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Judicial Council of California

ADMINISTRATIVE OFFICE OF THE COURTS

OFFICE OF COURT CONSTRUCTION AND MANAGEMENT

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August 31, 2009

Hon. Bob Foster
City of Long Beach
333 West. Ocean Blvd., 14th Floor
Long Beach, California 90802

Dear Mayor Foster, Vice-Mayor Lerch, and Members of the Long Beach City Council:

Thank you for considering the approval of the Property Exchange Agreement between the City of Long Beach and the Judicial Council of California, which is agenda item #1 of this special council meeting.

Working together, the Administrative Office of the Courts (AOC), the Superior Court of Los Angeles County, and the City of Long Beach Redevelopment Agency (RDA) have made significant strides toward making the new Long Beach Courthouse in downtown a reality. On behalf of the AOC and the superior court, I would like to extend our thanks and appreciation for the professional efforts provided by the Long Beach Redevelopment Agency, specifically the work of Craig Beck, Director; Amy Bodek, Manager; David White, Officer; and Jamilla Vollman, Development Project Manager. We also want to extend our thanks to the RDA Board for their support. Additionally, we appreciate the courtesy of time extended to us by Mayor Bob Foster and City Manager Pat West. Their insights and vision regarding the Long Beach Courthouse have been quite valuable to the AOC.

The development of the new Long Beach Courthouse is the first public-private partnership undertaken by the AOC. This innovative process has required more patience and understanding on the part of the city, which is appreciated. As expressed by Agency Board Chair, Mr. Baker, in our last RDA meeting, we have reached a win-win solution as negotiated between the RDA and the AOC on behalf of the citizens of Long Beach.

The court building will provide space and services for a high volume of criminal, traffic, civil, and family law proceedings in the Superior Court of Los Angeles County. The project will

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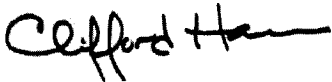
include 31 courtrooms, with accompanying holding cells, administrative office space, and secure parking. The project must also include office space that will be used by the County of Los Angeles and justice agencies; additional office space will be made available to commercial tenants, with space for retail tenants. The project includes a complete renovation of the court parking structure on Magnolia Avenue. Approximately 800 people will work in the new building and between 3,500 and 4,500 people are expected to use the facility daily. The AOC agrees with Mayor Foster and City Manager West that Downtown Long Beach is the most appropriate location for the new courthouse due to the many amenities afforded in a downtown environment, including the availability of parking and mass transit.

Your approval of the Property Exchange Agreement is an important step in moving the process forward. Once the Agreement is executed, we are scheduled to be on the agenda for the State Public Works Board acceptance of title to the property, which will give assurance to the prospective development consortiums that we have control of the future court building site.

We are pleased with the interest from the private sector in the development of the Long Beach Courthouse. At this time, three highly capable consortiums are preparing proposals for the design, construction, financing, and operation of the new Long Beach Courthouse. We are on track to receive these proposals in November, and plan to begin construction in mid-2010. The AOC is appreciative to Amy Bodek and Jamilla Vollmann for their commitment of time and contributions in the design and construction work sessions we have had to date. We look forward to their continued input as representatives of the RDA as we move forward.

Thank you again for your consideration. We look forward to continued progress on this most important project.

Sincerely



Clifford Ham
Principal Architect
Office of Court Construction and Management

cc: Hon. Charles W. McCoy, Presiding Judge, Superior Court of Los Angeles County
Mr. John A. Clarke, Executive Officer, Superior Court of Los Angeles County
Mr. William C. Vickrey, AOC Administrative Director of the Courts
Mr. Ronald G. Overholt, AOC Chief Deputy Director
Mr. Lee Willoughby, Director, AOC Office of Court Construction and Management