

Title: **Long Beach PBI Winner Announced**

Date: December 21, 2010

It won't be long before this neighborhood in downtown Long Beach will be buzzing with construction activity. The "Long Beach Judicial Partners LLC" has won the competition. They will design, build, finance, operate and maintain the new courthouse in Los Angeles County.

Last year three finalist teams from the private sector unveiled their design and construction proposals. The selection committee then considered the financial and commercial aspects. This consortium was the best in all 5 areas.

Clifford Ham, AOC Principal Architect *"It was not an easy choice but it was a clear winner."*

The consortium had outlined its goals:

Andrew Cupples, Project Executive, Long Beach Judicial Partners *"Achieving functional excellence, achieving design excellence, achieving a piece of civic architecture that Long Beach, the state of California and the Superior Court of Los Angeles will be proud of."*

The plan features an "L" shape – a 5 story wing with 31 courtrooms, and a 4 story office wing, separated by a great hall; a low rise profile.

Clifford Ham, AOC Principal Architect *"That was a conscious decision on the part of the superior court in Los Angeles; with this many people, this many courtrooms, it was their considered opinion that they could handle the flow of people and the security better in a building that was a little more spread out than a high rise; and we had the advantage of a 6 acre site."*

Which also allows room for the jewel of the plan: all the waiting areas open up toward a one acre protected garden courtyard – within court building security; a serenity zone for visitors.

Clifford Ham, AOC Principal Architect *"You can sort of calm down a little bit; it's a really terrific idea."*

The jury assembly room on the 4th floor of the office wing will also have an outdoor area.

Andrew Cupples, Project Executive, Long Beach Judicial Partners *"We wanted a special place for the jury, for people that actually come and do their civic duty, a pleasant area for them to be."*

There'll be offices for county justice partners to rent, and also some retail space. And it'll be built to last for many generations.

Stuart Marks, Project Director, Long Beach Judicial Partners *"Which is quite a challenge, but one we think is certainly worthy and one that we've embraced."*

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But what's most remarkable about this project is the partnership between the private sector and the Administrative Office of the Courts, the AOC. It's the first time an arrangement like this has been used for a new court building in this country.

Stuart Marks, Project Director, Long Beach Judicial Partners *"We think it's at the forefront of a new wave of infrastructure delivery."*

It's called a performance-based infrastructure project. The private sector consortium will shoulder the investment and the risk of designing, building, financing, operating and maintaining the courthouse complex. No cost to the State up front, and the AOC owns the complex immediately. The AOC will start making payments after move-in, and then for the next 32 years. It's a cost effective arrangement for taxpayers.

Hon. Lee Smalley Edmon, Assistant Presiding Judge, L.A. *"It's a perfect example of how in difficult economic times we ought to be proceeding with developments; so I'm absolutely delighted."*

Long Beach Mayor Bob Foster says he's happy with what's been achieved.

Long Beach Mayor Bob Foster *"There's a really good cooperative arrangement here between the redevelopment agency, the state of California through the Administrative Office of the Courts. And I think it's worked very well. This is going to be a benefit not only for the courts, but it'll wind up being a big benefit for the city of Long Beach."*

Hon. Ronald M. George, Chief Justice of California *"I'm thrilled that this is being given priority and that we'll move ahead."*

In fact, moving ahead at lightning speed.

Clifford Ham, AOC Principal Architect *"We're looking forward to this being done in a hurry."*

The project should be completed by the fall of 2013. I'm Leanne Kozak reporting for California Courts News.

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