



Long Beach Civic Center LONG BEACH, CA

Project Type:	Municipal Facility
Agency Owner Name:	City of Long Beach
Financial Close:	April 2016
Delivery Structure and Term:	40 year Hybrid Design Build Finance Operate Maintain combining public infrastructure and private development
Cost to Design and Construct:	\$520 million

THE CHALLENGE: Revitalize the heart of downtown Long Beach with new civic and commercial elements. Address seismically unsafe, maintenance-plagued structures and replace with new resilient and energy-efficient civic buildings. Add roadway and pedestrian improvements, with public plazas and pathways connecting the four civic buildings and offering a vibrant civic hub that infuses new life and around-the-clock activity into downtown Long Beach.

CASE STUDY: LONG BEACH CIVIC CENTER

THE SOLUTION: The \$520-million project is the largest municipal public-private partnership in the nation. It includes the creation of a new City Hall, a new Main Library, a revitalized Lincoln Park, parking facilities, and a new Port of Long Beach headquarters, as well as complementary private development in downtown Long Beach stretching across six city blocks and totaling more than 620,000 square feet of space. The project will boost economic impact in the area, creating an estimated 8,000 new jobs and generating over \$1.3 billion in economic impacts. Finally, the project will result in over \$1.0 million in annual taxes that will flow directly the City of Long Beach.

Bringing the Port of Long Beach downtown and adding 1,000 new residents will breathe new life into a historic and cherished part of the City's core.

THE OUTCOME:

Design to construction completion timeline: 3 years (April 2016-June 2019)

How was the project financed/paid for? Taxable Private Placement and short-term construction financing

PROJECT TEAM:

Equity Provider: Plenary Americas

Design-Build Contractor: Edgemoor Infrastructure & Real Estate, Clark Construction

Lead Design Firm: SOM

O&M Contractor: Johnson Controls, Inc.

Additional Key Team Member: N/A

POLITICAL CONTEXT:

Recent Mayors: Robert Garcia 2014-2022, Rex Richardson 2022-present

Was there a city election prior to the project's completion? No

Was a new mayor elected prior to the project's completion? No

Does the state have P3 enabling statute? Yes

Did the city have certified P3 procurement staff? No

WHAT MAKES THIS A P3?

Risk Transfer

Long Term O&M

Private Financing

Performance Based

Public Ground Ownership

Public Purpose

