



**Plenary**  
Properties Long Beach

## **LONG BEACH CIVIC CENTER PROJECT**

City Economic  
Development Conference

League of California Cities  
June 18, 2018

# LONG BEACH CIVIC CENTER

## LONG BEACH, CALIFORNIA, USA



### OVERVIEW

**City Facilities:** New City Hall, new Main Library, revitalized Lincoln Park, parking facilities

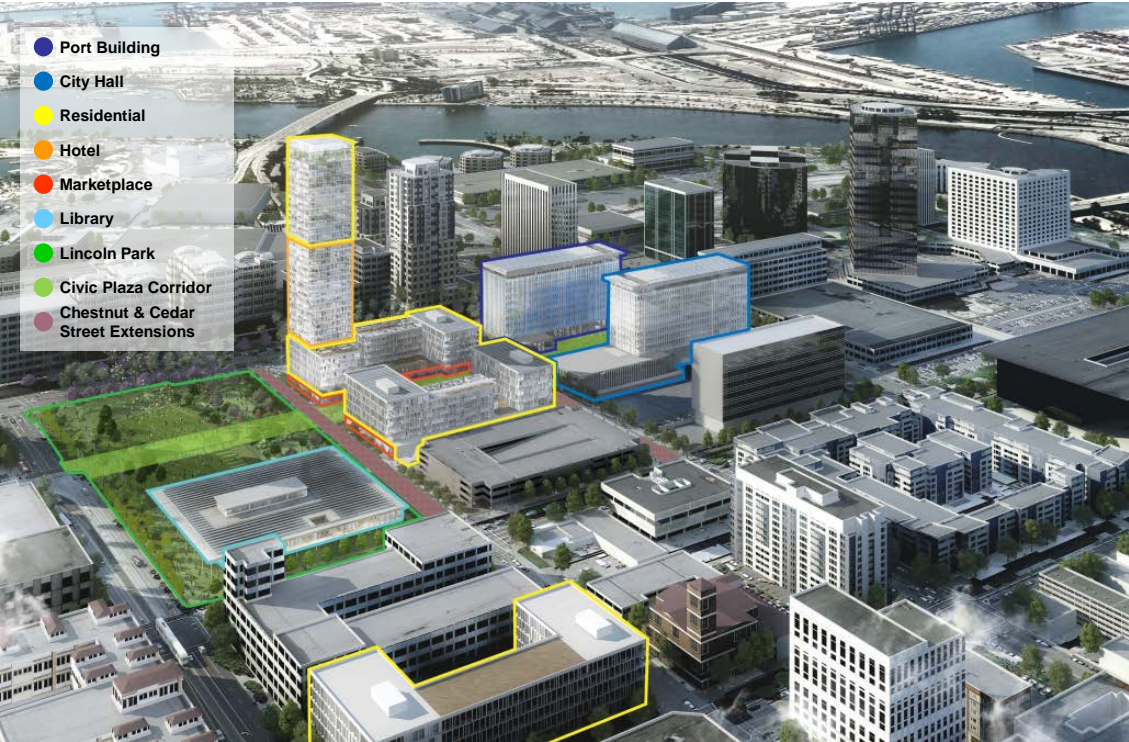
**Port Facilities:** New Port of Long Beach headquarters building

**Private Development:** mixed-use development including residential, retail, hotel and parking across 3 sites.

### KEY STATISTICS

CLIENT:	The City of Long Beach The Port of Long Beach
FINANCIAL CLOSE:	April 2016
COMPLETION DATE:	June 2019 (City Occupancy) Nov 2020 (Project Occupancy)
VALUE:	US\$523 million
BUILDER:	Clark Construction Group
ARCHITECT/ ENGINEER:	Skidmore, Owings & Merrill
SERVICES:	Johnson Controls
CONTRACT TERMS:	City Assets: 40 years, Design-Build-Finance-Operate-Maintain Port Assets: Design-Build-Finance

# OVERALL DEVELOPMENT



# MILESTONE PROGRESS

Milestone	Baseline Date	Actual Date	Schedule Improvement
Completion of Excavation	February 2017	July 2016	7 months
Below Grade Structure	December 2017	March 2017	9 months
Structure Complete	July 2018	February 2018	5 months
Envelope Complete	November 2018	August 2018*	3 months
Ready to Occupy	June 2019	March 2019*	3 months

\*anticipated dates for achievement

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# CHANGE MANAGEMENT

## City Change Orders:

- Change Orders executed: 2
- Total Value: \$14.8M
  - Include over 100 individual Owner Directed changes items
  - Changes are related to office adjustments, AV/IT allocations, and program changes
  - \$11.375M was included as part of allowance account for City directed changes.

## Port Change Orders:

- Change Orders executed: 3
- Total Value: \$3.66M
  - Includes over 100 individual Owner Directed changes
  - Changes are related to office adjustments, AV/IT allocations, and program changes

**Total changes represent less than 2% in total contract price**

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# RELIEF EVENTS

- Relief Event #1 – Discovery of Underground Storage Tanks and Contaminated Soil
  - Agreed to costs with City, no schedule impacts
- Relief Event #2 – Regulated site condition at Lincoln Garage
  - Agreed to costs with City, no schedule impacts



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# LOCAL OUTREACH AND IMPACT

## 106 local outreach meetings to date including:

- 12 council District meetings
- Friends of Lincoln Park
- DT Residents Council
- DLBA events

## Local Impact:

- 82% of workforce is Local Hire
- Over 1.1 million hours worked
- Average daily workforce on site is 390 people



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# SITE PROGRESS

**June 2016 – Site Mobilization**





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# SITE PROGRESS

June 2017 – Above grade Construction Underway



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# SITE PROGRESS

**June 2018 – Interior Construction underway**

