



Building A Better Long Beach

Item 4

May 5, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to appropriate funding in an amount not to exceed \$684,000, as proposed by URS Corporation, plus a fifteen percent contingency in the amount of \$102,600, for architectural and engineering design services for the expansion of CityPlace Parking Structure C. (Downtown – District 1)

DISCUSSION

In March 2003, the City of Long Beach Redevelopment Agency (Agency) entered into a Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority (MTA) for grant funding in the amount of \$3,078,000, with required matching funds of \$770,000 to be provided by the Agency. The MTA funds were to pay for 350 parking spaces dedicated for transit patrons within a larger 600-space structure that was to be constructed on the block bounded by Long Beach Boulevard, First Street, Alta Way and Waite Court. Based on the approval by the Agency and MTA Boards of two amendments to the MOU, the number of transit-related spaces has been reduced to 125 and the location of those spaces has been relocated to the City-owned CityPlace Parking Structure C.

To address the parking needs in the downtown and to fulfill the requirements of the grant, Agency and Public Works staff requested proposals from two firms for design of a one-story expansion of CityPlace Parking Structure C (Exhibit A – Site Map). These two firms, PBS&J and URS Corporation (URS), have been thoroughly vetted by Public Works as part of an earlier Request for Qualifications process and each is currently under contract with the City's Public Works Department. Both firms and their proposals meet City standards in terms of project approach and scope of services, and quality and depth of human resources including key personnel. PBS&J submitted a proposed design price of \$1,250,000. URS proposed a design price of \$684,000 (Exhibit B – Proposal).

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Staff recommends acceptance of the proposal submitted by URS in the amount of \$684,000 for architectural and engineering design services for the expansion of CityPlace Parking Structure C and the fifteen percent contingency of \$102,600 for a not to exceed total design cost of \$786,600. Public Works will manage this project with Agency staff oversight.

The FY08 budget accounts for these design services with an 80-percent offset in revenue from a grant reimbursement from the MTA.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



 CRAIG BECK
EXECUTIVE DIRECTOR

CB:DSW:CSM:RSW:rsw

Attachment: Exhibit A – Site Map
Exhibit B – Proposal

Exhibit A

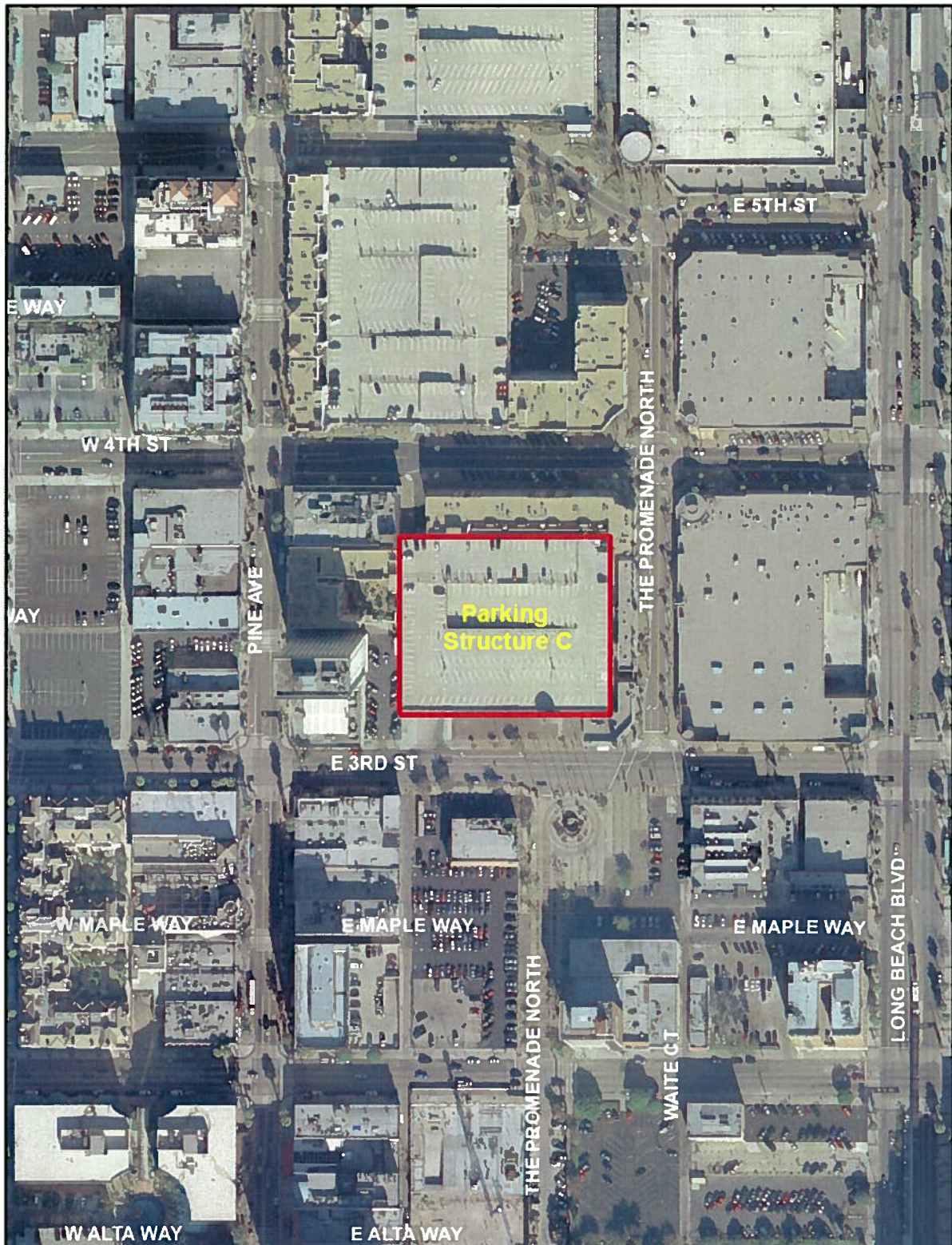


Exhibit B



April 18, 2008

Mr. Linden Nishinaga, PE
Senior Civil Engineer
City of Long Beach - Department of Public Works
333 W Ocean Boulevard, 9th Floor,
Long Beach, CA 90802
Phone: 562-570-6258

Revised: April 24, 2008

**Re.: Fee Proposal to provide Architectural and Engineering Design Services for
The Upgrade of the City Place Parking Structure C
451 Long Beach Boulevard, Long Beach, California**

Dear Mr. Nishinaga:

URS appreciates the opportunity to provide the City of Long Beach Department of Public Works with a fee proposal for the above referenced project.

SCOPE OF WORK

As we understand, the scope of work indicated in the Request for Proposal Letter, Amended April 7, 2008, includes the design of the upgrade and one (1) story expansion of the existing City Place Parking Structure C building. The building expansion shall include all necessary architectural, traffic, seismic, geotechnical, mechanical, electrical, sustainable design recommendations and fire protection engineering services.

We have referred to the separate document titled "Engineering Evaluation and Feasibility Study" dated January 15, 2008 for the subject facility and we understand the selected alternative shall be "Alternative 2 plus adding one floor with solar panel with carport additional option."

As per our site visit today, we are confirming that this fee proposal includes the scope of work identified in the Request for Proposal Letter Amended 4/7/08.

We plan to design the upgrade and expansion as per CBC 2007 - IBC 2006 as required in the Feasibility Study. Also, our fee proposal includes conventional spread-footing foundation as recommended in the Feasibility Study.

FEE PROPOSAL

As requested, the following is a Fixed Price Lump Sum fee proposal for 60% and 100% Design which includes: architectural, structural, mechanical, electrical, geotechnical, traffic study, cost estimating, sustainable design recommendation and specifications services and the required reimbursable expenses. Also, we are providing a Time and Materials, Not to Exceed for the services During Construction.

• 60% Design	\$ 379,000	Fixed Price Lump Sum
• 100% Design	\$ 185,000	Fixed Price Lump Sum
• DSDC	<u>\$ 120,000</u>	Time and Materials, NTE

Total	\$ 684,000
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URS Corporation
915 Wilshire Blvd. - Ste. 700
Los Angeles, CA 90017
Tel: 213.996.2200
Fax: 213.996.2484

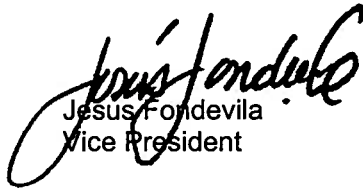


We pledge our commitment to your success! We would appreciate the opportunity to partner with the City for this exciting project. If you have any questions, please do not hesitate to contact me at (818) 481.9829 / jfondevila@urscorp.com

Sincerely,



Facilities Design Services

A handwritten signature in black ink, reading "Jesus Fondevila".

Jesus Fondevila
Vice President



Mr. Linden Nishinaga, PE
Senior Civil Engineer
City of Long Beach - Department of Public Works
333 W Ocean Boulevard, 9th Floor,
Long Beach, CA 90802
Phone: 562-570-6258

**Re.: Additional Backup Information
Fee Proposal to provide Architectural and Engineering Design Services for
The Upgrade of the City Place Parking Structure C
451 Long Beach Boulevard, Long Beach, California**

Dear Mr. Nishinaga:

URS appreciates the opportunity to provide the City of Long Beach Department of Public Works with a fee proposal for the above referenced project and as requested, we are providing this additional backup information including, understanding of the scope of work and organizational chart with team members and services required for this scope of work.

UNDERSTANDING OF SCOPE OF WORK

As we understand, the scope of work indicated in the Request for Proposal Letter, Amended April 7, 2008, includes the design of the upgrade and one (1) story expansion of the existing City Place Parking Structure C building. The building expansion will include all necessary architectural, traffic, seismic, geotechnical, sustainable design, mechanical, electrical and fire protection engineering services to complete a much improved permitted facility including but not limited to:

- approximately 220 new parking stalls [for a new facility total stall count of approximately 818].
- improved facility operations including better traffic circulations, access capacity, and guide signage,
- effective state-of-the-art solar photovoltaic panels system on the top floor atop a covered parking stalls,
- improved mechanical, electrical, and plumbing elements, including but limited to fire suppression system, lighting, etc. etc.
- other relevant, necessary, and/or desired improvement.
- current seismic, structural, and geotechnical design considerations.
- an appropriately sustainable and energy efficient building.

Also, as requested the proposal was organized based on the following:

60% Design: Preliminary design plans and details, preliminary technical specification following City of Long Beach format, preliminary engineering calculations, a Class B construction cost estimate within 10% of accuracy, and all necessary permit application submittals, including but not limited to those required by Long Beach Planning & Building Department, and formal design plan submittals (10 copy sets) and presentation to Long Beach Public Works (PW) and Redevelopment (RDA) Departments for concurrence and iterative plan check.

URS Corporation
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Los Angeles, CA 90017
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100% Design: Final design including but not limited to Long Beach Building Department plan check submittals (including all required copy sets) and permit acquisitions, final technical specifications, final engineering calculations, final construction cost estimate (5% accuracy) Include 4 additional copy sets to PW during this plan check submittal phase. Upon approval of the plans submit and provide signed and stamped reproducible plan originals along with AutoCAD 2006 CD electronic files, and 4 full size and 4 half size copy sets to PW.

Design Services During Construction: Provide support during the public construction tender and during the construction phase including but not limited to attending pre-bid meetings and answering bidder questions, answering contractor RFI's, reviewing shop drawings and change order requests, attending selected construction meeting, participating in punch walks, resolving field issues and problems, creating the As-Built set of plans from contractor-generated redline information, etc.

We have referred to the separate document titled "Engineering Evaluation and Feasibility Study" dated January 15, 2008 for the subject facility and we understand the selected alternative shall be "Alternative 2 plus adding one floor with solar panel with carport additional option."

Also, we want to confirm that the original Work Plan/Schedule sent to you on April 17 and 18 is correct and represent our understanding of the steps required to complete the design, obtain the approval from City Agencies, assist during public bid, and provide construction administration services.

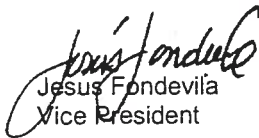
Based on the above scope of services, we have include an organizational chart where we identify the services included and the key personnel in charge of the services, please see attachment.

I trust this provides you with the additional backup information that you requested, we would appreciate the opportunity to partner with the City for this exciting project. If you have any questions, please do not hesitate to contact me at (818) 481.9829 / jfondevila@urscorp.com

Sincerely,

URS

Facilities Design Services


Jesus Fondevila
Vice President



City of Long Beach
Upgrade of City Place
Parking Structure C

Department of Public Works

Mr. Linden Nishinaga, PE, LEED AP

QA / QC

Kavita Mehta, AICP

Principal-in-Charge

Shahram Vahdat, PE

Project Manager

Jay Fondevila

**Deputy
Project Manager**

Daniel Ubovich, AIA

KEY TEAM MEMBERS

Hamid Mahramzadeh, SE
Structural Design

Vic Montellano, PE
Electrical Engineering

Arnel Bicol, PE, GE
Geotechnical Engineer

Noel Casil, PE
Traffic Study

Dennis Blackwood PE
Mechanical Engineering

Daniel Ubovich, AIA
Project Architect

Johan Lazaga
Fire Protection

Dennis Blackwood PE
Photovoltaic Design

David Bachle, AIA, LEED AP
Sustainable Design

**CITY OF LONG BEACH DEPARTMENT OF PUBLIC WORKS
UPGRADE OF CITY PLACE PARKING STRUCTURE C
451 LONG BEACH BLVD, LONG BEACH, CA**

