



Legislation Details (With Text)

**File #:** 14-1030      **Version:** 1      **Name:** CM/PW/DS/FM/PD - East Division Police Substation D5  
**Type:** Contract      **Status:** CCIS  
**File created:** 11/24/2014      **In control:** City Council  
**On agenda:** 12/9/2014      **Final action:** 12/9/2014

**Title:** Recommendation to adopt Plans and Specifications No. R-6999 for the East Division Police Substation, award the Base Bid and Alternates 2, 3, 4 and 5 to Robert Clapper Construction Services, Inc., of Rialto, CA, in the amount of \$5,617,736, and authorize a contingency in the amount of \$498,774, for a total contract amount not to exceed \$6,116,510; authorize City Manager to execute all documents necessary to enter into the contract, including any necessary amendments thereto, and adopt and accept Mitigated Negative Declaration No. MND 02-13;

Increase appropriations in the Capital Projects Fund (CP) in the Public Works Department (PW) by \$7,063,951; and

Increase appropriations in the Capital Projects Fund (CP) by \$226,348, increase appropriations in the General Grants Fund (SR 120) by \$132,762, and increase appropriations in the General Fund (GF) by \$660,000, all in the Police Department (PD). (District 5)

**Sponsors:** Public Works, City Manager, Development Services, Financial Management, Police

**Indexes:** Contracts

**Code sections:**

**Attachments:** 1. 120914-R-15sr.pdf

Date	Ver.	Action By	Action	Result
12/9/2014	1	City Council	approve recommendation	Pass

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City Council approval is requested to enter into a contract with Robert Clapper Construction Services, Inc., for construction of the East Division Police (PD) Substation.

On June 17, 2014, the City Council authorized the conveyance of the property located at 3800 East Willow Street, formerly known as Schroeder Hall, from the United States of America to the City of Long Beach. As background, Schroeder Hall was declared surplus by the Federal Government under the provisions of the 2005 Base Realignment and Closure Act (BRAC) Commission. The City was recognized as the Local Redevelopment Authority (LRA) responsible for reuse planning for the site. Following BRAC guidelines, a Citizen Advisory Committee developed a reuse plan for the site for use as a new East Division Police Substation. On December 18, 2007, the reuse plan was approved by the City Council acting as the LRA. On August 26, 2010, the U.S. Department of Justice approved the plan as a public benefit conveyance.

On March 19, 2013, the City Council authorized the acquisition of 1955-1965 Long Beach Boulevard for use by Mental Health America to operate a Homeless Healthcare Access Program in fulfillment of federal requirements per BRAC guidelines. On September 5, 2013, the Planning Commission certified the Mitigated Negative Declaration and recommended the adoption of an ordinance changing the zoning to Institutional for use by the Police Department.

When tenant improvements are completed on the facility (Project), the new PD Substation will accommodate the Long Beach Police Department's East Division, currently located at 4800 Los Coyotes Diagonal, and will include locker rooms, showers, restrooms and gym facilities, an elevator to provide ADA accessibility, public waiting and reception areas, and a multi-purpose/community room.

The bid was advertised in the Press-Telegram on September 20, 2014, and 3,146 potential bidders specializing in construction were notified of the bid opportunity. Of those bidders, 122 sets of bid documents were purchased or downloaded via our electronic bid system. The bid document 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 several trade publications and plan rooms catering to these groups within the construction industry. A bid announcement was also included in the Purchasing Division's weekly update of Open Bid Opportunities, which is sent to 30 local, minority and women-owned business groups. Eight bids were received on October 22, 2014. Of those eight bidders, three were Minority-owned Business Enterprises (MBEs), one was a Women-Owned Business Enterprise (WBE), two were certified Small Business Enterprises (SBEs), none were Disadvantaged Business Enterprises (DBEs), and one was a Long Beach business (Local). Robert Clapper Construction Services, Inc., of Rialto, CA, (not an MBE, WBE, SBE, DBE or Local) was the lowest responsible bidder.

This matter was reviewed by Deputy City Attorney Linda Vu on November 18, 2014 and by Budget Manager Lea D. Eriksen on November 20, 2014.

## LOCAL BUSINESS OUTREACH

In an effort to align with our 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, 288 Long Beach vendors were notified to submit bids, of which eight downloaded and one submitted a bid. The Purchasing Division is committed to continuing to perform outreach to local vendors to expand the bidder pool.

#### SUSTAINABILITY AND ENVIRONMENTAL

The project has been designed to incorporate many energy efficiency and water conservation measures in order to achieve LEED Certification equivalency.

In accordance with the California Environmental Quality Act (CEQA), Mitigated Negative Declaration No. MND 02-13 was issued for this project.

City Council's action to adopt Plans and Specifications No. R-6999 and award a contract concurrently is requested on December 9, 2014 to expedite implementation of the Project.

The total contract award amount is not to exceed \$6,116,510. The total estimated project cost is \$7,952,951. Of the total project cost, the capital project cost is estimated at \$7,512,491 and includes design, the contract award to Robert Clapper Construction Services, construction support, permits, inspections and parking lot resurfacing. The remaining amount of \$440,460 is estimated for technology set-up, equipment and moving costs. The total project cost is supported by multiple existing funding sources in the Police and Public Works Departments, as well as \$3,370,111 from Successor Agency funds.

Of the total project funds, \$889,000 is currently appropriated in the Public Works and Police Departments. Appropriation increase for the remaining project budget of \$7,063,951 is requested in the Capital Projects Fund (CP) in the Public Works Department (PW). The increase will be offset by revenue from the various existing funding sources.

Additionally, increases to appropriations in the Capital Projects Fund (CP) by \$226,348, the General Grants Fund (SR 120) by \$132,762, and the General Fund (GF) by \$660,000 in the Police Department (PD) are needed to fund operating transfers to the Capital Projects Fund (CP) in the Public Works Department (PW).

Upon project completion, the incremental ongoing operations and maintenance cost increase is estimated at \$130,000 and is included as part of the FY15 Adopted Budget. The cost increase is due to the facility's larger size designed to meet service demands, and is fully offset by the elimination of lease payments from the current East Division Substation facility lease.

The number of additional full-time equivalent (FTE) local jobs created by this project will not be known until the contractor completes their hiring and construction has commenced.

Approve recommendation.

ARA MALOYAN, PE  
DIRECTOR OF PUBLIC WORKS

AMY J. BODEK  
DIRECTOR OF DEVELOPMENT SERVICES

MICHAEL P. CONWAY  
DIRECTOR OF ECONOMIC AND PROPERTY DEVELOPMENT

JOHN GROSS  
DIRECTOR OF FINANCIAL MANAGEMENT

ROBERT LUNA  
CHIEF OF POLICE

APPROVED:

PATRICK H. WEST  
CITY MANAGER