



ADMINISTRATIVE OFFICE
OF THE COURTS
455 Golden Gate Avenue
San Francisco, CA
94102-3688
Tel 415-865-4200
TDD 415-865-4272
Fax 415-865-4205
www.courts.ca.gov

FACT SHEET

August 2013

Long Beach Judicial Partners

Long Beach Judicial Partners LLC (LBJP) is Meridiam Infrastructure's project company selected by the Administrative Office of the Courts (AOC) to finance, design, build, operate, and maintain the Long Beach Court Building. The AOC's project agreement with LBJP constitutes the first effort by California's judicial branch to use performance-based infrastructure (PBI)—a new and promising way to construct court buildings in partnership with the private sector.

Consortium Partners

LBJP, the project's developer, contracted with Clark Design/Build of California as the project's design-builder, and Clark in turn contracted with AECOM as the courthouse's architect-engineer of record. LBJP separately engaged Johnson Controls Inc. as its operating service provider. Meridiam Infrastructure raised 100 percent of the financing required to complete the project on behalf of LBJP.

Meridiam Infrastructure is the sole sponsor and developer of LBJP's proposal. Meridiam is a long-term equity fund whose mission is to develop infrastructure that improves the quality of life and the economic competitiveness of the communities in which it invests. The fund has been recognized by *Project Finance* magazine as Global Financial Sponsor of the Year 2009 and received the magazine's award for North American PPP Deal of the Year 2009 for the Port of Miami Tunnel PPP Project.

AECOM Design is the lead design firm for the project and is the project's architect-engineer of record. The firm has provided planning and design services for more than 100 courthouses, making it a world leader in justice design. AECOM has extensive experience with both design-build and performance-based infrastructure teams. Notable projects include the Michigan Supreme Court; Maricopa County, Arizona, Downtown Court Tower; and the recently completed, award-winning Los Angeles Police Headquarters.

A wholly owned subsidiary of **Clark Construction Group, LLC**, Clark Design/Build of California, Inc., managed the project's design and construction. One of the most experienced providers of design-build and construction services in the United States, Clark Construction has completed more than 75 design-build projects. California projects include the San Francisco Civic Center Complex, the Capitol Area East

End Complex in Sacramento, and the Caltrans District Center Headquarters in Los Angeles. The firm has received more than 16 awards from the Design-Build Institute of America. Clark was assisted on this project by its affiliate, **Edgemoor Real Estate Services** who provides real estate services to both public and private sectors.

Johnson Controls Inc. (JCI) will provide facilities management, operations, and maintenance during the project's 35-year term and will manage final hand-back to the State of California. A global leader in facilities management, the firm has extensive experience with PBI projects and courthouse operations, and is a leader in building operation and efficiency. JCI has been included in the Dow Jones Sustainability Indexes for North America and the world and in 10 other green indexes.

Consultants

Consortium financial advisors included KPMG and BNP Paribas. KPMG's Infrastructure Advisory team is a U.S. and global leader in advising all entities involved in planning and managing infrastructure projects and investments. Global financial services leader BNP Paribas consistently ranks among the top advisors and financiers for infrastructure project finance. Fulbright & Jaworski LLP, provides legal counsel to Meridiam and LBJP. A pioneer in public-private partnerships, the firm has received numerous awards for its infrastructure project finance practice.

Project Scope and Status

The Long Beach Court Building will provide space and services for a high volume of criminal, traffic, civil, and family judicial proceedings of the Superior Court of Los Angeles County. The building will house 31 courtrooms, court administrative space, offices of related county justice agencies, and retail space compatible with court uses. The project also includes renovation of a nearby, 970-space parking structure and improvements to surrounding street frontages. The AOC and LBJP executed the project agreement in December 2010. Fast-track scheduling enabled construction to be completed in 29 months, ahead of schedule and under budget, at very high quality and with an excellent safety record. The building is scheduled to open for business in early September 2013.