



NEW LONG BEACH CIVIC CENTER

PROPOSAL FACT SHEET

CIVIC CENTER WITH PORT HEADQUARTERS

Prepared by the City of Long Beach based on Proposal information submitted by the Proposers

Proposer Teams (Lead Members)

Role	Long Beach CiviCore Alliance (LBCCA)	Plenary Edgemoor Civic Partners (PECP)
Lead Equity Member	Macquarie Capital Group	Plenary Group
Equity Member	Lend Lease Investments	Edgemoor Infrastructure & Real Estate
Equity Member	Mar Ventures / Continental	n/a
Contractor	Lend Lease	Clark Construction Group
Contractor	PCL Construction	n/a
Lead Architect	Fentress	SOM / Kelly Sutherlin McLeod
Landscape Architect	Civitas	Gustafson, Guthrie Nichol
Legal	Milbank	O'Melveny & Meyers LLP
Underwriter	Bank of America Merrill Lynch	Stifel
Facility Manager/Operator	ABM Facility Services	Johnson Controls

Comparison of Proposal Statistics

Both Proposers submitted Proposals that achieved the requirements of the RFP, including the requirement by the City to pay no more than \$12.6 million (in 2013\$) plus inflation for the Project (Port payment separate).

General Statistics	Units	LBCCA	PECP
CIVIC CENTER			
City Hall			
Area	Gross Sq. Ft. (GSF)	260,600	268,800
Number of stories	stories	13	11
Space Efficiency (NSF per employee)	Net Sq. Ft. (NSF)	188	269
Total Construction Cost (a)	\$000s	120,932	117,749
Construction Cost per GSF SEE FOOTNOTE (b)	\$/GSF	464	487
Port Headquarters			
Area	GSF	232,300	232,100
Number of stories	stories	11	11
Space Efficiency (NSF per employee)	NSF	414	397
Total Construction Cost (a)	\$000s (a)	144,217	179,016
Construction Cost per GSF SEE FOOTNOTE (b)	\$/GSF	620	705
Main Library			
Area	GSF	78,300	93,500
Number of stories	stories	3	3
Space Efficiency (Net SF to GSF)	%	91	92
Total Construction Cost (a)	\$000s	39,580	44,199
Construction Cost per GSF	\$/GSF	505	473
Lincoln Park			
Area	GSF	209,088	209,088
Total Construction Cost	\$000s	9,259	16,733
Construction Cost per GSF	\$/GSF	44	80
City Total Construction Costs (a)	\$000s	169,771	178,681
Port Total Construction Costs (a)	\$000s	144,217	179,016

General Statistics	Units	LBCCA	PECP
Civic Center Operating Costs (c)			
Total Annual Building Operating Costs	\$000s/yr	6,886	7,460
Annual Building Operating Costs per GSF	\$/GSF/Year	12.05	12.65
Parking (Structured, Civic Center)			
City Hall and Main Library	# of spaces	1,041	1,005
Port Headquarters	# of spaces	573	573
Construction Jobs (Civic Center) (d)			
Direct	# of jobs	567	761
Indirect	# of jobs	626	877
Induced	# of jobs	2,530	1,145
Shared Space			
Public Seating in Chambers	# of seats	250	250
Dais Seating	# of seats	10	10
Staff seating behind the rail	# of seats	20	20
Total Shared Space (e)	NSF	34,400	44,855
PRIVATE DEVELOPMENT			
3rd Street / Cedar Ave Parcel			
Residential Units	number	170	199
Year parcel is conveyed	year	2016	2015
Mid-Block Parcel, North Site			
Residential Units	number	339	213
Retail, Square Feet	sqft	36,000	20,909
Year parcel is conveyed	year	2019	2018
Mid-Block Parcel, South Site			
Residential Units (f)	number	256	182 / 380 / 200
Retail, Square Feet (f)	sqft	33,000	26,929 / 13,613
Hotel Rooms	number	250	200
Institutional (incubator space)	sqft	15,000	0
Year parcel is conveyed	year	2019	2018
Total Residential (f)	# of units	765	594 / 792 / 612
Total Retail (f)	GSF	69,000	47,838 / 35,522
Total Hotel	# of rooms	250	200
Construction Jobs (Private Development) (d)			
Direct	# of jobs	596	583
Indirect	# of jobs	628	694
Induced	# of jobs	2,816	654
Operational Jobs (Private Development) (d)			
Direct	# of jobs	477	726
Indirect	# of jobs	360	94
Induced	# of jobs	796	127

Notes:

(a) Construction costs include all direct and contractor indirect costs (e.g. permits, design fees, construction management fees, contractor overhead and profit). Includes pro rata share of Shared Space costs, parking costs, landscaping, and facilities management / utility space costs. Does not include start up and operating costs during construction, developer fees and costs, or financing costs.

(b) Unit costs are based not the architectural measurements reported here but on square footages in Forms O-A and P, which account for the sharing of Shared Space costs between the City and Port. The proposed Shared Space includes the chambers, meeting rooms, etc. and is accounted for primarily in the City Hall Area figures.

(c) Does not include debt service.

(d) Proposer 1 used 2010 RIMS II multipliers, adjusting from 2015 at 2% per annum. Proposer 2 used 2012 IMPLAN software, adjusting from 2015 at 2.5% per annum. The jobs numbers should be understood as a rough order of magnitude for the potential number of jobs created.

(e) Includes chambers, chambers support areas, meeting rooms, facilities management space, central utility space, and other shared support areas.

(f) Second set of PECP numbers represent an alternate residential tower scheme if the future market is strong enough to support it.







