

## **Landmark Gov. George Deukmejian Courthouse dedicated in Long Beach**

Long Beach, Calif. – Nov. 21, 2013 – A dedication ceremony was held today for the Gov. George Deukmejian Courthouse, which began operating in September and is the product of a unique public-private partnership between the State of Calif. Administrative Office of the Courts (AOC) and the Long Beach Judicial Partners (LBJP).

Gov. George Deukmejian, California Supreme Court Associate Justice Marvin Baxter, L.A. County Supervisor Don Knabe, Supervising Judge James Otto and other officials participated in today's ceremony that was held in the building's interior courtyard.

"So many parties skillfully have combined their talent and expertise to produce a truly extraordinary new courthouse building in Long Beach," said Deukmejian, the 35<sup>th</sup> governor of California (1983-1991). "It is an outstanding addition to the skyline and to the fabric of the city, and I am proud and pleased to have my name associated with it."

The building replaces one constructed in 1959 that suffered from overcrowding as well as security and safety problems. The new facility provides 31 courtrooms, court administrative space, detention facilities, offices for related county justice agencies, and compatible retail space. A nearby parking structure has also been renovated and surrounding streetscapes have been improved. The building's courtyard offers a secure interior open space.

The courthouse is the first major civic building in the U.S. delivered through performance-based infrastructure (PBI), a unique type of public-private partnership in which the developer makes a substantial equity investment, and the public sector makes availability payments. The PBI arrangement made it possible to deliver this much-needed civic building with excellent design despite the lack of public funds to finance the project.

Under the agreement, the state paid nothing until occupying the building. Upon occupation the state assumed full ownership and is now making annual payments against the project's capital costs and annual operating and maintenance expenses over the course of 35 years. Deductions can be made from these payments if any part of the facility is inoperable for more than two hours at a time. Expansion space for six to eight additional courtrooms will be leased to Los Angeles County for the next 15 years, with the state benefiting from the revenue and the private sector carrying full responsibility unless or until the state chooses to occupy it.

Proven successful for transportation infrastructure in the U.S. and outside the country for many types of public projects, PBI offers a potential solution for delivering the public buildings many U.S. cities need in a time of budget constraints. The experience in Long Beach is enabling the state of California to evaluate the effectiveness and applicability of this delivery model for other projects. Next year, the AOC will report to the state legislature on the project's cost-effectiveness.

The AOC selected LBJP, a project company of [Meridiam Infrastructure](#), to finance, design, build, operate, and maintain the project. LBJP contracted with Clark Design/Build of California, a wholly owned subsidiary of [Clark Construction Group, LLC](#), as the project's design-builder. Clark in turn contracted with [AECOM](#) as the courthouse's architect-engineer of record. Clark was assisted on this project by its affiliate, [Edgemoor Real Estate Services](#). LBJP separately engaged [Johnson Controls Inc.](#) as its operating service provider. Meridiam Infrastructure raised 100 percent of the financing required to complete the project on behalf of LBJP. Financial advisors included [KPMG](#) and [BNP Paribas](#). [Fulbright & Jaworski LLP](#) provides legal counsel to Meridiam and LBJP.

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