



LONG BEACH REDEVELOPMENT AGENCY

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September 18, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute any and all documents required to be executed or delivered in connection with commercial façade improvements for the North Village Center. (North – District 8)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the four square block area bounded by 56th Street on the south, 59th Street on the north, Lime Avenue on the east, and Linden Avenue on the west has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) for potential development related to the creation of a strong North Village Center (Exhibit A – Site Map).

In conjunction with the Strategic Guide, the Village Center Implementation Plan was established with specific direction towards the revitalization of this four square block area. The initial stage of redevelopment for this area required both commercial and residential property acquisitions to facilitate land assembly in preparation of redevelopment of the blocks on Atlantic between South and 59th Street. Currently, streetscape enhancements are being constructed in the area, and commercial façade improvements for the properties on Atlantic Avenue between 56th and South Street will follow.

Commercial façade improvements serve as one component of the overall revitalization effort for the North Village Center. These improvements along with the development of new public parking lots, litter and graffiti abatement programs, efforts to establish a business watch program, business retention and attraction services from the City's Economic Development Bureau will assist in stimulating the economic climate of the area.

Kluger Architects created designs for revitalizing the commercial facades (Exhibit B – Façade Rendering) at the south end of the North Village Center. The design phase started with public meetings amongst the property owners, business tenants and local residents. The designs were then presented to the two Agency Boardmembers serving on the previous Agency Design Review Committee. The City's Planning and Building staff also

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provided feedback. Staff circulated the designs to the community, including the 8th District Councilmember and to the North Redevelopment Project Area Committee.

The facade work to be done will include: installation of new window frames and windows; application of graffiti resistant window film; new doors and door frames; new paint; patch and repair stucco; new signage; new decorative tiles; paint patch and repair existing canopies; re-skin existing awnings; new low-voltage down lighting under canopies and awnings; addition of bird barriers; and where applicable, new landscaping.

The project was advertised for bid on June 30, 2006, and bids were opened on July 28, 2006. The Construction Manager's estimate for construction costs was \$1,500,000. SEASHORE Construction, Inc., was the lowest responsible bidder with a bid of \$1,170,000.

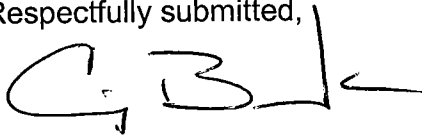
The proposed amount of \$1,345,500 includes a 15 percent contingency clause to cover any additional work that may become necessary during the course of construction. In the event that additional work is necessary, the contract will provide that the Executive Director may authorize contract change orders for additional work not to exceed the 15 percent contingency. Although not anticipated, any contract change orders that would exceed the 15 percent contingency will be brought before the Agency Board for further consideration.

Funds are available for this project in the FY 2006 budget for North Long Beach. The façade renderings have been presented to the NPAC for review and input on numerous occasions within the last year.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



For PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:AES

APPROVED:

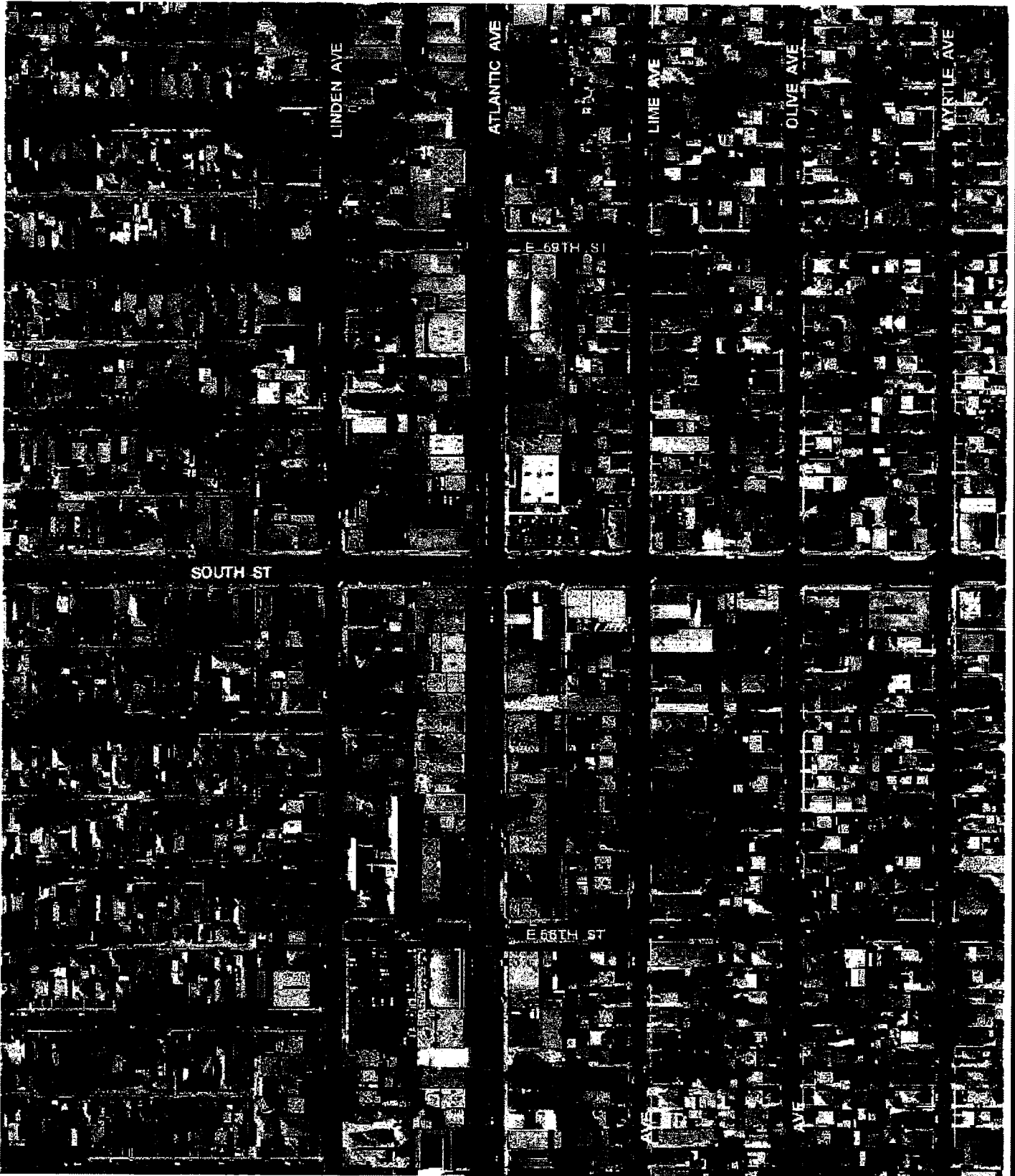

GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
Exhibit B – Façade Renderings

Exhibit A

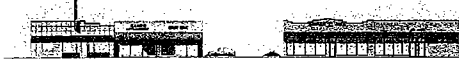


NORTH VILLAGE CENTER
SITE MAP





EXISTING EAST FACADES



PROPOSED EAST ELEVATIONS



EXISTING WEST FACADES



PROPOSED WEST ELEVATIONS

VILLAGE CENTER FACADE IMPROVEMENT PROJECT ATLANTIC AVENUE BETWEEN 56TH AND SOUTH STREET

