



Long Beach Civic Center: A Public-Private Partnership (P3)

Motivator & Assets Available

Motivator:

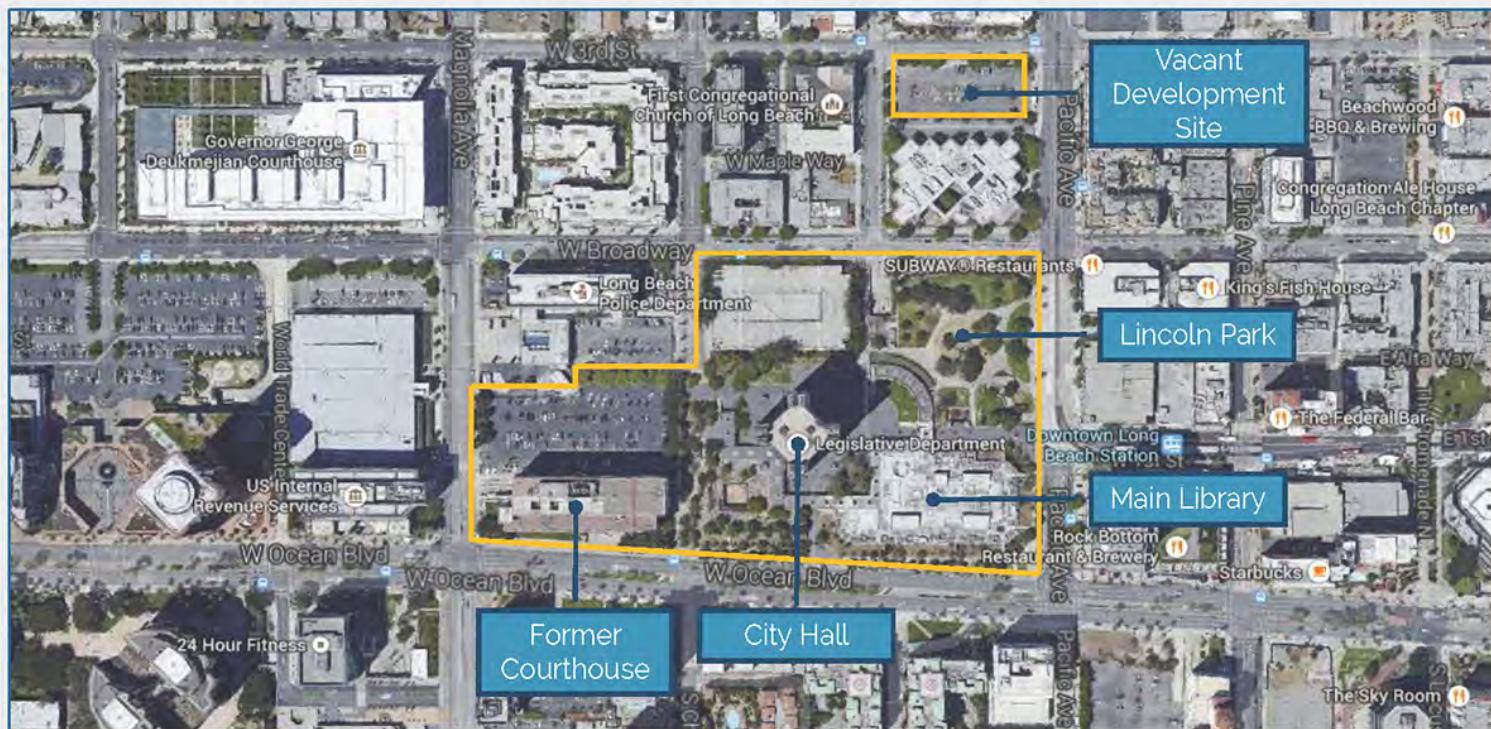
Build new city hall & main library solving seismic concerns with no new general fund obligation

Assets Available:

- Annual civic center budget for funding new civic center \$12.6 million (2013\$)
- Harbor department building
- Monetize excess land on site with private development



Project Site – 15.87 Acres



P3 Partners

SOM



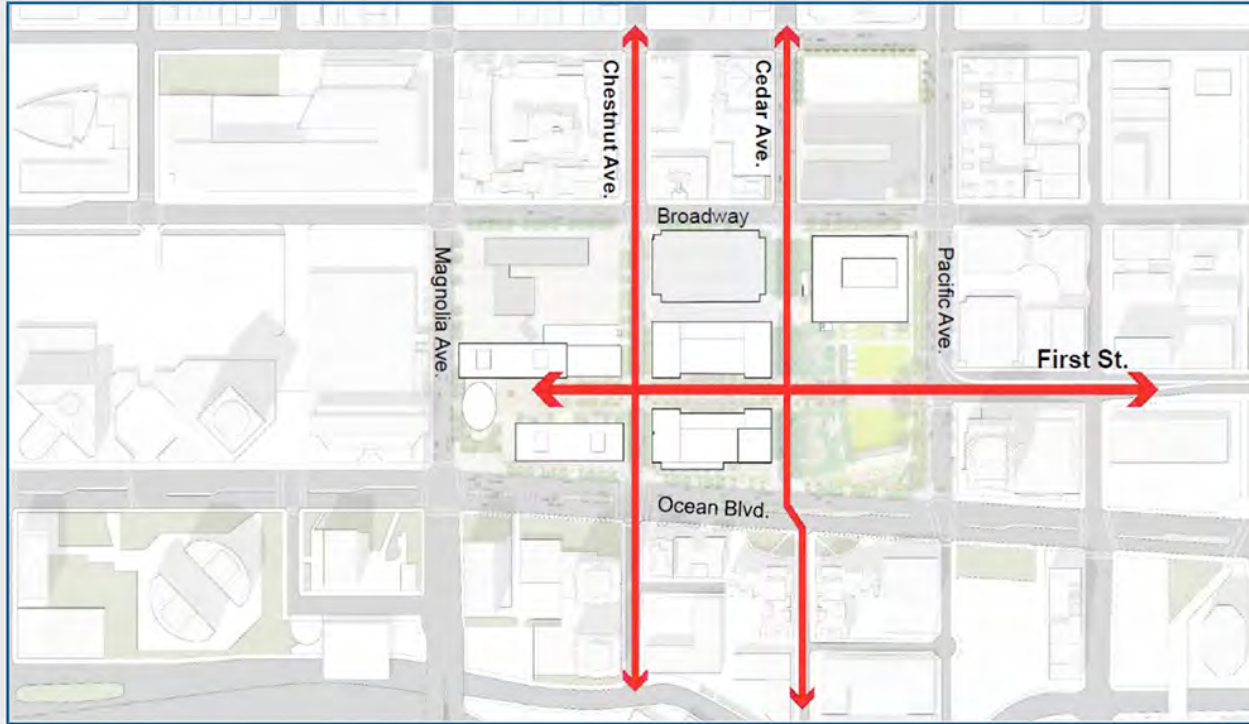
Johnson
Controls



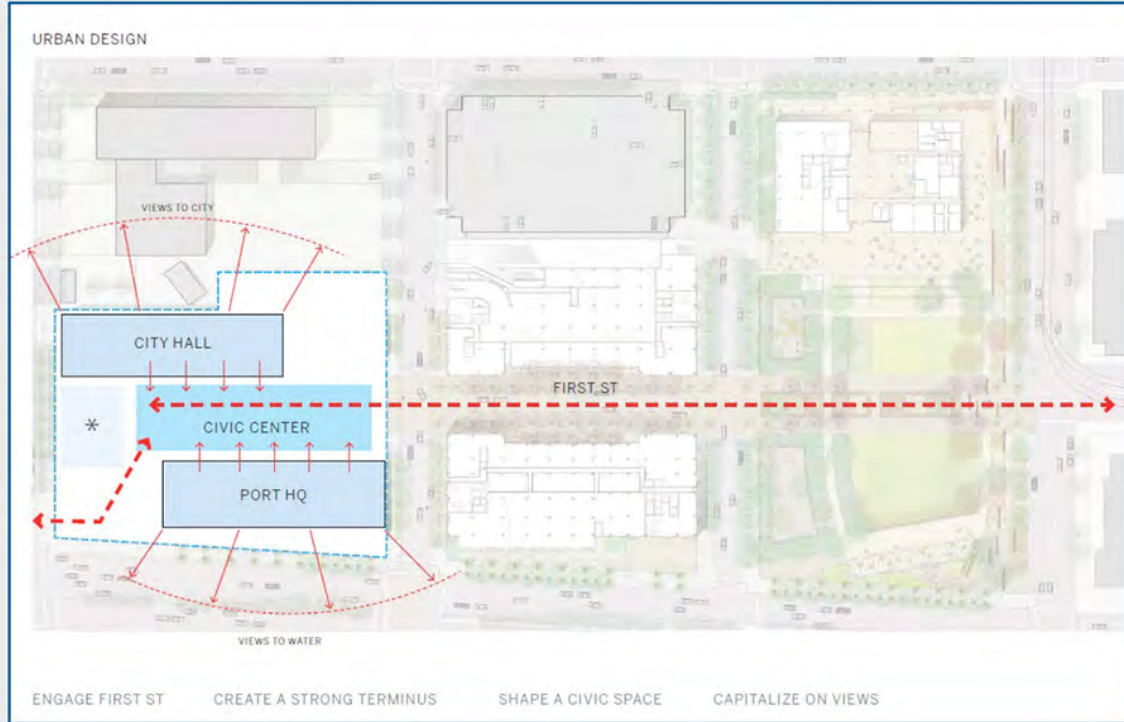
Why a P3?

- No new general fund obligation (no need for a voter-approved bond)
- The lowest risk and shortest delivery model
- Project Team assumes all risks of design, development, entitlement, change orders, cost overruns, construction delays and long-term operations and maintenance
- City to occupy existing facilities until new facilities are available
- Strategic forethought in the design of future O/M costs
- After 40 years, the facility is transferred to the City in 85% "like new" condition
- Monetize excess land on site with private development
- Annual availability payment, adjusted by CPI for 40 years

Reconnecting Downtown LB



Reconnecting Downtown LB



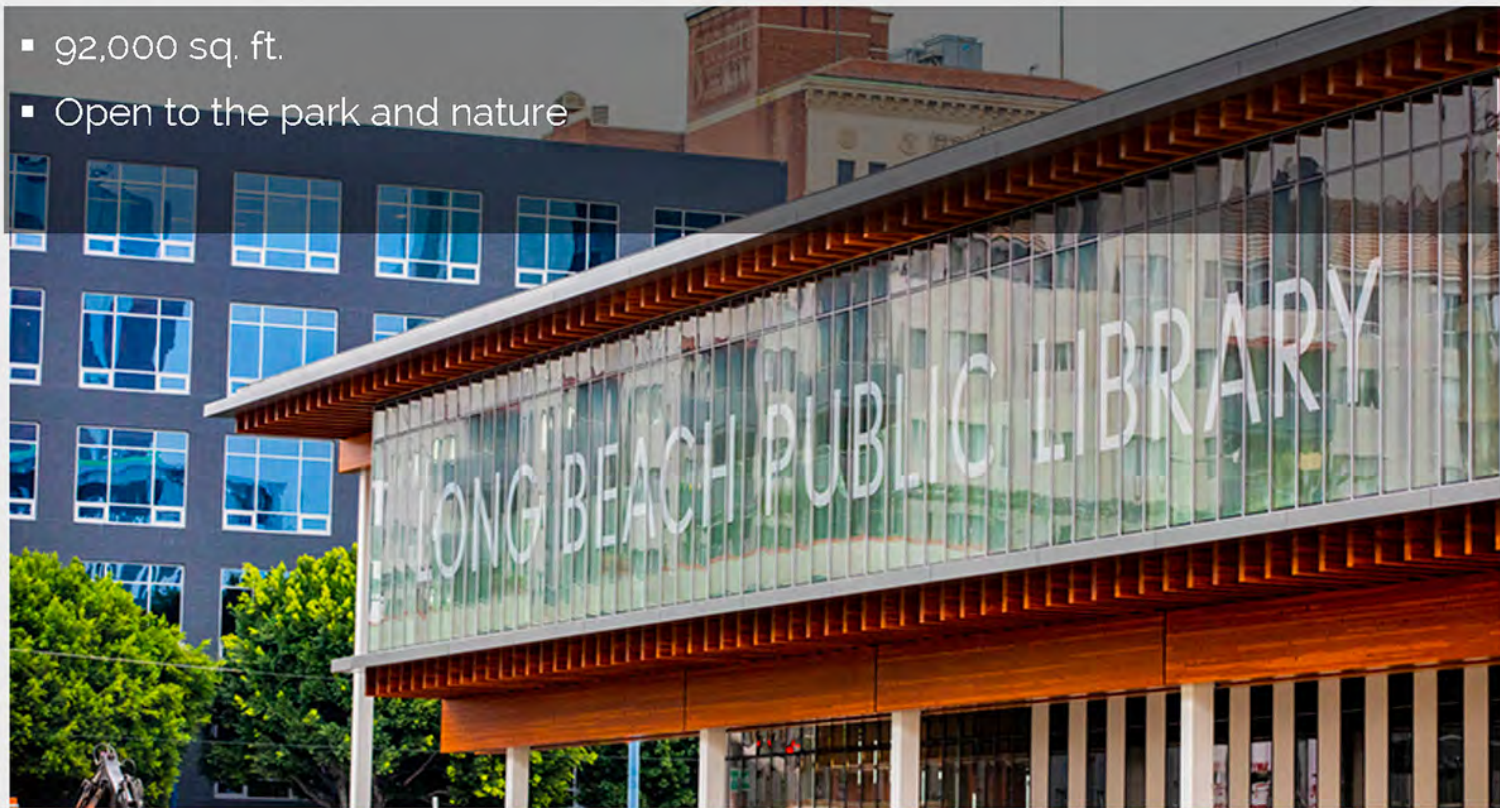
City Hall and Port Headquarters

- Separate distinct buildings (270,000 sf City Hall, 240,000 sf Port Headquarters)
- Modern and efficient workplace environment



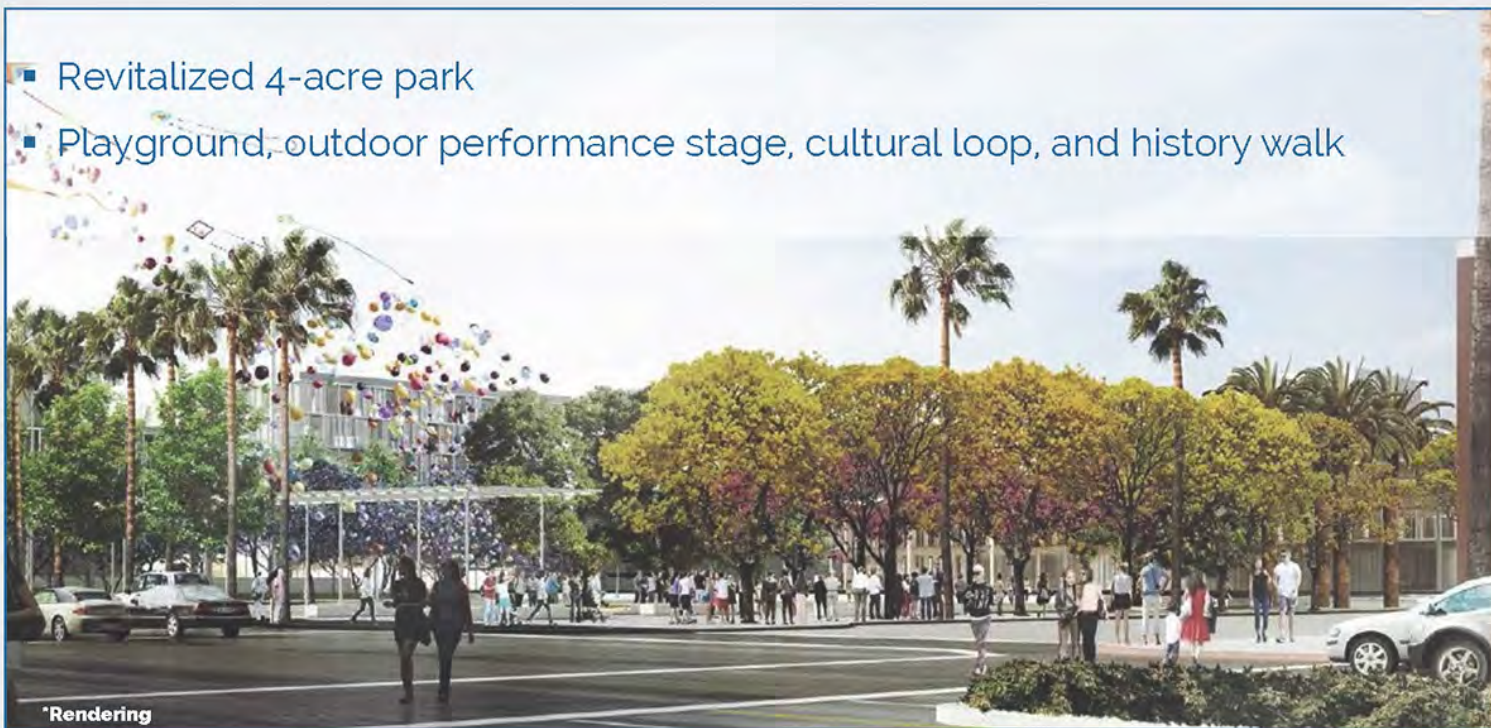
Main Library

- 92,000 sq. ft.
- Open to the park and nature



Lincoln Park

- Revitalized 4-acre park
- Playground, outdoor performance stage, cultural loop, and history walk



Commercial Development

3rd & Pacific

- Multifamily residential development with up to 200 units
- 250 parking spaces

Center Block (proposed)

- 2-building mixed use project
- Up to 580 residential units
- 40,000 sf retail

Covenants in the transaction require that 10% of all residential units must be affordable to moderate income residents



- Port Authority
- City Hall
- Residential
- Hotel
- Market Place
- Library
- Lincoln Park
- Civic Plaza Corridor



Key Takeaways

- Learn from others: Long Beach Courthouse was our example
- Identify a Revenue Source: P3 needs a stable revenue stream
- Analyst-Up: Get some professional help! (Arup)
- Identify Full Life Cycle Costs: compare apples to apples
- Meet and Confer with employee associations is key
- Look at all your options
- Know and understand the benefits and the risks, and what risks are worth transferring
- Consider DBFOM for eligible projects, but not appropriate for all projects



Major Media Coverage and Articles

- CNBC:
<https://www.cnbc.com/video/2017/01/27/p3-build-baby-build.html>
- LA Times:
<https://www.latimes.com/business/la-fi-long-beach-civic-center-20180217-story.html>
- New York Times:
<https://www.nytimes.com/2018/04/24/business/long-beach-california-redevelopment.html>
- Plenary Edgemoor Civic Partners:
<http://www.pecplongbeach.com>





Thank you

www.longbeach.gov