

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH MAKING FINDINGS AND DETERMINATIONS REGARDING CONTRACTING FOR WORK USUALLY PERFORMED BY CITY EMPLOYEES AND AUTHORIZING THE CITY MANAGER TO ENTER A CONTRACT WITH PLENARY EDGEMOOR CIVIC PARTNERS, LLC, FOR CUSTODIAL, MAINTENANCE AND SECURITY SERVICES

WHEREAS, the City employees currently perform custodial, maintenance and security services at the existing City Hall building (collectively, the "Building Services"); and

WHEREAS, the City intends to contract with Plenary Edgemoor Civic Partners, LLC ("Project Company") for the design, construction, financing, operation and maintenance of a new Civic Center ("Civic Center Project"), which shall include a new City Hall building; and

WHEREAS, in connection with the Civic Center Project the City desires to contract for Building Services in connection with the overall Civic Center Project contract, provided that the Building Services can be performed by the Project Company as efficiently, effectively and at an estimated lower cost to the City than if the services were performed by employees of the City; and

WHEREAS, the Department of Financial Management has caused The PFM Group to prepare a Proposition L Study dated November 11, 2015 (the "Prop L Study") in order to analyze future costs for the Building Services in detail; and

WHEREAS, the Department of Financial Management, using the Prop L

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1 Study, has calculated the annual cost to the City if the Building Services were performed  
2 by the Project Company and the costs to the City if the Building Services were performed  
3 by City employees; and

4 WHEREAS, based on these calculations, the City Council desires to make  
5 the findings and determinations required by the City Charter and to authorize a contract  
6 for the Building Services;

7 NOW, THEREFORE, the City Council of the City of Long Beach ordains as  
8 follows:

9 Section 1. The Department of Financial Management has calculated the  
10 following annual costs of performing the Building Services:

11 City Cost:	\$3,420,719
12 Contract or Cost:	\$2,895,109
13 Annual Savings:	\$625,610

14  
15 Section 2. The City Council finds and determines that the Building  
16 Services can be performed by the Project Company as efficiently, effectively and at a  
17 lower cost to the City than if the same Building Services were performed by employees of  
18 the City.

19  
20 Section 3. The City Council has considered all other relevant factors and  
21 finds and determines that the performance of the Building Services by the Project  
22 Company will not be detrimental or adverse to the best interests of the citizens of the  
23 City.

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25 Section 4. City employees who hold the classifications identified in  
26 Appendix C of the Prop L Study, and who are assigned to the Civic Center Facility  
27 through June 30, 2019, shall not be reduced in hours, position, duties, or compensation  
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as a result of the execution of a contract with the Project Company, unless the employee and the City mutually agree otherwise.

Section 5. The City Manager is authorized to execute a contract with the Project Company for the performance of the Building Services for a term of up to forty (40) years.

Section 6. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of December 15, 2015, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

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\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

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\_\_\_\_\_  
City Clerk

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Approved: \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Mayor