



# Building A Better Long Beach

March 16, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve and authorize the Executive Director to enter into a contract with KOAM Construction, Inc. in an amount not to exceed \$1,428,850 for the completion of improvements to the Homeland Cultural Center. (Central – District 6)

## DISCUSSION

The Redevelopment Agency (Agency), in collaboration with the Departments of Parks, Recreation and Marine and Public Works, has identified the need to create and improve open space and infrastructure throughout the Central Long Beach Redevelopment Project Area (Project Area). The Homeland Cultural Center at MacArthur Park (Exhibit A – Site Map) is one of two infrastructure and six open space projects targeted for public improvements utilizing open space bond proceeds.

These improvements will assist in the removal of blight by enhancing open space in densely populated neighborhoods currently underserved by these types of amenities; improving safety of the residents; and helping to create safe, more cohesive and economically dynamic communities in the Project Area.

For the improvements to the Homeland Cultural Center, a bid notification was prepared and released on November 14, 2008, and the bid opening was held on December 10, 2008. Of the 11 firms submitting bids, KOAM Construction, Inc. was identified as the lowest responsible bidder.

The work to be done under the contract consists of the construction of a new 3,000-square-foot, multi-purpose building that will accommodate 60 theater seats for cultural programming and visual arts display, and appurtenant hardscape (Exhibit B – Site Plan).

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The proposed contract amount of \$1,428,850 includes a 20 percent contingency clause to cover any additional work that may become necessary during the course of construction. In the event that additional work is necessary, the contract will provide the Executive Director the ability to approve change orders for additional work not to exceed the 20 percent contingency. Although not anticipated, any contract change orders that would exceed the 20 percent contingency will be brought before the Agency for further consideration.

The Agency and City Council made the necessary findings of benefit, as required by California Redevelopment Law, on July 7, 2008, and July 22, 2008, respectively.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,



CRAIG BECK  
EXECUTIVE DIRECTOR

CB:AJB:DSW:TF

Attachments: Exhibit A – Site Map  
Exhibit B – Site Plan



# Homeland Cultural Center



## Disclaimer

DISCLAIMER OF DATA ACCURACY: The services provided on this web site are intended for informational purposes only and the GIS data used is compiled from various sources and is subject to constant change. While reasonable effort has been made to ensure the accuracy of the data, the information provided herein may be inaccurate or out of date.

Exhibit B



CITY OF LONG BEACH  
DEPT. OF PUBLIC WORKS  
1000 Ocean Blvd.  
Long Beach, CA 90802

studio eleven  
All Perkowski-Ruth Architects

HOMELAND CULTURAL CENTER: COMMUNITY THEATER

1321 EAST ANAHEIM STREET  
LONG BEACH, CA 90813  
02.680.41

North Entry Rendering