



## Legislation Details (With Text)

|                       |  |                      |   |                      |  |
|-----------------------|--|----------------------|---|----------------------|--|
| <b>File #:</b>        | 13-1089  | <b>Version:</b>      | 1 | <b>Name:</b>         | PW/DHHS/FM - Tenant Improvements to Multi-Service Ctr project D1 |
| <b>Type:</b>          | Contract   | <b>Status:</b>       |   | <b>Status:</b>       | CCIS   |
| <b>File created:</b>  | 11/21/2013   | <b>In control:</b>   |   | <b>In control:</b>   | City Council   |
| <b>On agenda:</b>     | 12/10/2013   | <b>Final action:</b> |   | <b>Final action:</b> | 12/10/2013   |
| <b>Title:</b>         | Recommendation to adopt Plans and Specifications No. R-6949 for the Tenant Improvements, Multi Service Center Project; award the contract to Avi-Con, Incorporated, dba CA Construction, of Riverside, California (MBE and SBE), in the amount of \$1,190,000, and authorize a 15 percent contingency in the amount of \$178,500 for a total contract amount not to exceed \$1,368,500; and authorize City Manager or designee to execute all documents necessary to enter into the contract, including any necessary amendments thereto. (District 1) |                      |   |                      |  |
| <b>Sponsors:</b>      | Public Works, Financial Management, Health and Human Services  |                      |   |                      |  |
| <b>Indexes:</b>       | Contracts  |                      |   |                      |  |
| <b>Code sections:</b> |  |                      |   |                      |  |
| <b>Attachments:</b>   | 1. 121013-R-19sr&att.pdf   |                      |   |                      |  |

| Date       | Ver. | Action By    | Action                 | Result |
|------------|------|--------------|------------------------|--------|
| 12/10/2013 | 1    | City Council | approve recommendation | Pass   |

Recommendation to adopt Plans and Specifications No. R-6949 for the Tenant Improvements, Multi Service Center Project; award the contract to Avi-Con, Incorporated, dba CA Construction, of Riverside, California (MBE and SBE), in the amount of \$1,190,000, and authorize a 15 percent contingency in the amount of \$178,500 for a total contract amount not to exceed \$1,368,500; and authorize City Manager or designee to execute all documents necessary to enter into the contract, including any necessary amendments thereto. (District 1)

The Multi-Service Center (MSC) is operated by the City of Long Beach, Department of Health and Human Services (DHHS), with co-located private and public nonprofit agencies providing an array of supportive services for the homeless community. The mission of the MSC is to provide comprehensive supportive services to promote progress towards permanent housing and self-sufficiency, by creating a community where health, safety, and well-being are established. The MSC serves as the point of entry for homeless services city-wide, providing a wide range of services including shower facilities, mail and message center, street outreach, transportation services, medical care, mental health services, substance abuse treatment, HIV/AIDS support services, integrated case management, and housing coordination.

The existing facility consists of two buildings with a total interior area of approximately 16,000 square feet. The project consists primarily of interior improvements, and limited exterior improvements. Interior improvements include demolition of existing and construction of new entry doors, non-load bearing interior walls, and mechanical, electrical and plumbing improvements. Exterior improvements include demolition of the existing entrance and construction of a new entrance and landscaping. The location of the MSC is 1301 and 1327 West 12<sup>th</sup> Street. The Port of Long Beach owns the facility. The location is shown on the attached map.

This bid was advertised in the Press-Telegram on September 5, 2013, and 2,421 potential bidders specializing in construction were notified of the bid opportunity. Of those bidders, 100 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) <<http://www.longbeach.gov/purchasing>>. A bid announcement was 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. Eighteen bids were received on October 30, 2013. Of those 18 bidders, 4 were Minority-owned Business Enterprises (MBEs), 4 were Women-owned Business Enterprises (WBEs), none were Disadvantaged Business Enterprises (DBEs), 9 were certified Small Business Enterprise (SBEs), and none were Long Beach businesses (Local). Avi-Con, Incorporated, dba CA Construction, of Riverside, California, was determined to be the lowest responsible bidder.

### **Local Business Outreach**

In an effort to align with our outreach goal, Long Beach businesses were encouraged to submit bids for City contracts. The Purchasing Division assisted businesses with registering on the Bids Online database to download bid specifications. Through outreach, 239 Long Beach vendors were notified to submit bids, of which 7 downloaded; however none submitted a bid. The Purchasing Division is committed to continuing to perform outreach to local vendors to expand the bidder pool.

This matter was reviewed by Deputy City Attorney Linda Vu on August 28, 2013, and by Budget Management Officer Victoria Bell on November 21, 2013.

### **SUSTAINABILITY**

The project has been designed to make use of natural lighting. Refurbished systems furniture has been specified, and new furniture contains materials with varying percentages of post consumer recycled content. Energy efficiency is improved by use of lighting that meets current energy efficiency standards.

City Council action on this matter is requested on December 10, 2013, to authorize commencement of this capital improvement project. Construction is anticipated to begin in April 2014 and will be substantially complete in August 2014.

The recommended contract award is for an amount not to exceed \$1,368,500. Project funding is provided by a Los Angeles County grant earmarked for MSC modernization, and is budgeted in the Capital Projects Fund (CP) in the Public Works Department (PW). This project will create an estimated 11 full-time equivalent (FTE) jobs during construction.

Approve recommendation.

ARA MALOYAN, PE  
ACTING DIRECTOR OF PUBLIC WORKS

JOHN GROSS  
DIRECTOR OF FINANCIAL MANAGEMENT

KELLY COLOPY

DIRECTOR OF HEALTH AND HUMAN SERVICES

APPROVED:

PATRICK H. WEST  
CITY MANAGER