Long Beach Civic Center Redevelopment

Plenary

Americas

Government accommodation

The Project 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.

Plenary Properties Long Beach (PPLB) will develop, design, build and finance the new Civic Center, and will then manage operations and maintenance over a 40-year concession period. By utilizing a public-private partnership model, the City of Long Beach is able to produce this redeveloped Civic Center costing less than it currently pays to use and maintain existing facilities.

⊙ Plenary

Project facts

Location	Client	Value (NPV)
Long Beach, California, USA	City and the Port of Long Beach	US$520 million

Our role	Builder	Architect
Financial arranger	Clark Construction Group – California LP	Skidmore, Owings & Merrill LLP
Equity provider		
Lead developer		

Services	Financial close date	Completion date
Johnsons Controls, Inc.	April 2016	June 2019

Contract terms	Awards
Design, build, finance, operate and maintain for 40 years post completion	• North American P3 Bond Deal of the Year, 2017 IJ-Global Awards
	• Best Social Infrastructure, 2016 P3 Bulletin
	• Project Grand Prix, 2016 P3 Bulletin
	• Merit in Urban Design, 2016 The American Planning Association LA

Design features

The New Main Library is based on sustainable design and state-of-the art programming and interior planning. The new library will be relocated to the northern end of the revitalized Lincoln Park with dual entries to engage park users and the surrounding neighborhoods to the north. A revitalized Lincoln Park has been designed with walkways, lighting and landscaping to create multiple activity zones and improved amenability and public safety.

The City Hall and Port headquarters are designed as separate and distinct buildings to meet their respective programming and security requirements, as well as to create a modern and efficient workplace environment. The separate buildings have shared facilities and both open to the new Civic Plaza. The new City Hall, Port headquarters and Main Library are each designed to achieve a LEED Gold rating.

Innovations

The Project is the first social infrastructure project in the U.S. to be financed using a taxable private placement solution. Plenary had initially proposed using tax-exempt lease revenue bonds to finance the Project but moved to the private placement solution because it offered lower financing costs and better risk allocation for the City of Long Beach. Plenary also raised short-term construction financing to fund the design and construction of a new Port headquarters building.

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> **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.

Local economic impacts

An estimated 8,000 jobs will be created through the life of this project and PPLB has committed to a hiring plan that includes a local hire and a small business focus. In preparation for the project, PPLB hosted a job fair to get Long Beach residents into the job training pipeline, and has continued to engage local employment organizations and elected leaders to ensure a strong local hire contingent.

The project is also expected to generate over $1.3 billion in economic impacts and will revitalize the heart of downtown Long Beach with new civic and commercial elements. 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. Finally, the project will result in over $1.0 million in annual taxes that will flow directly the City of Long Beach.