

Possible P3 Opportunity Long Beach City College

Johnson Consulting is working with Long Beach City College, assessing replacement of Veterans Stadium. We are conducting exploratory analysis to see if the land surrounding the stadium has economic development potential. There may be a possible solicitation for the project in the near future, but at this point we are simply seeking insights from the development community to determine if there is a mutually beneficial project to help the College fund the construction of a new stadium and provide other developments that could serve the community. It is up to this and other analyses to provide guidance. Attached is information on the site. The stadium and track are priorities on site, and are expected to generally be positioned where they are, but they can be moved if essential to the opportunity.

The College's mandate is enhancing student life with a new stadium to hold college sporting events, student life events, and serve as a venue for community gatherings and outdoor entertainment. The college would also like to incorporate solar panels at this site as part of their energy master plan. The balance of the site can be developed. Affordable Student Housing is currently being planned on an adjacent site to provide approximately 420 beds; however, additional student housing could be planned for this site by a private developer if they can show that there is a need that would make strategic or economic sense for LBCC.

Please let us know if this opportunity is of interest. It is anticipated that an "Industry Day" will be conducted **in the afternoon of December 21, 2022 and the morning of December 22, 2022.** Interested parties are to schedule a meeting with members of the District team and discuss ideas you may have for the venue / land and provide a brief financial projection for those opportunities and how it would benefit the District and the community.

An in-person meeting at the District office is preferred; however, accommodations can be made for a zoom online meeting. If you would like to participate in this non-mandatory process, you will certainly be able to participate in the RFP process if it ensues.

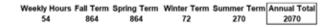
To schedule an appointment or ask questions, please contact Charlie Johnson at cjohnson@chjc.com and copy John Duong at jduong.bmt@lbcc.edu.

ALL QUESTIONS ARE DUE BY: 12/7/22 APPOINTMENT REQUEST ARE DUE BY: 12/14/22

Stadium Programming

Mo	inday		Tuesday		Wednesday	1	Thursday		Friday		Saturday		Sunday
Cross Co	anity .	1	Cross Courty	1	Cross Country	1	Cross Courty	1	Cross Courthy	1		Г	
10	1	1		1	1	1	1	1	1	1		t	
10	_		KING 70- Soccer	1			KING 70- Soccar	1				t	
10 KINA 1-A	dapled	1	KD#F 54-FR	1	KINA 1-Adapted	1	XBNPF 54-Fit	1				t	
10 10 10 10 10 10 10 10 10 10 10 10 10 1	Tack	1	1	1	KINEY 17 - Wak	1	1	1				t	
AMPP21	I-Pinc		KR#F 22-F#	1	APRIL 12 - Han	1	KINPF 22-Fit	1				\vdash	
0	1	1	KNPP 15- Official	7	1	7	KBVPP 15 - Official	1				t	
10	1	1	1	1	1	1	1	1				t	
0	1	1		F	1	7		F		\vdash		t	
10	1	1			1	1						t	
10 H244.7 -	Football	1	KiNA-7 - Football	1	KINA 7 - Foctball	1	ABA7 -Football	1	AINA 7 - Football	1	Footbal Games	1	
10	1	1	1	1	1	1	1	1	1	1	1	1	
10	1	1	1	1	1	1	1	1	1	1	1	1	
10	_											\square	

*Track has 1-2 meets per year.





Stadium Programming Primary College Function

- 1. Football
- a. Practice and competition
- 2.Track & Field
- a. Throws (currently no hammer
- throw facility- this is needed) b. Practice and competition
- 3.Cross-Country
- a. No adjacent course or course on site (this is desired and also
- good for the community) 4.Kinesiology
- a. Weight room classes
- b. Lecture classes
- c. Stadium fitness and sport classes
- 5.Adapted Kinesiology
- a. Weight room classes
- Large Facilities and Maintenance Space

Secondary

1. Soccer

Basic Needs

- 1. 5000-6000 square foot weight room
- 2. 2000-3000 square foot athletic training room
- 3. Kinesiology Classroom
- 4. Large equipment room
- 5. Storage rooms
- 6. Locker rooms for M/W track and field, football, baseball
- 7. Team rooms
- 8. Film Rooms
- 9. Coaching offices for $\ensuremath{\mathsf{M}}\xspace{\mathsf{W}}\xspace{\mathsf{W}}\xspace{\mathsf{M}}\$
- 10. Shared Conference Room
- 11. Concessions space
- 12. Ticketing/entrance
- 13. Large press box
- a. Media/Sports Information room
- b. Broadcast room
- c. Scoreboard room
- d. Home Team Coaching Box
- e. Visiting Team Coaching Box
- f. Video Room (Coach Related)
- g. *Want* VIP Suite
- h. *Want* Recruiting Suite

Market Highlights

Median Household Income - Lon	g Beach	CA	(2022-2027)	
	g Deach			

	2022	2027	CAGR*
United States	\$72,414	\$84,445	3.1%
California	\$88,930	\$106,150	3.6%
Los Angeles MSA	\$86,850	\$105,096	3.9%
Los Angeles County	\$81,426	\$100,425	4.3%
City of Long Beach	\$76,100	\$90,751	3.6%

* Compounded Annual Growth Rate (2022-2027)

Source: Esri BAO, Johnson Consulting

Employment Loc	ation Quotient by	y Industry	Sector - Los	Angeles MSA (2022)

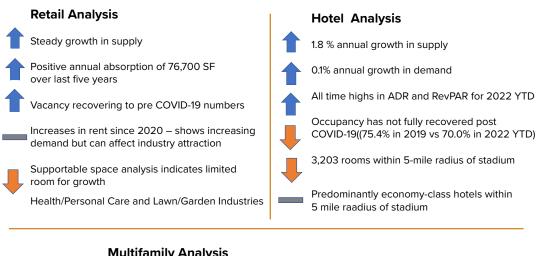
Sector	Los Angeles MSA	United States	Location Quotient
Retail	705,434	18,824,406	0.9
Health Care and Social Assistance	696,012	22,723,245	0.7
Professional, Scientific, & Technical	549,812	10,995,995	1.2
Accommodation and Food Services	546,172	13,733,955	1.0
Education	487,845	12,885,571	0.9
Management of Companies & Enterprises	470,042	11,672,816	1.0
Other Services	354,574	8,972,136	1.0
Finance & Insurance	265,494	6,102,071	1.1
Public Administration	262,181	9,694,470	0.7
Arts, Entertainment, & Recreation	237,286	3,925,987	1.5
Information	223,312	3,987,279	1.4
Construction	220,241	6,819,355	0.8
Real Estate, Rental, & Leasing	219,476	4,236,695	1.3
Administrative, Support, Waste Management	186,994	3,880,497	1.2
Transportation & Warehousing	178,324	3,878,815	1.1
Utilities	43,076	1,037,859	1.0
Manufacturing	20,992	376,360	1.4
Wholesale	10,302	589,200	0.4
Agriculture, Forestry, Fishing, and Hunting	7,999	681,792	0.3
Mining	3,844	385,963	0.2
Total Employees	244,225	5,959,440	

Historic and Current Population - Long Beach, CA (2010-2022)

	2010	2022	CAGR*
United States	308,745,538,414	335,707,897	0.7%
California	37,253,956	39,770,476	0.5%
Los Angeles MSA	12,828,837	13,196,147	0.2%
Los Angeles County	9.818,605	9,992,643	0.1%
City of Long Beach	462,284	464,125	0.0%

* Compounded Annual Growth Rate (2010-2022)

Source: Esri BAO, Johnson Consulting



Multifamily Analysis

Steady growth in supply year over year

23 new buildings, including 1,264 new units for 2022 YTD

1 new student housing development in 2022 (79 unit complex owned by University of Southern California)

Positive absorption every year since 2017 (Averaging 2,881 units per year)

Decreasing Vacancy post COVID-19 (3.8% in 2020 vs 2.6% in 2022 YTD)

Rents have increased every year since 2017 (Average annual increase of 4.2%) - can be sign of continuing demand but can price out certain demographics

Source: Esri BAO, Johnson Consulting