

DBIA WPR
LONG BEACH CIVIC CENTER

Long Beach Civic Center

Progressive Public Private Partnership - Team

Client: City of Long Beach / Port of Long Beach

P3 Advisor: ARUP

Developer/Financier: Plenary

Developer: Edgemoor

Maintain/Operator: Johnson Controls

Builder: Clark Construction

Designer: SOM

Long Beach Civic Center

Selection Process

RFQ:	Qualification based selection
Shortlist:	3 Teams (one dropped out)
RFP Schedule:	4 months
Stipend:	Winner pays / \$250,000
Client Involvement:	(4) Confidential One-on-One Meetings and (7) Confidential Conference Calls (weekly)

Long Beach Civic Center Program

City Hall:	270,000 SF	Phase 1
Port Headquarters:	235,000 SF	Phase 1
Library:	93,500 SF	Phase 1
Civic Park:	3.1 Acres	Phase 2
Residential Towers:	735,000 SF	Phase 3
Retail:	70,000 SF	Phase 3

Long Beach Civic Center

RFP

Chestnut Ave.

Cedar Ave.

Broadway

Pacific Ave.

First St.

Magnolia Ave.

Ocean Blvd.

Long Beach Civic Center

RFP

Magnolia Ave.

Chestnut Ave.

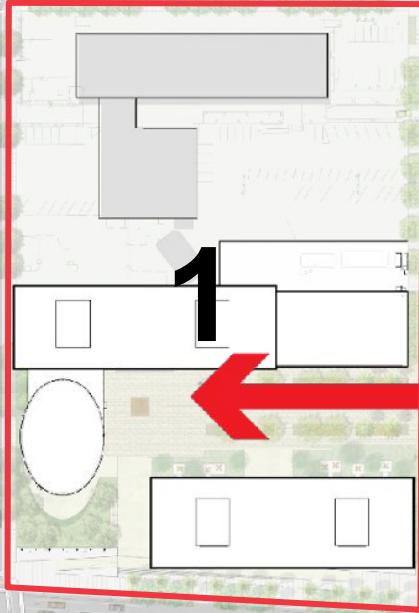
Cedar Ave.

Broadway

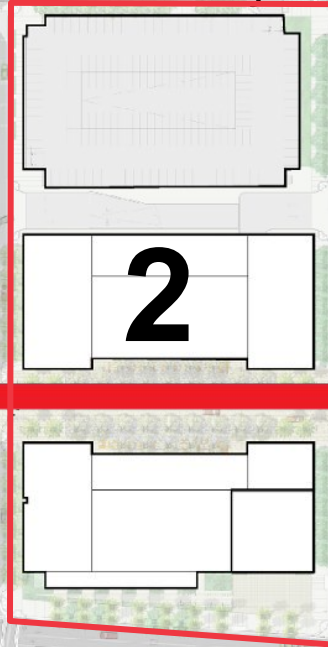
Pacific Ave.

First St.

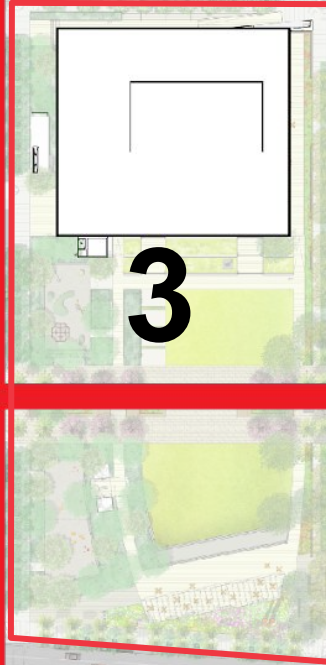
Ocean Blvd.



1



2



3



4

Long Beach Civic Center

RFP Submission



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RFP Parcel 1



Long Beach Civic Center

RFP Parcel 2



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RFP Parcel 3



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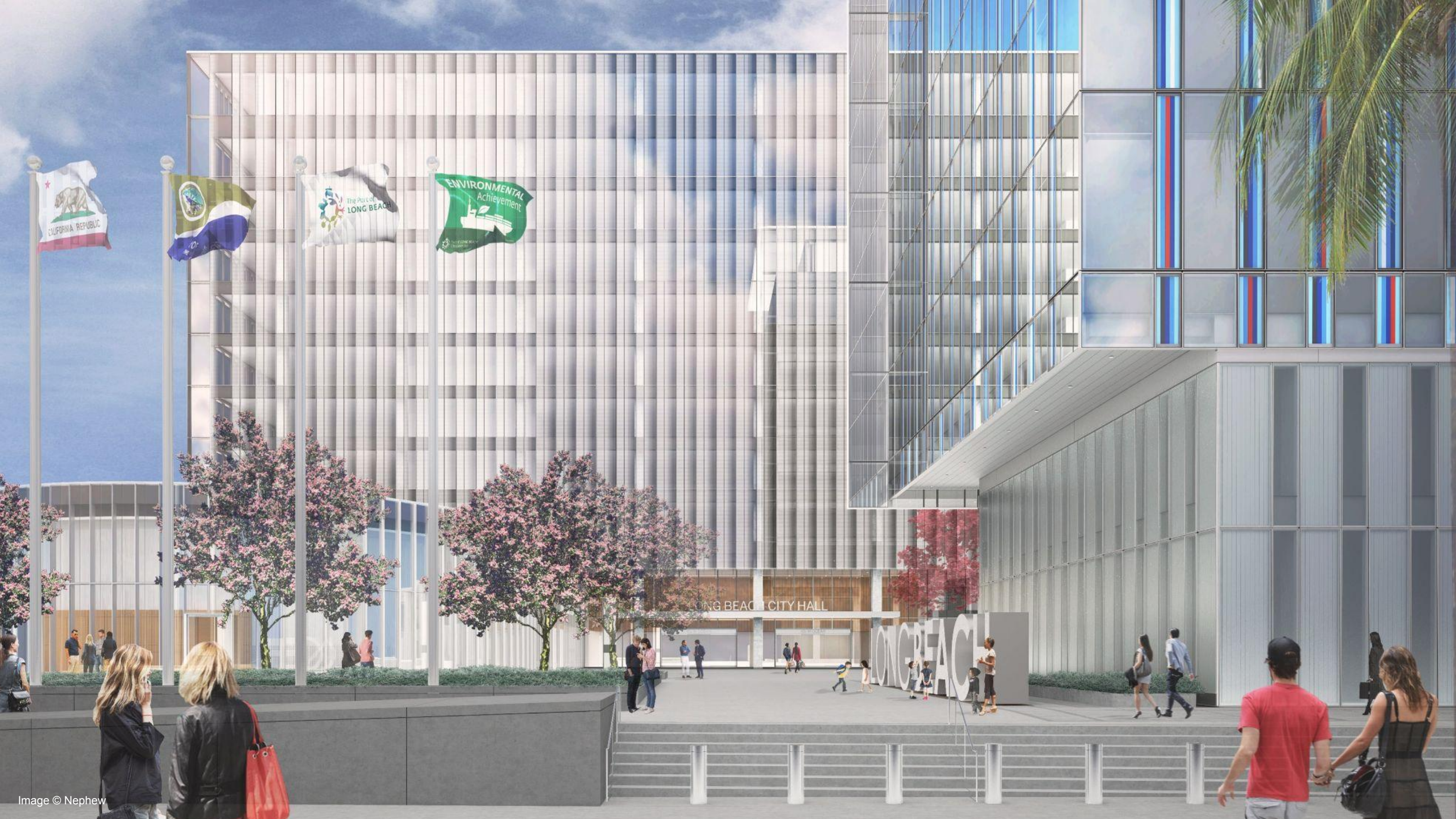
RFP Parcel 4



Long Beach Civic Center

RFP Rendering







LONG BEACH

Long Beach Civic Center

Project Drivers

Urban Revitalization

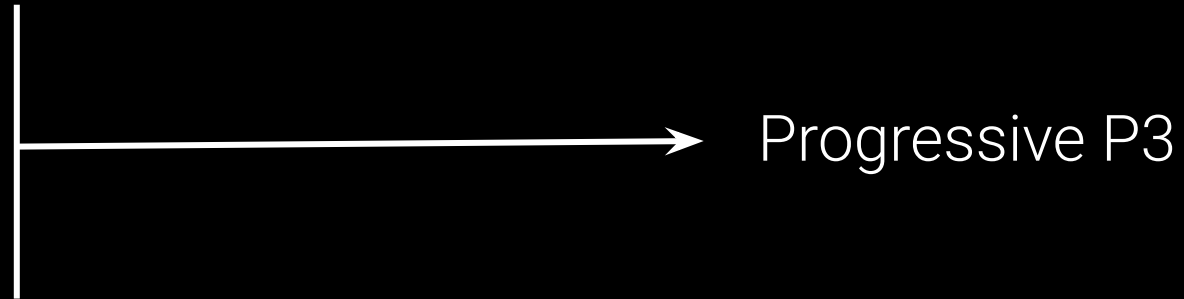
Architectural Excellence

Community Engagement

Client Design Involvement

Cost & Schedule

Developer Financed

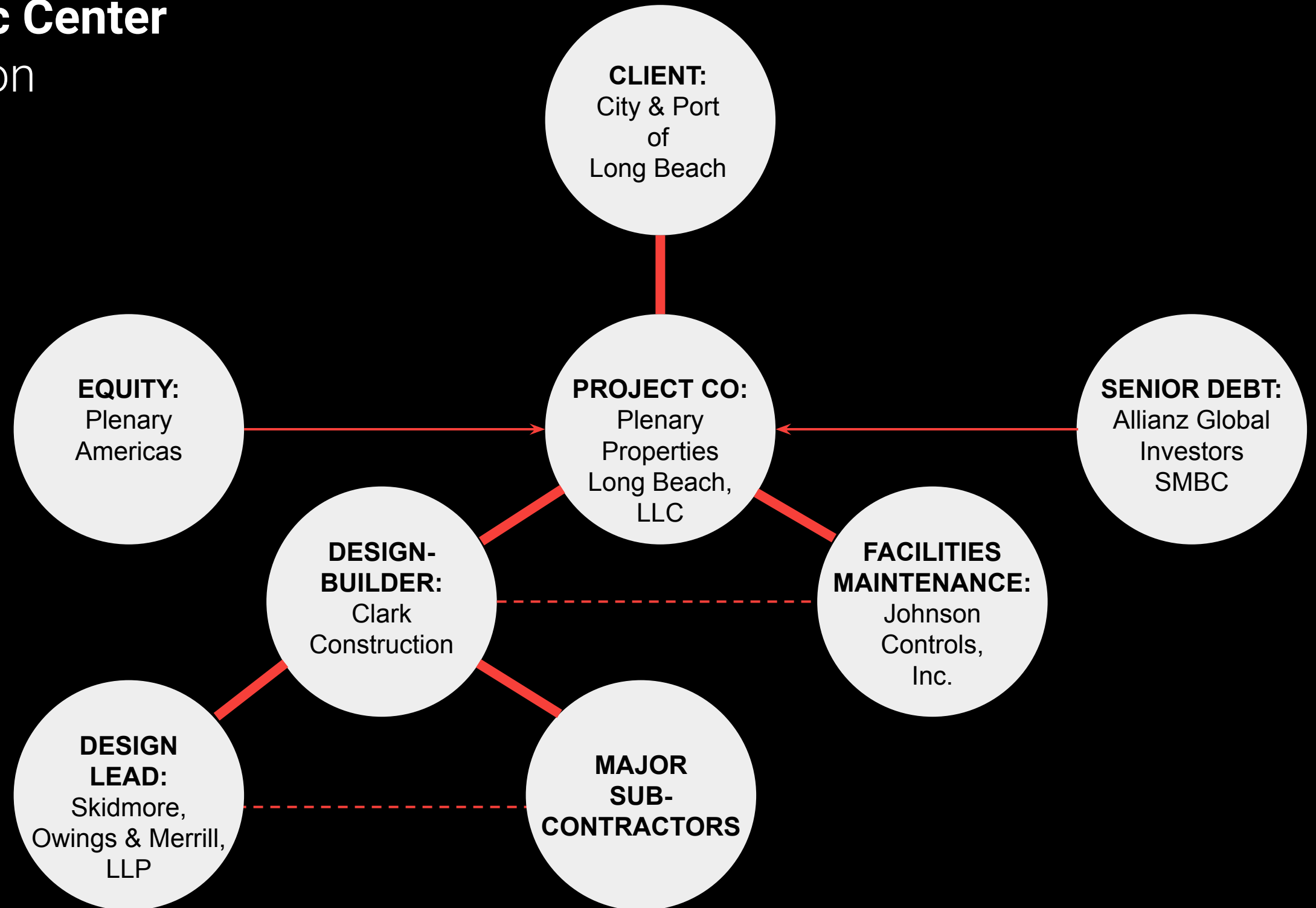


Long Beach Civic Center

Project Facts

Schedule:	36 months
GMP:	100% Schematic Design
Capital Cost:	\$500M million dollars
Payment Terms:	\$18M / 40 years
Client Engagement:	Weekly Presentations

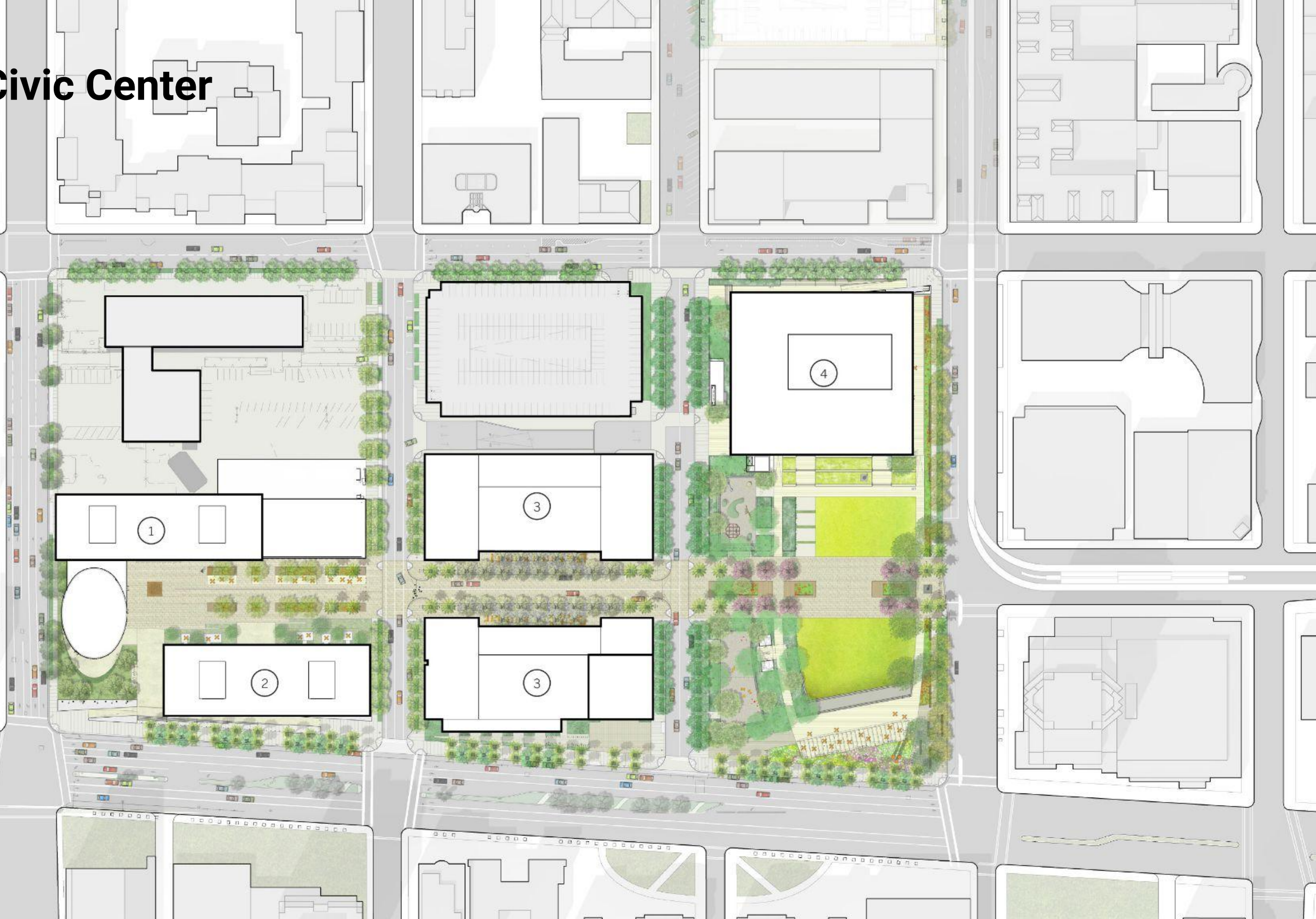
Long Beach Civic Center Team Organization



Long Beach Civic Center

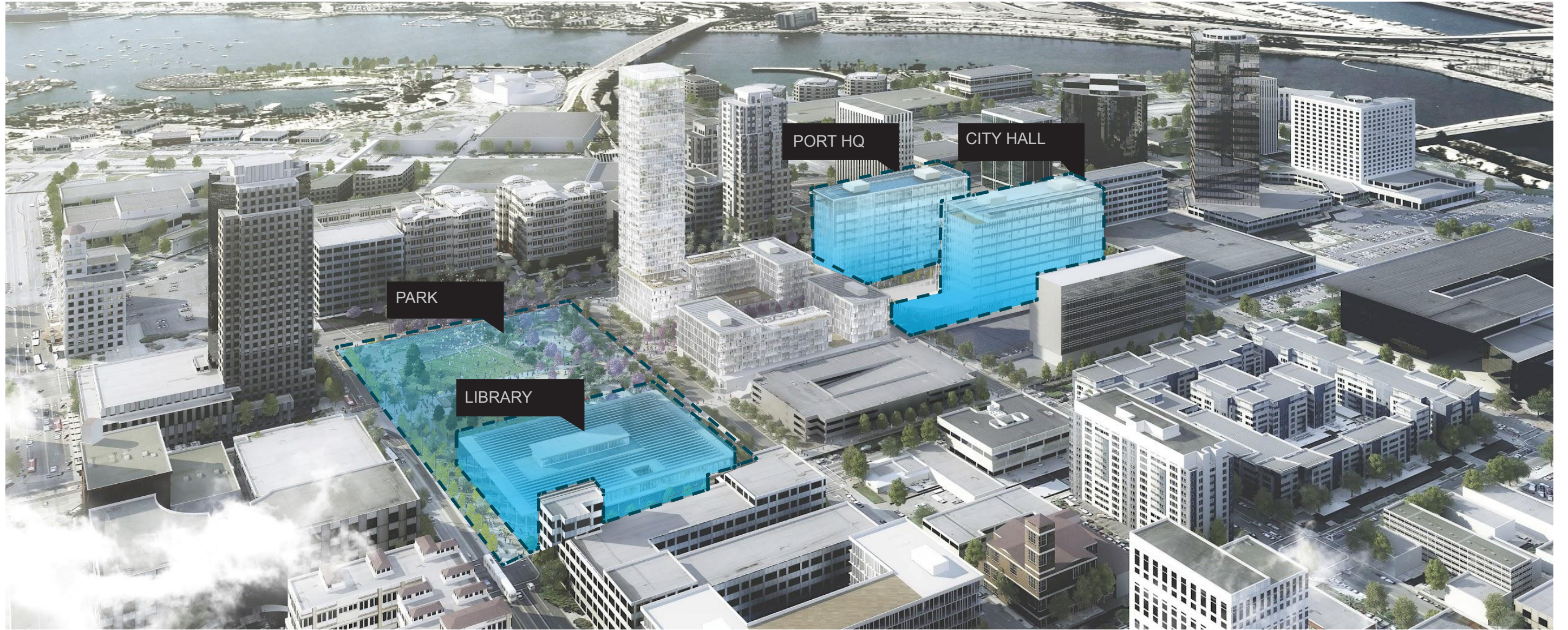
Site Plan

- KEY
- ① City Hall
 - ② Port Headquarters
 - ③ Residential/Commercial
 - ④ Main Library



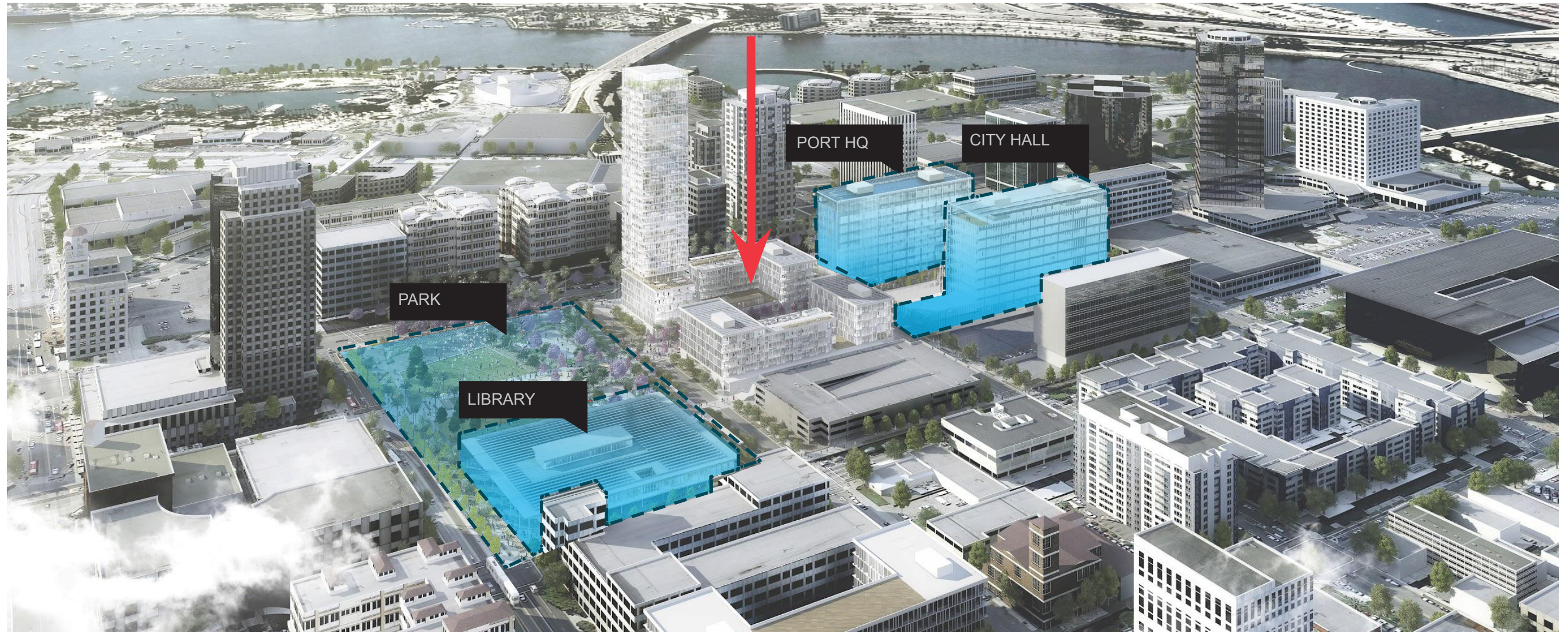
Long Beach Civic Center

Phase 1 & 2



Long Beach Civic Center

Phase 3



Long Beach Civic Center

Integrated Design and Construction

Fluid Team Approach to Problem Solving

Builder - Flexibility and Supportive of Design

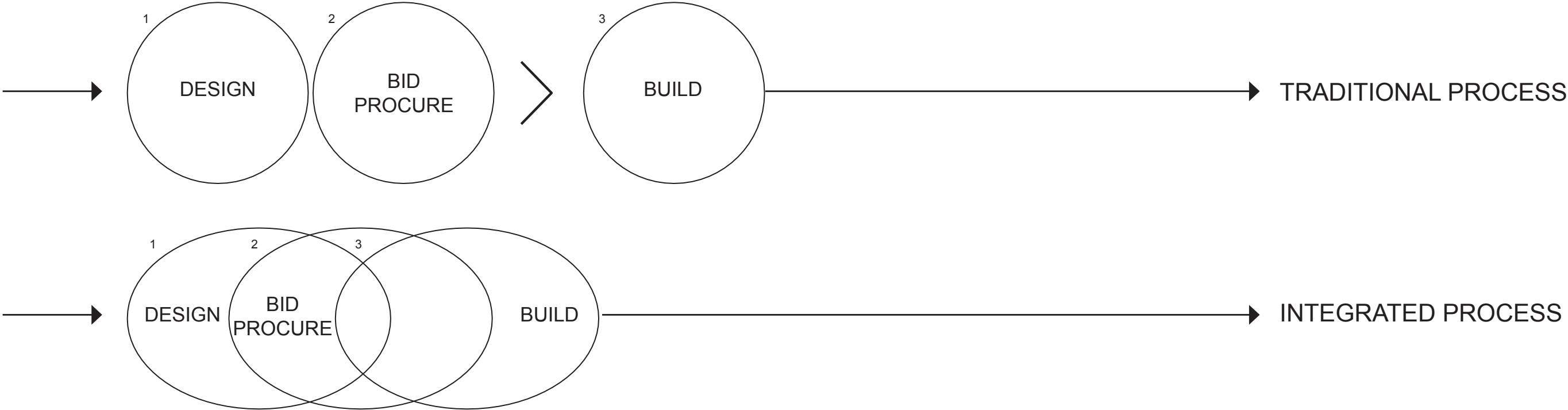
Designer - Understanding of Constructability plus Cost Transparency

O&M - Consistently “at the Table” Evaluating Systems, Materials, and Maintenance Solutions

Early Trade Involvement / Design Assist

Consistent and Open Cost Feedback

Integration of Design and Construction



Design Integration

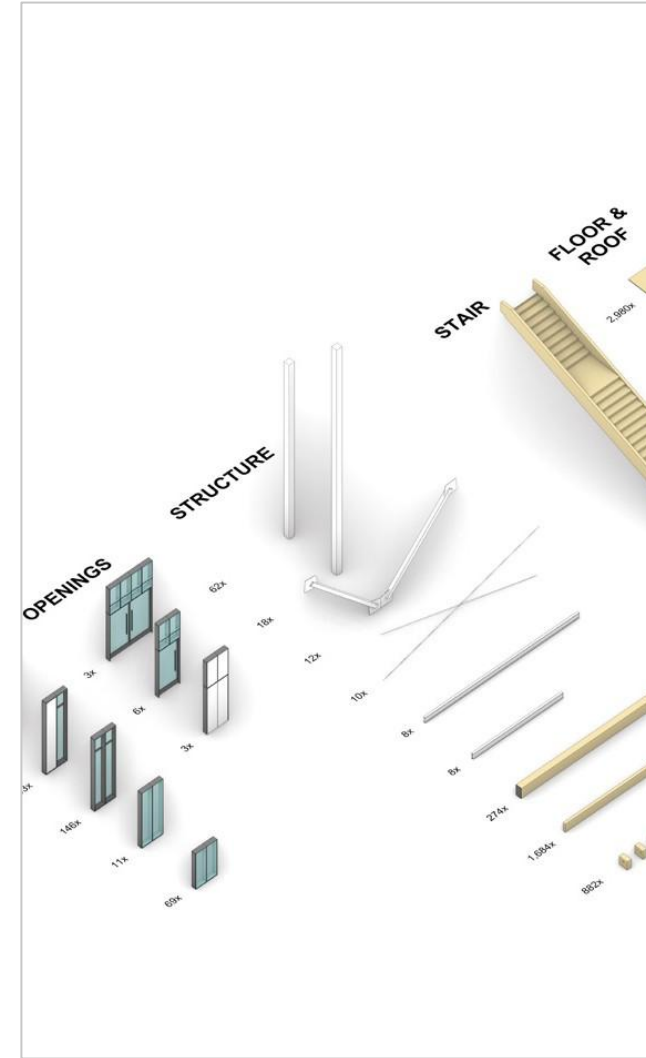
Architecture & Structure + Construction, Operations and Maintenance



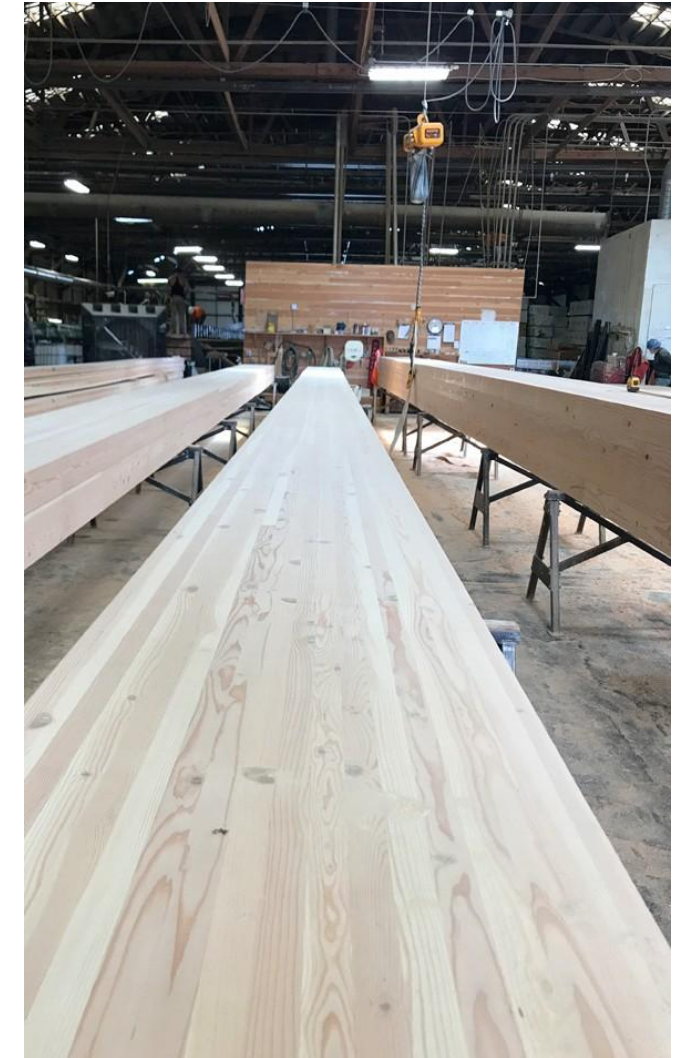
ARCHITECTURE & STRUCTURE



DESIGN & CONSTRUCTION



OPTIMIZATION & WASTE REDUCTION



MATERIALS AND PROCESSES





LONG BEACH

Ocean Bl

LONG BEACH CIVIC CENTER





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