

ORDINANCE NO. ORD-16-0006

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3 AN ORDINANCE OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH MAKING FINDINGS AND
5 DETERMINATIONS REGARDING CONTRACTING FOR
6 WORK USUALLY PERFORMED BY CITY EMPLOYEES
7 AND AUTHORIZING THE CITY MANAGER TO ENTER A
8 CONTRACT WITH PLENARY EDGEMOOR CIVIC
9 PARTNERS, LLC, FOR CUSTODIAL, MAINTENANCE AND
10 SECURITY SERVICES
11

12 WHEREAS, the City employees currently perform custodial, maintenance
13 and security services at the existing City Hall building (collectively, the "Building
14 Services"); and

15 WHEREAS, the City intends to contract with Plenary Edgemoor Civic
16 Partners, LLC ("Project Company") for the design, construction, financing, operation and
17 maintenance of a new Civic Center ("Civic Center Project"), which shall include a new
18 City Hall building; and

19 WHEREAS, in connection with the Civic Center Project the City desires to
20 contract for Building Services in connection with the overall Civic Center Project contract,
21 provided that the Building Services can be performed by the Project Company as
22 efficiently, effectively and at an estimated lower cost to the City than if the services were
23 performed by employees of the City; and

24 WHEREAS, the Department of Financial Management has caused The
25 PFM Group to prepare a Proposition L Study dated November 17, 2015 (the "Prop L
26 Study") in order to analyze future costs for the Building Services in detail; and

27 WHEREAS, the Department of Financial Management, using the Prop L
28 Study, has calculated the annual cost to the City if the Building Services were performed

1 by the Project Company and the costs to the City if the Building Services were performed
2 by City employees; and

3 WHEREAS, based on these calculations, the City Council desires to make
4 the findings and determinations required by the City Charter and to authorize a contract
5 for the Building Services;

6 NOW, THEREFORE, the City Council of the City of Long Beach ordains as
7 follows:

8 Section 1. The Department of Financial Management has calculated the
9 following annual costs of performing the Building Services:

10	City Cost:	\$2,674,665
11	Contractor Cost:	\$2,552,572
12	Annual Savings:	\$122,093

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14 Section 2. The City Council finds and determines that the Building
15 Services can be performed by the Project Company as efficiently, effectively and at a
16 lower cost to the City than if the same Building Services were performed by employees of
17 the City.

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19 Section 3. The City Council has considered all other relevant factors and
20 finds and determines that the performance of the Building Services by the Project
21 Company will not be detrimental or adverse to the best interests of the citizens of the
22 City.

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24 Section 4. City employees who hold the classifications identified in
25 Appendix C of the Prop L Study, and who are assigned to the Civic Center Facility
26 through June 30, 2019, shall not be reduced in hours, position, duties, or compensation
27 as a result of the execution of a contract with the Project Company, unless the employee
28 and the City mutually agree otherwise.

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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Section 5. The City Manager is authorized to execute a contract with the Project Company for the performance of the Building Services for a term of up to forty (40) years.

Section 6. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of April 19, 2016, by the following vote:

Ayes: Councilmembers: Gonzalez, Price, Supernaw, Andrews,
Uranga, Austin, Lowenthal.

Noes: Councilmembers: None.

Absent: Councilmembers: Mungo, Richardson.

Maria del G. Garcia
City Clerk

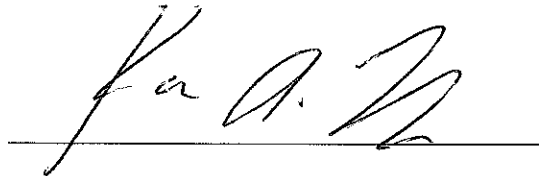
Approved: *5/29/16*
(Date)

[Signature]
Mayor

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA) ss
COUNTY OF LOS ANGELES)
CITY OF LONG BEACH)

Karen Moore being duly sworn says: That I am employed in the Office of the City Clerk of the City of Long Beach; that on the 20th day of April, 2016, I posted three true and correct copies of Ordinance No. ORD-16-0006 in three conspicuous places in the City of Long Beach, to wit: One of said copies in the entrance lobby of City Hall in front of the Information Desk; one of said copies in the Main Library; and one of said copies on the front counter of the Office of the City Clerk.



A handwritten signature in cursive script, appearing to read "Karen Moore", is written above a horizontal line.

Subscribed and sworn to before me
This 20th day of April 2016.



A handwritten signature in cursive script, appearing to read "Maria del L. Garcia", is written above a horizontal line. Below the line, the words "CITY CLERK" are printed in a bold, sans-serif font.