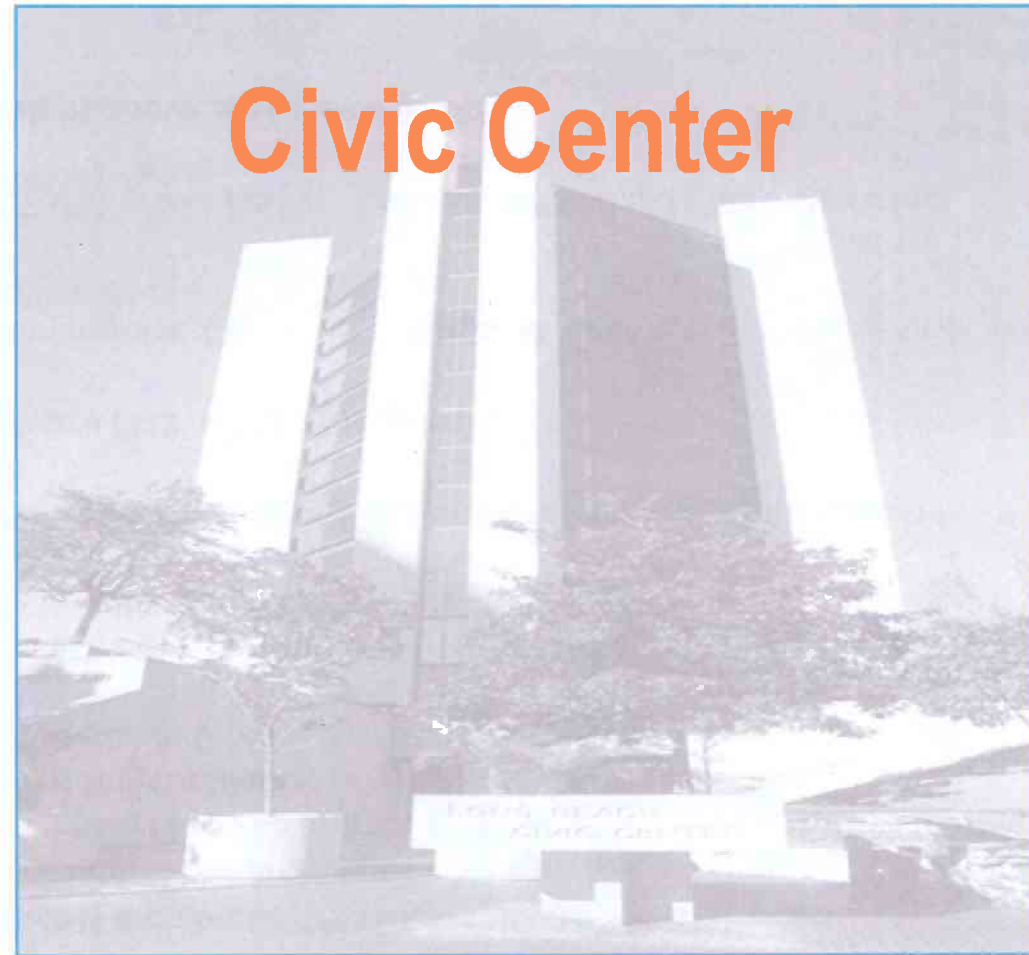




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February 12, 2013



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City Hall Design

- **Project architects: “Allied Architects”**
 - Hugh Gibbs and Donald Gibbs
 - Frank Homolka and Associates
 - Killingsworth, Brady and Associates
 - Kenneth S. Wing and Kenneth S. Wing, Jr.
- **Construction commenced 1973; full occupancy in March 1977. Built under 1970 Uniform Building Code**
- **15 stories (including plaza level) above grade and basement**
- **Square (112' x 112') footprint**
- **Rectangular (36' x 30') wings at each corner containing exit stairways**
- **237,000 gross square feet and 188,000 useable square feet**
- **Height above plaza level is 248'**



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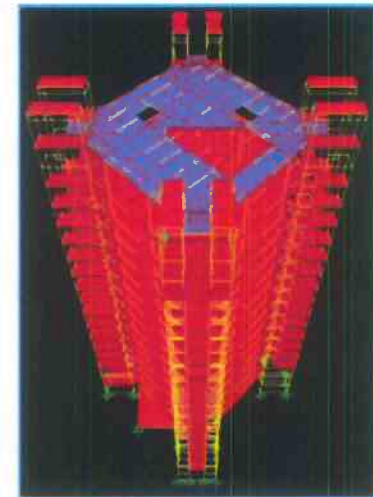
Seismic Sufficiency Issues

Tier 1 structural review – February 2005

- As a result of Hurricane Katrina, local government was required to assess critical facilities, which included City Hall.
- City Hall did not appear to meet FEMA 310 guidelines for seismic sufficiency
- A Tier 2 study was performed to confirm and identify deficiencies.

Tier 2 Life Safety Review – September 2005

- Concrete panels on wings create excessive load
- Vertical trusses are overstressed
- Columns are overstressed
- Deformation of columns at the wings
- Weak beams





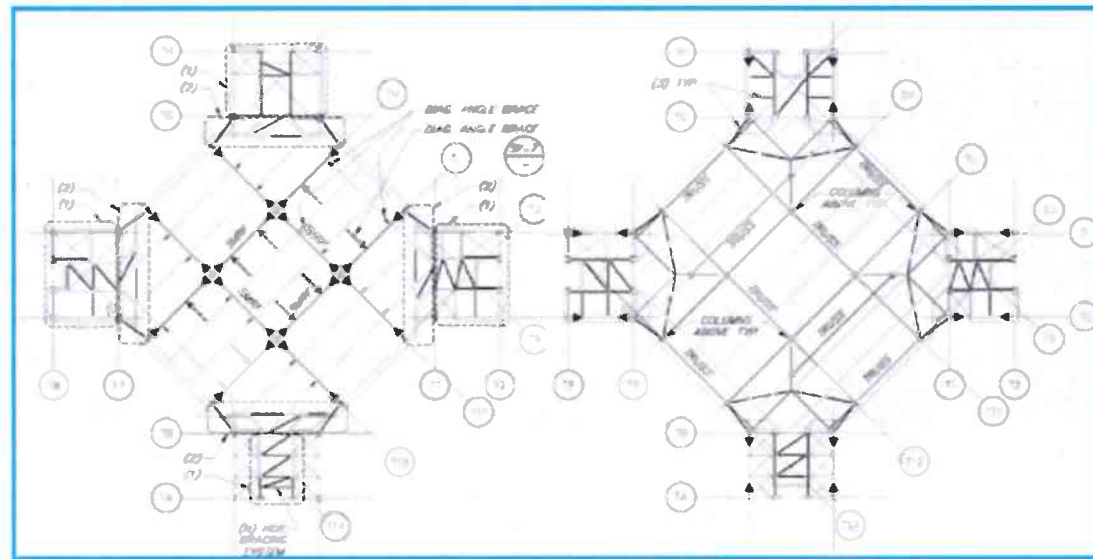
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Seismic Compliance Assessment (Oct. '05)

Recommendations to:

- Remove concrete panels around wings and replace with lighter material
- Add struts and braced frames for horizontal stability
- Strengthen selected columns and trusses
- Add shear plates between frame and floor





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Seismic Deficiencies

Seismic Upgrades	\$ 50 million
ADA, HVAC, and other deficiencies	\$ 30 million
Soft costs, FF&E, relocation	\$ 39 million
Total (2006)	\$ 119 million
Escalation estimate to 2013	\$ 170 million

Results:

1. New debt issuance to pay for seismic upgrades
2. Still have a 40 year old building that remains functionally obsolete



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Current Civic Center Challenges

1. City Hall Seismic deficiencies

- Requires substantial seismic remediation.
- Requires relocating workers to temporary space for up to 3 years.

2. Capacity issues

- City Hall is 188,000 useable sf; approx. 718 employees.
- City has 112,000 sf of additional leased space throughout the City, at an annual cost of \$2.13 million. A portion, if not all, of this additional leased space could be incorporated into a new Civic Center.

3. Hidden costs from inefficiencies

- Main Library and City Hall, built in 1970s, are approaching the end of their useful life.
- Neither are optimized for sustainability and energy efficiency.
- City Hall does not facilitate best practices for workspace optimization (we could house same number of employees in less space).
- Deferred maintenance and increasing maintenance costs.



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Annual Financial Costs

- **Annual Debt Service: \$ 2.6 million**
Annual debt service continues through 2027. Potential pre-payment allowed in 2019; otherwise, could defease bonds through escrowing funds and making annual payments. (Total outstanding debt is \$31.45 million).
- **Annual Operating Costs: \$7.84 million**
- **Annual Costs for Offsite Leases: \$2.13 million**
For 112,000 sf of leased space plus parking costs.

Total Annual Costs: \$12.57 million



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Development Opportunities

Opportunities

- Incorporate the Old Courthouse Site into the greater Civic Center possibly used to stimulate private investment.
- Identify other potential development partners, including the Port of Long Beach, creating significant synergies, efficiencies and cost savings.
- Finance new construction at historically low interest rates.



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Guiding Principles

Basic Assumptions:

- City Hall should remain in Downtown, using existing Civic Center property.
- Main Library should be right-sized; location could remain within Civic Center complex, or elsewhere in the Downtown.
- Leverage surplus City resources (Old Courthouse site and Third Street parking lot) to finance new construction.
- Port is a willing and active participant in a new Civic Center.

Guiding Principles:

- Ensure safety and security within City Hall.
- Improve counter services/public uses to be more accessible and efficient.
- Ensure that the Civic Center better serves the Downtown, the residents and employees.
- Connect the Civic Center to surrounding downtown.
- Activate Lincoln park and reconnect it to city life.
- Create other Downtown anchors by leveraging surplus City resources.
- Consolidate key off-site city leases.
- Remain fiscally neutral for operational and debt service expenses.



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Next Steps

- **Determine potential role of the Port, in a consolidated campus environment**
- **City Council authorizes staff to release an RFQ**
- **Staff to return to Council with results of the RFP and seek further direction**