



KEY FACTS

- ▶ USD \$520 million.
- ▶ P3 DBFOM procurement model.
- ▶ Substantial Completion scheduled for June, 2019
- ▶ Meets LEED® Gold for New Construction standards
- ▶ 40 year concession term.

Long Beach Civic Center

Long Beach, California

The City of Long Beach reviewed their existing operating costs and the potential seismic issues which could pose a danger to employees and visiting public should they collapse. The City evaluated various options to address these issues and decided to build a new consolidated civic facility through a Private-Partner Partnership (P3) under a Design, Build, Finance, Operate and Maintain (DBFOM) model. By utilizing a public private partnership model, the City of Long Beach is able to produce this redeveloped Civic Center for less than it currently pays to use and maintain existing facilities.

The Long Beach Civic Center (LBCC) project includes the creation of a new City Hall, Main Library and Port of Long Beach Headquarters, as well as a revitalized Lincoln Park and parking facilities. The project also includes a complementary private development in downtown Long Beach. The Project is the first hybrid DBFOM deal in North America combining both public infrastructure and private development components within a single project. This hybrid approach enabled the City to achieve its affordability targets and also allowed the Plenary-led consortium to deliver a vibrant masterplan combining, civil, commercial and residential elements in a cohesive manner which will revitalize the entire downtown area.

BENEFITS OF THE PROJECT

- Redevelop the Civic Center into a vibrant mix of land uses, public open space and public/private development in an architecturally significant manner
- Replace the existing seismically deficient City Hall with a modern, architecturally compelling building or buildings;
- Replace the existing Main Library with a modern facility that meets current user needs and use patterns, giving it a more prominent identity and enhancing efficiencies
- Enhance connectivity between the new Deukmejian State Superior Courthouse and existing Public Safety Building to the revitalized Civic Center
- Consider inclusion of a permanent headquarters for the Port of Long Beach in conjunction with new City facilities within the Downtown area, providing need critical massing for a vibrant Downtown
- Design a LEED Certified Project (Platinum or net zero) that is highly functional, energy efficient and includes a low operating and maintenance cost
- Reduce the cost of off-site city office leases by incorporating those functions into the new City Hall building
- Revitalize Lincoln Park into a vibrant destination park with a mix of recreational amenities for visitors, residents and Downtown workers
- Reduce long-term maintenance costs, increase energy efficiency and maintain or reduce existing operating expenses.