



# Building A Better Long Beach

January 3, 2011

REDEVELOPMENT AGENCY BOARD MEMBERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve and authorize the Executive Director to execute a third amendment to the Design/Build Contract with ValleyCrest Landscape Development, Inc. for final design and construction of improvements on the Promenade North Block and Mural Park for an amount not to exceed \$2,741,554, and to extend the term of the contract to September 30, 2012. (Downtown – District 2)

## DISCUSSION

In June 2007, the Redevelopment Agency (Agency) entered into a Design/Build Contract (Contract) with ValleyCrest Landscape Development, Inc. (Contractor) for construction of The Promenade Master Plan improvements on the middle block of The Promenade between First Street and Broadway, which was completed in July 2010. This was the first phase of a three-phase project that encompasses The Promenade from Ocean Boulevard to Third Street. Improvements on each block include upgraded storm drains, landscape and irrigation, new hardscape, pedestrian and special lighting, pneumatic bollards at the north and south entries, new traffic signals, gateway signage, and site furnishings.

The Contract was amended in May 2010 to incorporate the second phase of the project: the construction of improvements on the south block of The Promenade from Ocean Boulevard to First Street. Construction is currently underway and is scheduled for completion in March 2011.

The third phase of the project focuses on the north block of The Promenade from Broadway to Third Street, and includes the vacant parcel north of Third Street adjacent to the mosaic mural and the CityPlace Garage vehicle entrance (Exhibit A – Site Map). Funding for construction of the north block improvements is proposed in Fiscal Year 2012, which commences on October 1, 2011. The Contractor has provided a proposal for the north block improvements with construction costs based on 2010 dollars and offering a reduction of three percent of the total construction costs, or \$70,000, if an amendment to the Contract for the third phase is executed by mid January 2011. The full proposal amount for the north block is \$2,352,660. The cost reduction would change the construction cost to \$2,282,660.

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The plans for The Promenade North Block and Mural Park are substantially complete. There are, however, a few changes required including a redesign of the entry element leading up to the CityPlace Garage vehicle entrance on Third Street.

Staff proposes entering into a third amendment to the Contract for preparation of final design and construction documents for the north block of The Promenade and Mural Park and construction of the improvements for an amount not to exceed \$2,741,554. The Contract amount includes the reduced proposal amount of \$2,282,660 and design costs equaling \$101,300 plus a 15 percent contingency of \$357,594. In addition, the amendment will extend the term of the Contract to September 30, 2012. This amendment will increase the total appropriation on the Design/Build Contract for ValleyCrest Landscape Developers, Inc. for all three phases of the Promenade Master Plan Improvements to \$8,894,254.

Funding for the project includes tax increment receipts from the Downtown and West Beach Redevelopment Project Areas. On April 16, 2007 and March 2, 2009, and May 8, 2007 March 24, 2009, respectively, the Agency and the City Council adopted findings pursuant to California Redevelopment Law, finding that:

- The construction of such public improvements are of benefit to the redevelopment project area or the immediate neighborhood in which the public improvement project is located;
- No other reasonable means of financing the public improvements are available to the community; and
- The payment of Agency funds for the construction of the public improvements will assist in the elimination of one or more blighting conditions within the project area.

Funding for the project is budgeted in the Downtown and West Beach Redevelopment Project Area Fiscal Year 2011 and 2012 budgets.

### SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK  
EXECUTIVE DIRECTOR

AJB:LAF:SR:rsw

Attachment: Exhibit A – Site Map

# Exhibit A - North Block Improvement Area

