



NEWS RELEASE OC 61-10

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Long Beach Court Building Proceeds

Project Agreement Finalized and Financing Secured for First U.S. Courthouse Delivered by Performance-Based Infrastructure

SAN FRANCISCO—The agreement that will lead to replacement of the dilapidated Long Beach Courthouse has been signed between the private company selected for the project, Long Beach Judicial Partners (LBJP), and the Administrative Office of the Courts (AOC), the AOC announced today. LBJP will finance, design, build, operate, and maintain the new courthouse. The project company has secured financing and expects to begin construction in early 2011, and the new building is scheduled to be completed and ready for occupancy by fall 2013.

“We are very pleased to be moving forward on the much-needed Long Beach Courthouse,” said William C. Vickrey, Administrative Director of the Courts. “The new building is intelligently designed to serve the public and the needs of the court, and we believe it will be a landmark addition to downtown Long Beach. We’ve worked hard with the project company to structure this unique arrangement so that it will achieve long-term value for the state, and we are grateful for the strong partnerships with Governor Schwarzenegger’s administration and with the state Legislature that have enabled us to move this innovative project forward. As the building is constructed, commissioned, and occupied, the AOC will distill best practices from this process that could be applied to similar future projects, not only within the judicial branch, but also by other state entities.”

The Long Beach project is the first for which the AOC is using the innovative delivery method called “performance-based infrastructure” (PBI), which will leverage 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 and security flaws, is undersized and dilapidated, and has accessibility issues.

“The Los Angeles Superior Court has long needed a replacement for the aging Long Beach Courthouse,” said Presiding Judge Charles W. McCoy Jr. “The pioneering public-private partnership created to design, finance, build, and maintain the new courthouse provides a roadmap for similar projects, allowing a major public infrastructure project to move forward without adding to the state’s financial burdens in times of great fiscal crisis,” said McCoy.

(more)

The AOC and LBJP have signed a 35-year services agreement enabling the project to proceed. LBJP will finalize design details and quickly proceed into construction. After the court occupies the building, LBJP will operate and maintain the facility. The state will pay an annual service fee that is “performance-based,” meaning the state will take deductions if court space or functionality falls below agreed specifications.

Meridiam Infrastructure, a long-term equity fund focused on infrastructure, leads the project company and is providing approximately \$49 million of the project’s total funding requirement of approximately \$490 million. The remainder is secured through bank loans. The state owns the land and the building throughout the agreement’s term and at the end of 35 years will continue to retain title.

The long-anticipated new Long Beach Courthouse is expected to enhance the economic environment in Long Beach and Los Angeles County through the immediate creation of jobs. The construction partner in the consortium, Clark Construction, will soon begin an outreach program for local subcontractors and suppliers.

The new courthouse, designed by AECOM, will be constructed on six acres northwest of the existing courthouse, bounded by West Broadway, Maine Avenue, West Third Street, and Magnolia Avenue. The architectural design respects its urban context and fills a void in the cityscape with a presence both civic and welcoming. The striking design achieves a meaningful balance between the traditions of our judicial system and 21st century advancements. The low-rise, L-shaped building will house 31 courtrooms, with the court occupying roughly 80 percent of the overall space, which totals 531,000 square feet. The 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, including architectural renderings and a short video on Long Beach Judicial Partner’s architectural design:

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_lbip.pdf

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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.