



## Legislation Text

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**File #:** 13-0156, **Version:** 1

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Recommendation to receive and file a presentation on seismic deficiencies of the Civic Center, and authorize City Manager to release a Request for Qualifications for the development, construction and operation of a new Civic Center. (District 2)

In May 2007, the Department of Public Works presented findings of a study, which identified the seismic deficiencies of the existing Long Beach City Hall building. The study concluded that the "seismic only" retrofit of City Hall would cost \$50 million (in 2006 dollars) to complete. However, a seismic renovation would require building code and systems upgrades to the facility, and would increase the cost to approximately \$80 million. In addition to the costs associated with upgrading the building, all staff housed in the City Hall facility would be required to be relocated offsite during the construction period. This relocation, estimated for three years, along with design soft costs would add an additional expense of \$39 million, bringing the financial investment of upgrading City Hall to approximately \$170 million (in 2013 dollars) for a building that is over 40 years old and suffers from functional and technical obsolescence. In addition to City Hall, the City maintains leases for approximately 112,500 square feet of additional office space throughout the City at an annual cost of \$2.14 million, which could be relocated back to the Civic Center if additional space were provided.

A key component of the Civic Center is the Main Library, which has also suffered decades of maintenance challenges, including an inability to correct waterproofing defects that have resulted in near-constant water leakage. It also suffers significant deficiencies in building systems and is wholly inefficient in its use of space.

Separately, the former Redevelopment Agency structured a transaction with the State of California to jumpstart the construction of the new George Deukmejian Courthouse. At the same time, the former Redevelopment Agency acquired the existing courthouse site adjacent to City Hall and within the confines of the greater Civic Center, thereby providing new opportunities to consider reprogramming the Civic Center to meet modern needs.

Staff has prepared a Request for Qualifications (RFQ) for the financing, design, construction, operation and maintenance of a new City Hall and Main Library and the revitalization of Lincoln Park into a destination park. The RFQ may also provide opportunities for private development on property not needed to fulfill the goals of this RFQ, and may also include partnering with other institutional partners, such as the Port of Long Beach. The Public Safety Building, which recently went through its own seismic and building code upgrade, would not be a part of the RFQ.

This matter was reviewed by Assistant City Attorney Michael J. Mais and Budget Management Officer Victoria Bell on February 8, 2013.

City Council action is requested on February 12, 2013, to expedite release of a Request for Qualifications for the development, construction and operation of a new Civic Center.

Expenses incurred to issue an RFP are minimal. As a result, the recommended action will not impact any City funds, including the General Fund, or local jobs.

Approve recommendation.

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DIRECTOR OF DEVELOPMENT SERVICES

MICHAEL CONWAY  
DIRECTOR OF PUBLIC WORKS

APPROVED:

PATRICK H. WEST  
CITY MANAGER