

## P3 CASE STUDY

**State:** California

**City:** Long Beach

**Project:** Governor George Deukmejian Courthouse (Long Beach Court Building)



**Objective:**

Public safety, code compliance, and neighborhood revitalization through real property asset value capture and redevelopment and modernization.

**Solution:**

The five-story building houses 31 courtrooms, as well as court administration offices, Los Angeles County judicial agency lease space, and retail leasable space. The building includes below-grade detention facilities and separate secure parking for judges. A five-level, open atrium, enclosed on the two exterior perimeters by a cable-supported glass curtain wall system, serves as the single entry point for all building occupants and provides access to a secured exterior courtyard. Clad in a deeply articulated curtain wall and elements of stone, the project spans two city blocks in downtown Long Beach. In addition to constructing the new building, the project team also renovated and expanded an existing 399,000-square-foot parking structure (approximately 1,000 parking spaces) built in 1974, which is presently operated and maintained by the Project Company through the term of the concession.

## **Issues Addressed:**

The old Long Beach Courthouse was functionally and physically deficient, ranking among the worst in the State in terms of security and overcrowding. The building was outdated, overcrowded, not able to meet the State's current needs—and therefore incapable of meeting the region's growing demand for court services.

The Governor George Deukmejian Courthouse is located on a six-acre site in the heart of Long Beach, one block northwest of the previous courthouse. The project site was acquired under a property exchange agreement with the City of Long Beach Redevelopment Agency.

## **Benefits of Alternative Project Delivery:**

A main goal of this project was to use a delivery and operations method that would allow the Judicial Branch to deliver the building without creating debt while committing to regular maintenance, repair and replacement.



Under a turnkey P3 relationship, the cost and risk of the courthouse, including development, design, construction, operations, and maintenance, were transferred from the public sector to a private-sector team.

- Compliance with Judicial Council design standards and applicable codes and ordinances.
- Uniform and predictable quality, functionality, and cost.
- Safety.
- Security.
- Sustainability.

## **Partnership:**

Owner: California Administrative Office of the Courts

Building Architect / Project Team: Long Beach Judicial Partners, a Meridiam Infrastructure wholly owned Project Company contracted and lead a consortium of companies consisting of, Clark Design / Build of California (design builder) and Johnson Controls Inc. (facility manager). AECOM is the architect of record.