



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

R-29

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March 8, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute agreements for as-needed landfill and environmental project and construction management services with Simplus Management Corporation and Bryan Stirrat & Associates in an amount not to exceed \$3,000,000 per consultant for a three-year term; and authorize the City Manager to execute additional amendments to the agreements with Simplus Management Corporation and Bryan Stirrat & Associates relative to the extension of the term, as-needed, to authorize additional services, if required, within the provisions of the agreements, and to adjust the fee schedule of hourly rates for inflation.

DISCUSSION

On December 7, 2004, the City Council authorized contract awards to three construction management firms (CMF) to provide services on an as-needed basis (see Attachment 1). The City required the as-needed services of a CMF to assist City staff with cost, quality and schedule control; to track notices of non-conformance, requests for information, submittals and contract change orders; to review and approve contractor invoices; and to assure that the quality of materials and the workmanship meet the requirements of the plans and specifications. This has greatly reduced City staff time, and accelerated project productivity, coordination and overall project completion. CMF's have also helped our Capital Projects Coordinators to run multiple projects concurrently without interruption in service to the various client departments. CMF services have been used for numerous facilities identified in the City's Capital Improvement Program (CIP) including the MacArthur Park Library, Homeland Cultural Center, and various ADA improvement projects throughout the City. See Attachment 2 for a list of on going and completed CIP projects using CMF services.

Some of the CIP projects, however, have special needs related to environmental issues, which were not specifically included in the CMF services noted above. These services include special oversight and coordination with several environmental regulatory agencies. Other examples of these types of services include oversight of the design and installation of the following: vapor and groundwater monitoring wells, high density

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polyethylene (HDPE) membranes or landfill liners, leachate (solution caused by contaminated soil) collection systems, surface water collection systems, water treatment systems, import and placement of soil, testing and sampling of import material, compliance with soil permeability requirements, removal of hazardous materials and noise monitoring and various services related to environmental issues. At this time, City staff does not have the expertise nor the man-power to perform these functions due to the highly specialized nature of tasks as described above.

The City is demonstrating a commitment to complete the replacement park at 55th Way. The park will be built on an existing landfill, which requires the CMF to provide oversight of all the environmental issues noted above. Furthermore, several existing City facilities require the abatement of asbestos and lead paint at areas of new construction. CMF that provide environmental and hazardous materials monitoring services are needed for these types of CIP projects.

A Request for Proposal (RFP) process was conducted in accordance with Administrative Regulation 8-4, "Selecting Professional Consultants," to secure these professional services. The RFP was distributed through the City's website. A consultant Review Committee reviewed the submitted proposals and two firms, Simplus Management Corporation and Bryan Stirrat & Associates were determined to be the most qualified based upon each firm's proposal, oral interview, experience, references and range of services. Both firms have provided these services to several other governmental agencies and have a proven track record of success and accomplishment.

It is therefore recommended that as-needed service contracts be issued to Simplus Management Corporation and Bryan Stirrat & Associates, each for the contract authority amount of \$3,000,000 for a term of three years. The subject contracts are for the authority to be able to utilize the above firms for required landfill and environmental construction management services for specific projects as the needs for such are identified. As individual project requirements are identified out of the Administration and Planning Bureau's workload, the Bureau will issue "project specific" scopes of work. It should be noted that each scope of work will be funded with existing CIP funds previously approved and allocated to specific projects requiring these services.

This letter was reviewed by Senior Deputy City Attorney Donna F. Gwin on January 6, 2005 and Budget Management Officer David Wodynski on January 12, 2005.

TIMING CONSIDERATIONS

City Council action on this matter is requested on March 8, 2005, to move CIP projects forward without delay.

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FISCAL IMPACT

The contracts for Simplus Management Corporation and Bryan Stirrat & Associates are for a total authority amount not to exceed \$6,000,000 during the three-year term of the contracts. Sufficient funds to support these services are already budgeted in various capital improvement projects in the Capital Projects (CIP) Fund, in the Department of Public Works. No new monies will be required. All work will be contingent upon annual appropriations by the City Council.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CHRISTINE F. ANDERSEN
DIRECTOR OF PUBLIC WORKS

CFA:SG:RT:et:ms
P/CL/FY 04-05/Mar/As-Needed Landfill CM

APPROVED:


GERALD R. MILLER
CITY MANAGER

Attachments