

R-17

November 16, 2021

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive and file an update on the progress of the Belmont Beach and Aquatics Center project;

Authorize the City Manager, or designee, to execute all documents necessary to amend Contract No. 33388 with Harley Ellis Devereaux Corporation, Inc., of Los Angeles, CA, for design services for the Belmont Beach and Aquatics Center Project, to increase the contract amount by \$4,805,845, for a revised contract amount not to exceed \$12,664,576, and extend the term of the contract to December 31, 2024, with an option to renew for two additional one-year periods, at the discretion of the City Manager; and,

Authorize the City Manager, or designee, to execute all documents necessary to amend Contract No. 33263 with Ardurra Group, Inc., dba AndersonPenna Partners, of El Segundo, CA, for project management services for the Belmont Beach and Aquatics Center Project, to increase the contract amount by \$1,324,840, for a revised contract amount not to exceed \$2,572,314, and extend the term of the contract to December 31, 2024, with an option to renew for two additional one-year periods, at the discretion of the City Manager. (District 3)

DISCUSSION

City Council approval is requested to amend Contract No. 33388 with Harley Ellis Devereaux Corporation, Inc. (HED), for design services, and Contract No. 33263 with Ardurra Group, Inc., dba, AndersonPenna Partners, (AGI), for project management services.

The Belmont Pool opened in 1968 and served over 200,000 visitors annually before closing in 2013 due to seismic concerns. The City of Long Beach (City) worked expeditiously to construct and open the existing pool and support facilities to continue serving the aquatic community. Simultaneously in 2013, the City released two Requests for Proposals (RFP) for both a project manager and a design team to begin the design and entitlement process for the replacement Belmont Beach Aquatic Center facility (Project).

On October 1, 2013, the City Council awarded a contract to AGI as part of its adoption of RFP PW13-051 for project management services. On March 4, 2014, the City Council awarded a contract to HED as part of its adoption of RFQ CM14-020 for architectural and engineering services.

In the years following the contract award, the team completed the concept design, environmental impact report (EIR) and addendum, California Coastal Commission (CCC) application, and a collaborative redesign effort to obtain the necessary approvals for entitlement and regulatory permitting. On February 11, 2021, the CCC approved the Coastal Development Permit (CDP) subject to 5 standard conditions and 19 special conditions of approval. On September 8, 2021, the CCC certified the Local Coastal Program Amendment required by the Project.

Since CCC approval in February 2021, the project team has been working diligently to refine the design and address the 24 conditions of approval while maintaining the programmatic elements approved by the City Council. Highlights include:

1. **Design refinement.** Multiple special conditions require modifications to the Project plans and specifications. The design team is in the process of updating the site, hardscape, landscape, foundation, structural, utility, wayfinding, and lighting plans, along with relevant details and specifications to address all Project conditions.
2. **Design to minimize coastal habitat impacts.** The design team is in the process of updating the necessary plans to ensure bird-safe treatments on perimeter glazing, trees that provide nesting habitat for wading birds, removal of 65-foot sports lighting and 40-foot LED lighting at the existing pool, illumination of less than 1-foot candle at the tree canopies adjacent to the existing pool, and a bird monitoring plan.
3. **Opportunistic beach fill program (OBFP).** Special condition 2G requires that the City submit an OBFP for the reuse and deposit of onsite sediments on the beach. Soil sampling was conducted in September 2021, and coastal engineers with expertise in testing and determining parameters for reuse have developed and submitted the required OBFP for review and approval by the CCC's Executive Director.
4. **Community outreach and public access program.** Special condition 3 requires that a citywide community outreach effort be conducted to assess the access needs of the community and revise the access program to address the needs. Community engagement experts have developed a comprehensive, culturally-appropriate outreach program to collect data, analyze usage and modes of transportation, identify barriers, and inform the public access program. The outreach program has been developed in collaboration with the CCC and submitted for review and approval by the CCC's Executive Director.
5. **Sea level rise monitoring and adaption program (MAP).** Special condition 13 requires that the City submit a MAP to outline the monitoring and adaptation strategies that will take place post-occupancy to minimize the future effects of sea-level rise. Coastal engineers with sea-level rise and mitigation expertise have developed and submitted the required MAP for review and approval by the CCC's Executive Director.

The requested contract amendments are necessary to complete the design, finalize the items noted above, obtain required permits, assemble the construction bid package, and proceed with competitive bidding for construction.

The team will continue working collaboratively with the CCC to refine the design, finalize the five items above, and address all special conditions leading up to a permit submittal package in Spring 2022. Specific to the community outreach and public access program, surveys (both in-person and online) and public meetings will begin imminently and continue through the end of the year.

For this complex project, City staff are working on a Request for Qualifications (RFQ) that is planned to be released by the end of the year to begin the process of prequalifying contractors with the experience and capacity to deliver a project of this scale and complexity. A shortlist of qualified contractors will be recommended to the City Council in 2022.

Now that the design is refined enough to create donor recognition materials and marketing collateral, a fundraising consultant will be reengaged for the Project to reevaluate the potential to secure private donations and/or sponsors. Simultaneously, the team will continue to explore other available opportunities to bridge the funding gap, including bonding capacity for the Project. Construction for the Project will not be initiated until the required budget has been secured and a construction contract is approved by the City Council.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on October 27, 2021, Business Services Bureau Manager Tara Mortensen on October 18, 2021, and by Budget Operations and Development Officer Rhutu Amin Gharib on October 26, 2021.

TIMING CONSIDERATIONS

City Council action is requested on November 16, 2021, to ensure there is no interruption in services.

FISCAL IMPACT

The requested action increases the contract authority with HED by \$4,805,845, for a revised contract amount not to exceed \$12,664,576, and extends the term of the contract to December 31, 2024. The requested action also increases the contract authority with AGI by \$1,324,840, for a revised contract amount not to exceed \$2,572,314, and extends the term of the contract to December 31, 2024. Sufficient funding to support the contract amendments is budgeted in the Tidelands Operations Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

EL:CH:bp:ll

APPROVED:



THOMAS B. MODICA
CITY MANAGER