



CITY OF LONG BEACH

R-28

DEPARTMENT OF PUBLIC WORKS

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August 19, 2014

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt Plans and Specifications No. R-6985 for the construction of the North Branch Library; award the contract to Woodcliff Corporation, of Los Angeles, CA, in the amount of \$11,537,750, plus a 10 percent contingency of \$1,153,775 for a total contract amount not to exceed \$12,691,525; and authorize the City Manager or designee to execute all documents necessary to enter into the contract and any necessary amendments thereto; and

Increase appropriations in the Capital Projects Fund (CP) in the Public Works Department (PW) by \$8,860,000. (District 9)

DISCUSSION

City Council approval is requested to enter into a contract with Woodcliff Corporation, of Los Angeles, CA, for the construction of the North Branch Library. The City identified the need for a new North Branch Library and Community Center to replace the existing library, located at 5571 Orange Avenue. The existing North Library is nearly 65 years old and does not have adequate capacity to serve the needs and demands of the surrounding community. The former Redevelopment Agency assembled a site on the 5800 block of Atlantic Avenue, including the site of the former Atlantic Theatre, for the new North Branch Library and provided bond financing.

The new North Branch Library will be a state of the art 24,655-square-foot single-story facility, which will include areas for children, teens and adults, as well as three public community meeting spaces. The new building will feature artistic glass walls and green foliage to face residences on Lime Avenue, and incorporate a reproduction of the former Atlantic Theatre's iconic tower into a glass roof accenting the children's section. The proposed building will be certified as Silver through the Leadership in Energy and Environmental Design (LEED) Program. The project will also include undergrounding of utility lines that currently bisect the project site and conflict with the proposed facility. A vicinity map is attached.

The project was advertised in the Press-Telegram on May 1, 2014, and 2,881 potential bidders specializing in construction were notified of the bid opportunity. Of those bidders, 136 sets of bid documents were purchased or downloaded via our electronic bid system. The bid document was made available from the Purchasing Division, located on the seventh floor of City Hall, and the Division's website at www.longbeach.gov/purchasing. A bid announcement was also included in the Purchasing Division's weekly update of Open Bid Opportunities, which is sent to 30 local, minority, and women-owned business groups. Fourteen bids were received on June 18, 2014. Of those 14 bidders, one was a Minority-owned Business Enterprise (MBE), none were Women-owned Business Enterprises (WBEs), three were certified Small Business Enterprises (SBEs), none were Disadvantaged Business Enterprises (DBEs), and none were Long Beach Businesses (Local). Woodcliff Corporation, of Los Angeles, CA (not an MBE, WBE, SBE, DBE or Local), was the lowest responsible bidder.

Local Business Outreach

In an effort to align with our outreach goal, Long Beach businesses are encouraged to submit bids for City contracts. The Purchasing Division also assists businesses with registering on the Bids Online database to download bid specifications. Through outreach, 272 Long Beach vendors were notified to submit bids, of which 12 downloaded and none submitted a bid. The Purchasing Division is committed to continuing to perform outreach to local vendors to expand the bidder pool.

This matter was reviewed by Deputy City Attorney Amy R. Webber on July 23, 2014 and by Budget Management Officer Victoria Bell on August 1, 2014.

SUSTAINABILITY AND ENVIRONMENTAL

The project has been designed to incorporate many energy-efficiency and water conservation measures in order to achieve LEED Silver Certification. The design will improve indoor air quality for inhabitants and reduce consumption of resources.

This project was evaluated in the Environmental Impact Report (EIR) for the North Village Center (SCH No. 2008021087), which was certified on December 7, 2009, in accordance with the California Environmental Quality Act. Impacts that were identified as significant and unavoidable have been mitigated in accordance with the Mitigation Monitoring and Reporting Program outlined in the EIR.

TIMING CONSIDERATIONS

City Council action to adopt Plans and Specifications No. R-6985 and award a contract concurrently is requested on August 19, 2014 in order to proceed with implementation of this project on schedule.

FISCAL IMPACT

The total contract award amount is not to exceed \$12,691,525. The total capital project cost is estimated at \$15,900,000 for design and construction. The project is supported by various funding sources, of which \$4,940,000 is currently budgeted, including \$4,260,000 of FY 13 Uplands Oil funds in the Capital Projects Fund (CP) in the Public Works Department (PW) and \$680,000 from American Recovery and Reinvestment Act (ARRA) bond proceeds in the Successor Agency Fund (SA 270) in the Development Services Department (DV).

An appropriation increase of \$8,860,000 is requested in the Capital Projects Fund (CP) in the Public Works Department (PW). The increase will be offset by 2010 bond proceeds transferred from the Successor Agency Fund (SA 270) in the Development Services Department (DV). The remaining amount of \$2,100,000 is proposed as part of the FY 15 Budget Critical Infrastructure Investments for ancillary costs including technology set-up, permits, construction management, etc.

In addition, \$1,600,000 for books, furniture and equipment has been set aside in the Library Services Department (LS) from the FY 14 approved budget. Upon project completion, the incremental operations cost increase is estimated at \$284,000 and will be requested as part of the FY 16 budget process. The cost increase is due to the facility's larger size designed to meet service demands. The number of additional full-time equivalent (FTE) local jobs created by this project will not be known until the contractor completes their hiring and construction has commenced.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ARA MALOYAN, PE
DIRECTOR OF PUBLIC WORKS



JOHN GROSS
DIRECTOR OF FINANCIAL
MANAGEMENT



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT
SERVICES

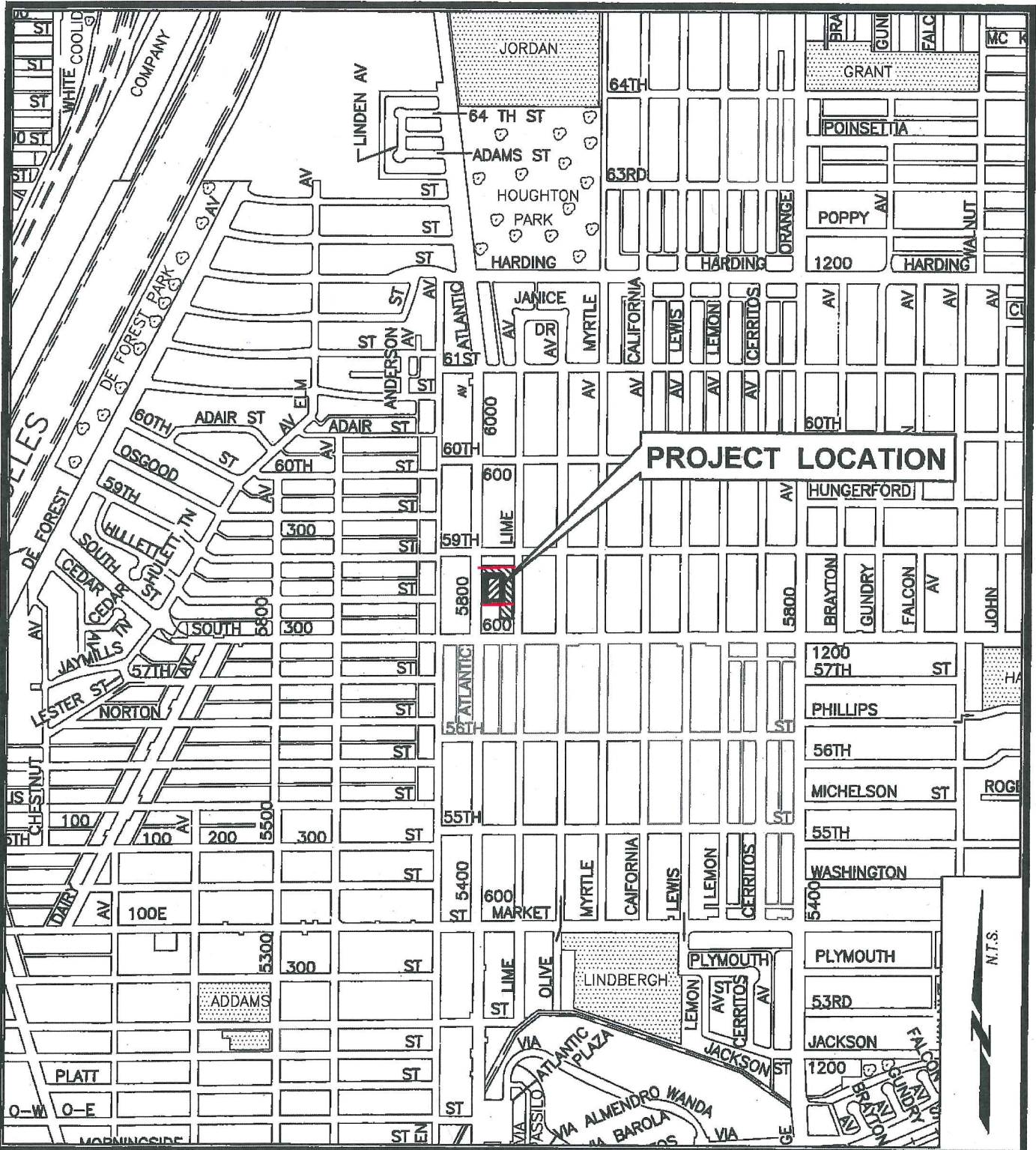


GLENDA WILLIAMS
DIRECTOR OF LIBRARY SERVICES

APPROVED:



PATRICK H. WEST
CITY MANAGER



CITY OF LONG BEACH - CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

VICINITY MAP FOR UTILITY UNDERGROUNDING IMPROVEMENT FOR
NORTH LONG BEACH BRANCH LIBRARY
 5800 BLOCK OF ATLANTIC AVENUE