



NEWS RELEASE OC 32-10
Contact: Philip R. Carrizosa 415-865-8044

FOR IMMEDIATE RELEASE
June 28, 2010

Long Beach Judicial Partners Selected for Long Beach Court Building Project

San Francisco—A consortium led by Meridiam Infrastructure has been named as the preferred proposer for the Long Beach Court Building project, the Administrative Office of the Courts (AOC) announced today. The Long Beach Judicial Partners (LBJP) consortium's proposal to finance, design, build, operate, and maintain the new court building best met the Judicial Council's selection criteria.

The Long Beach project is the first for which the AOC is using an innovative delivery arrangement called performance-based infrastructure (PBI), which 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 Superior Court of Los Angeles County's needs and enhance the public's access to justice. Completed in 1959, the current Long Beach courthouse suffers from functional flaws, is undersized and dilapidated, and has accessibility issues.

Meridiam Infrastructure, a long-term equity fund focused on infrastructure, led development of the LBJP's proposal. LBJP will raise 100 percent of the financing required to complete the project. Other members of the consortium include:

- AECOM: Architect/Engineer
- Clark Construction Group, LLC: Construction management
- Edgemoor Real Estate Services: Commercial real estate services
- Johnson Controls Inc: Facilities management, operation, and maintenance

Over the next several weeks, the AOC and LBJP will work together to complete the project agreement in order to secure final approval from the state Department of Finance. After that, the parties expect to sign the project agreement, enabling the consortium to proceed to financial close. Groundbreaking is expected later this year, and the new building is scheduled to be completed and ready for occupancy by summer 2013. Under the 35-year services agreement, after occupancy the state will pay an annual fee, and LBJP will operate and maintain the building.

The long-anticipated new Long Beach Court Building project is expected to enhance the economic environment in Long Beach and Los Angeles County through the immediate creation of jobs. The new court building will be constructed on six acres northwest of the existing courthouse, bounded by West Broadway, Maine Avenue, West Third Street, and Magnolia Avenue. The building will house 31 courtrooms, with the court occupying roughly three-fourths of the overall space. The

(more)

additional space will be used for offices of county justice agencies and for commercial office and retail space compatible with court uses. The project also includes renovation of the nearby existing parking structure, expanding its capacity to more than 900 spaces.

More information about the project:

www.courtinfo.ca.gov/programs/occm/projects_lalongbeach.htm

More information about Long Beach Judicial Partners:

www.courtinfo.ca.gov/programs/occm/documents/fact_sheet_lbjp.pdf

#

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.