



CITY OF LONG BEACH

DEPARTMENT OF ECONOMIC AND PROPERTY DEVELOPMENT
333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6099 • Fax (562) 570-6380

May 2, 2017

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to execute any and all documents necessary to amend agreements with Epic Land Solutions, Inc., of Torrance, CA, Overland, Pacific and Cutler, Inc., of Long Beach, CA, and Paragon Partners, Ltd., of Huntington Beach, CA, for both real estate property acquisition services and relocation, property management and related services, to increase the aggregate contract amount by \$1,500,000 over a three-year term, within the provisions of the agreements, and adjusting the fee schedules for inflation, for a revised total aggregate amount not to exceed \$2,500,000. (Citywide)

DISCUSSION

On February 9, 2016, the City Council adopted Specifications No. RFP CM15-110 for as-needed real estate property acquisition services and Specifications No. RFP CM15-111 for as-needed relocation, property management and related services, and authorized agreements with three firms, Epic Land Solutions, Inc., of Torrance, CA, Overland, Pacific and Cutler, Inc., of Long Beach, CA, and Paragon Partners, Ltd., of Huntington Beach, CA, to provide said services. Historically, the City of Long Beach (City) has used outside firms on an as-needed basis to provide the City with these real estate services, including compliance with Federal and State guidelines during real property acquisition and relocation activities, as well as property maintenance on various City-owned properties. The current agreements are effective for a three-year term commencing in February 2016, for a total initial aggregate amount of \$1,000,000 to address the acquisition, disposition and property management needs of City departments.

Since the dissolution of the former redevelopment agency, and subsequent approval of the City's Long Range Property Management Plan on June 24, 2015, all properties listed as "Future Development" (Properties) were legally transferred to the City for disposition. Until such time that disposition can be completed, the City is responsible for the maintenance of these Properties, which include both vacant lots and lots with buildings. Since the transfer, the level and frequency of maintenance required has resulted in fully expending the initial aggregate contract amount due to an increase in dumping activity, transient issues, weather-related emergency repair of facilities, as well as facility repairs to address Building Code deficiencies.

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Further, the City has instituted an aggressive program to fence and beautify lots to prevent blighting influences to local neighborhoods. To continue ongoing maintenance on these Properties and to respond in a timely and appropriate manner, additional authority on these contracts is requested.

This matter was reviewed by Deputy City Attorney Linda T. Vu on April 11, 2017 and by Budget Analysis Officer Julissa Josè-Murray on April 12, 2017.

TIMING CONSIDERATIONS

City Council action is requested on May 2, 2017, to ensure that maintenance of vacant lots and sites with facilities can be appropriately maintained.

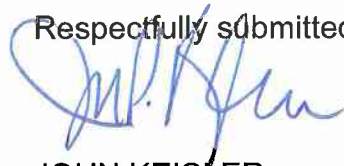
FISCAL IMPACT

Additional contract authority of \$1,500,000, for a revised total not to exceed \$2,500,000, is requested for the remainder of the three-year term, with a one-year option to extend. No appropriation increase is requested at this time. Any work not currently budgeted will only proceed at such time that appropriations have been approved by the City Council. Each work order will be funded by the requesting department for each particular project as the need arises. These contracts provide continued support to our local economy by assisting in the preservation of employment for 24 full-time employees and one part-time employee residing in Long Beach.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



JOHN KEISLER
DIRECTOR OF ECONOMIC
AND PROPERTY DEVELOPMENT

JK:mft

APPROVED:



PATRICK H. WEST
CITY MANAGER