</i> | <i>Constructor</i> | <i>Financial</i> | <i>Facilities Mgmt.</i> |
|----|------------------|------------------|--------------------|------------------|-------------------------|
| 1. | Meridiam | AECOM | Clark Construction | KPMG | Johnson Controls |
| 2. | Lankford-Phelps | HOK | Hensel Phelps | Piper Jaffray | Grubb & Ellis |
| 3. | Balfour Beatty | Perkins & Will | Heery/Barnhart | Barclays | Linc Facilities |

The selection of the three teams is a major step toward replacing one of the worst courthouses in California in terms of security and overcrowding. The current courthouse, built in 1959, does not meet the current needs of the Superior Court of Los Angeles County and is physically incapable of meeting the growing demand for court services in the Long Beach area.

“We in the judicial branch are excited about launching the new Long Beach Court Building project,” said William C. Vickrey, Administrative Director of the Courts. “This vitally important project will be an example of one new method for constructing courthouses with the help of the private sector.”

The Governor and the Legislature have authorized the Judicial Council of California, the policymaking body of the California courts, to enter into a performance-based infrastructure (PBI) project. PBI is an arrangement in which the government and the private sector assume joint responsibility for the delivery of infrastructure services, in this case, a courthouse.

The arrangement leverages the private sector’s access to financing, technological expertise, management efficiency, and entrepreneurial spirit to quickly provide a high-quality facility that will serve the court’s needs. Typical PBI projects can be constructed with less risk held by the state and more cost effectively than through a conventional public development process. The Long Beach courthouse is the first PBI courthouse project undertaken in the United States, although PBI court building projects have been successfully carried out in Australia, Canada, and the United Kingdom.

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The 3 teams were chosen from 12 teams that responded to the AOC Office of Court Construction and Management (OCCM) request for qualifications. The request for proposals will ask candidates to detail how they plan to finance, design, build, operate, and maintain the new courthouse during a 35-year service agreement. The AOC will evaluate the proposals based not only on compliance with the Judicial Council's construction requirements, but also on their financial value, quality of architectural and urban design, environmental consciousness, and operational efficiency. Candidate teams will also need to demonstrate how they plan to build local support for the project and their plans for outreach to the local construction subcontractor community.

Once the three teams have submitted their proposals in November, the AOC expects to select a preferred team in January 2010, with construction scheduled to begin six months later. OCCM estimates it will take two years or less to complete construction.

The building site has already been selected. It is six acres located northwest of the existing courthouse, bounded by West Broadway, Maine Avenue, West 3rd Street, and Magnolia Avenue. The site is currently owned by the Long Beach Redevelopment Agency. The project includes renovation of an adjacent existing parking structure, office space within the court building for related justice agencies of the County of Los Angeles, and opportunities to build commercial office and retail space compatible with the 31-courtroom building. The new court building will have approximately 490,000 total square feet; the superior court will occupy roughly three-fourths of the total building.

The [request for proposals](#) will be posted on the California Courts Web site next week.

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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.