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## **Three Long Beach Court Building Proposals Received** *Final Selection to Be Announced in March 2010*

San Francisco—Three private consortia have now submitted the final portion of their proposals to finance, design, build, operate, and maintain the new Long Beach Court Building, the Administrative Office of the Courts (AOC) said today. The project, the first for which the AOC is using an innovative arrangement called performance-based infrastructure (PBI), now moves into a final selection phase, with the chosen consortium to be announced in mid-March 2010.

The financing and commercial portions of the proposals were received last week, and the AOC is now beginning to evaluate them. Both tax-exempt bond financing and bank-funded financing alternatives are represented among the proposals.

The AOC selection committee will use the next several weeks to evaluate and clarify the financial and commercial aspects of the proposals, and then these aspects will be scored and ranked. The state Department of Finance will review the preferred proposal to ensure that its financing terms minimize risk to the state's credit rating.

In late October, each project team submitted the design and construction portion of their proposals. From May to October, in a fast-track design process, the AOC, Superior Court of Los Angeles County, and Long Beach Revelopment Agency worked closely with each proposal team to promote the submission of design solutions that would meet the Judicial Council's stated requirements for functional excellence, design quality, flexibility, and operational efficiency. "It's remarkable what competition in the marketplace will bring to you if you seek it out and reward it," said Clifford Ham, Principal Architect for the AOC's Office of Court Construction and Management and lead on the project. "We're looking forward to the next step."

The competing design proposals vary in size, from 525,000 to 545,000 square feet, and in height for the high-rise portion of the building, from five to seven stories. All of the proposals would provide the court with more than double the square footage of the current Long Beach courthouse. Each proposal has unique features, including variations in courtroom design, court operational areas, public areas, and landscaping surrounding the building.

The current Long Beach courthouse is among those in California with the greatest need for replacement. The current building, complete in 1959, suffers from fundamental flaws, is overcrowded and dilapidated, and fails to meet accessibility requirements.

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The new building will be constructed on six acres northwest of the existing courthouse, bounded by West Broadway, Maine Avenue, West 3rd Street, and Magnolia Avenue. The building will house 31 courtrooms, with the court occupying roughly three-fourths of the overall space. The additional space will be used for offices of related justice agencies of the County of Los Angeles, and for commercial office and retail space compatible with court uses. The project also includes renovation of the adjacent existing parking structure, expanding its capacity to more than 900 spaces.

The three competing consortia are:

<i>Consortium</i>	<i>Team Lead</i>	<i>Architect</i>	<i>Constructor</i>	<i>Financial</i>	<i>Facilities Mgmt.</i>
California Judicial Partners	Meridiam	AECOM	Clark Construction	KPMG	Johnson Controls
Lankford Phelps	Lankford & Associates	HOK	Hensel Phelps	Piper Jaffray	Grubb & Ellis / ABM
Balfour Beatty Capital	Balfour Beatty	Perkins & Will	Heery/Barnhart	Barclays	Linc Facilities

The performance-based infrastructure 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. Once the building is completed in 2012 and the court moves in, the AOC will begin payments on a service contract conditioned on the building’s successful operation and maintenance (hence “performance-based”). The state owns the land and the building throughout the 35-year term of the PBI agreement.

“The private-public partnership being used to finance this courthouse is a great example of how to pursue infrastructure improvements in recessionary times,” said Charles W. McCoy, Jr., Presiding Judge, Superior Court of Los Angeles County.

PBI projects can be constructed more quickly and with less risk to the state, and they can be operated more cost-effectively than through a conventional public development process. The Long Beach court building 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.

More information about the Long Beach PBI project, including a video overview of the three design proposals, is available at:

[www.courtinfo.ca.gov/programs/occm/projects\\_lalongbeach.htm](http://www.courtinfo.ca.gov/programs/occm/projects_lalongbeach.htm)

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