

## New Long Beach Court Building

Hawkins represented the State of California as owner's lead counsel in connection with the procurement of the New Long Beach Court Building on a design-build-finance-operate-maintain basis. We served as the legal architect of the transaction, structuring, drafting and negotiating the project agreement and ground lease, handling debt characterization and possessory interest tax issues, and working with the California Department of Finance and Joint Legislative Budget Committee to secure State approval of California's first major public-private partnership transaction. The new facility has 28 courtroom sets and is the largest court facility in Los Angeles County. This \$400 million P3 project was a landmark event in the P3 development of social infrastructure in the United States.



**Clients:** State of California Judicial Council's Administrative Office of the Courts

**Role:** Owner's Lead Counsel

**Distinction:** The First Major P3 Project for the State of California

**Delivery Method:** Design-Build-Finance-Operate-Maintain (P3)

**Project Size:** 531,000 Sq Ft

**Capital Cost:** \$400 Million

**Contract Value:** \$1.75 Billion

**Contract Term:** 35 Years

**Contract Counterparties:** Meridiam Infrastructure, Clark Design-Build, AECOM and Johnson Controls

**Award:** Bond Buyer Nontraditional Deal of the Year

### Attorneys

- Lloyd S. Lowy
- Eric S. Petersen
- John Pirog
- Christopher Taylor

### Practices

- Alternative Project Delivery
- Project Finance
- Public-Private Partnerships

### Industry

- Public Buildings