



# CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

# R-17

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

July 19, 2016

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Adopt Plans and Specifications No. R-7058 for the El Dorado Nature Center Improvements Project; award a contract to Bitech Construction Co., Inc., of Buena Park, CA, in the amount of \$660,816, and authorize a 15 percent contingency in the amount of \$99,122 for a total contract amount not to exceed \$759,938; authorize the City Manager, or designee, to execute all documents necessary to enter into the contract, including any necessary amendments thereto; and,

Accept Categorical Exemption 15-034. (District 4)

## DISCUSSION

City Council approval is requested to enter into a contract with Bitech Construction Co., Inc., for the construction of the El Dorado Nature Center Improvements Project (Project), at 7550 E. Spring Street. The El Dorado Nature Center (EDNC), a 110-acre environmental education facility, serves as a resource for ecological education throughout the region, providing hands-on learning experiences for more than 25,000 local school children annually. The EDNC includes a museum/classroom facility, a quarter mile paved trail, two miles of natural trail winding around two lakes and a meandering stream. Serving communities throughout Southern California, the EDNC is considered one of the premier environmental education facilities in the region. The EDNC's programming and events teach the interconnectedness of the natural environment and the importance of environmental stewardship.

The EDNC has been heavily used since its construction 50 years ago and is in need of rehabilitation. Recognizing this need, the City commissioned a Master Plan, which was adopted in the spring of 2003. Elements of the Master Plan include restoration of the one-half mile stream that connects the two Nature Center lakes, including replacement of five pedestrian bridges (completed in 2010), replacement of the pedestrian bridge connecting the museum building island to the start of the trail network (completed in 2012) and on-going habitat restoration throughout the EDNC.

The Project, which is the next element of the Master Plan, consists primarily of the enhancement of the main entryway, signage and the replacement of the pedestrian bridge connecting the entry to the island. The Project also includes construction of an outdoor amphitheater, ADA accessible paths, entry signage and interpretive elements, grading and drainage, fencing and gates, irrigation, landscaping, site lighting, site furnishings, and related site improvements.

The bid was advertised in the Long Beach Press-Telegram on April 30, 2016, and 4,418 potential bidders specializing in construction were notified of the bid opportunity. Of those bidders, 115 downloaded the bid via our electronic bid system. The bid was made available from the Purchasing Division, located on the seventh floor of City Hall, and the Division's website at [www.longbeach.gov/purchasing](http://www.longbeach.gov/purchasing). A bid announcement was also included in the Purchasing Division's weekly update of Open Bid Opportunities, which is sent to 22 local, minority and women-owned business groups. Three bids were received on May 25, 2016. Of those three bidders, one was a Minority-owned Business Enterprise (MBE), none were Women-owned Business Enterprises (WBEs), two were certified Small Business Enterprises (SBEs), one was a Disadvantaged Business Enterprise (DBE), and none were Long Beach businesses (Local). Bitech Construction Co., Inc., of Buena Park, CA (SBE, MBE, DBE), was the lowest responsible bidder.

### **Local Business Outreach**

In an effort to align with the City's outreach goal, Long Beach businesses are encouraged to submit bids for City contracts. The Purchasing Division also assists businesses with registering on the Bids Online database to download bid specifications. Through outreach, 393 Long Beach vendors were notified to submit bids, of which 11 downloaded but none submitted a bid. The Purchasing Division is committed to continuing to perform outreach to local vendors to expand the bidder pool.

In conformance with the California Environmental Quality Act (CEQA), this project was found to be exempt from CEQA in accordance with State Guidelines Section 15304, Class 4, Minor alternations to land. A Notice of Exemption CE-15-034 (attached) was filed with the Office of Planning and Research on March 31, 2015.

This matter was reviewed by Deputy City Attorney Amy R. Webber on June 20, 2016 and by Revenue Management Officer Julissa José-Murray on June 29, 2016.

### **SUSTAINABILITY**

The Project includes several sustainable design features including the reuse, where possible, of existing plant and building materials. Approximately three dozen mature trees were preserved in place and will provide continued soil stabilization and habitat for wildlife. Existing trees to be removed from the site will be repurposed into trunk and branch pieces for the children's nature exploration areas. In addition, the existing bridge abutment walls will be retained and will support the replacement pedestrian bridge.

Another sustainable design feature is the drought tolerant and California native plants that are proposed throughout the site to conserve water and establish native habitats. New pedestrian LED lights will provide a longer useful lifespan than the current lights and will also provide energy savings. Permeable mulch, planting and decomposed granite cover the majority of the EDNC and facilitates groundwater infiltration.

TIMING CONSIDERATION

City Council action to adopt Plans and Specifications No. R-7058 and award a contract concurrently is requested on July 19, 2016, so that demolition activities can be concluded prior to the start of nesting season in January.

FISCAL IMPACT

The total cost for this project is estimated at \$1,479,956, which includes the construction contract award of \$759,938, and the cost for design, permitting, construction management, labor compliance and project oversight. The total project cost is supported by \$200,000 from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, \$30,702 from the Center for Natural Land Management (a mitigation bank), \$390,420 of Council District 4 discretionary funds, and \$858,834 of FY 14 one-time funds designated for this project. The funding is appropriated in the Capital Projects Fund (CP) in the Public Works Department (PW).

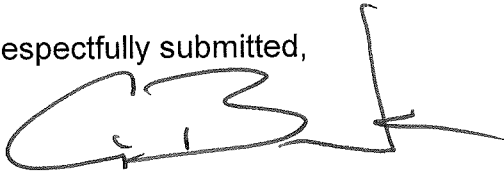
The Parks, Recreation and Marine Department will be responsible for maintenance of the El Dorado Nature Center Improvements for a period of 20 years, consistent with grant requirements. The Parks, Recreation and Marine Department estimates annual General Fund costs in an amount of \$30,000 for grounds maintenance of the entire Nature Center. This includes costs for daily trash removal, irrigation repair, plant trimming and replacement, and weed abatement. In addition, annual General Fund costs for water are estimated at \$47,500. These costs are already budgeted in the Parks, Recreation and Marine Department and are not anticipated to increase maintenance or irrigation costs, and may result in a very minor reduction due to the replacement of aging infrastructure and planting of drought-tolerant landscape.

The number of additional local jobs created by the Project will not be known until the contractors complete their hiring and construction has commenced.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK  
DIRECTOR OF PUBLIC WORKS



MARIE KNIGHT *for*  
DIRECTOR OF  
PARKS, RECREATION & MARINE

ATTACHMENT: CEQA 15-034

APPROVED:



PATRICK H. WEST  
CITY MANAGER



# CITY OF LONG BEACH NOTICE OF EXEMPTION

Department of Planning & Building  
333 W. Ocean Blvd., 5<sup>th</sup> Floor, Long Beach, CA 90802  
Information: (562) 570-6194 Fax: (562) 570-6068  
www.longbeach.gov/plan

TO: X Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Planning & Building  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

X L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

Project Location/Address: 7550 E. Spring Street, Long Beach CA 90815.

Project/Activity Description: Improvements to the approx. 2.5-acre entryway of the El Dorado Nature Center including modifications to existing walkways, seating, lighting, signage, landscaping, and irrigation. Project includes replacement of existing pedestrian bridge with new prefabricated bridge and new abutments, and restriping of approx. 2-acre parking lot.

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: Sharon Gates

Mailing Address: 2760 N. Studebaker Road, Long Beach CA 90815

Phone Number: 562.570.3124

Applicant Signature: [Signature]

(TO BE COMPLETED BY CITY STAFF ONLY)

Case Number: \_\_\_\_\_

Planner's Initials: \_\_\_\_\_

Required Permits: \_\_\_\_\_

THE ABOVE PROJECT HAD BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15304, Class 4, Minor Alterations to Land

Statement of support for this finding: Landscaping and minor alterations to existing public park area.

Contact Person: Craig Chalant  
Signature: [Signature]  
City of Long Beach

Contact Phone: 562-570-6368  
Date: 3/17/15

RECEIVED

MAY 15 2015



Planning Bureau

2015 085186  
FILED  
Mar 31 2015

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MONIQUE DAVIS

THIS NOTICE WAS POSTED

ON March 31 2015

UNTIL April 30 2015

REGISTRAR - RECORDER/COUNTY CLERK