



Legislation Details (With Text)

**File #:** 14-0865      **Version:** 1      **Name:** PW - Tenant Improvements to MultiService Ctr  
**Type:** Contract      **Status:** CCIS  
**File created:** 10/8/2014      **In control:** City Council  
**On agenda:** 10/21/2014      **Final action:** 10/21/2014

**Title:** Recommendation to authorize City Manager to amend Contract No. 33359 with Avi-Con, Incorporated, dba CA Construction, for an additional \$106,337 for improvements to the City's Multi-Service Center, for a revised contract amount not to exceed \$1,543,576; and  
Increase appropriations in the Capital Projects Fund (CP) in the Public Works Department (PW) by \$106,337. (District 1)

**Sponsors:** Public Works  
**Indexes:** Agreements  
**Code sections:**  
**Attachments:** 1. 102114-C-14sr.pdf

Date	Ver.	Action By	Action	Result
10/21/2014	1	City Council	approve recommendation	Pass

Recommendation to authorize City Manager to amend Contract No. 33359 with Avi-Con, Incorporated, dba CA Construction, for an additional \$106,337 for improvements to the City's Multi-Service Center, for a revised contract amount not to exceed \$1,543,576; and

Increase appropriations in the Capital Projects Fund (CP) in the Public Works Department (PW) by \$106,337. (District 1)

On December 10, 2013, the City Council authorized the City Manager to execute a contract with Avi-Con, Incorporated, dba CA Construction (CA Construction), in the amount of \$1,368,500 for improvements at the City's Multi-Service Center (MSC). On September 2, 2014, City Council authorized an increase of \$68,739 to the contract amount to cover unanticipated conditions in the existing buildings. Additional contract authority of \$106,337 is now requested to utilize interest earnings from the Los Angeles County grant funding earmarked for the project.

The 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, selfsufficiency, 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.

It is not unusual to expose unforeseen conditions when renovating existing buildings. During construction several issues were discovered, including substantial elevation differences between the two buildings, excessive buried concrete at the new entry, and voids under the existing floors. These conditions increased the duration of the contract by 45 days and extended the need for temporary facilities for the same duration.

This matter was reviewed by Deputy City Attorney Linda Vu on October 8, 2014 and by Budget Management Officer Victoria Bell on October 9, 2014.

## 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 October 21, 2014, to allow for uninterrupted work on the facility.

The contract increase is \$106,337, for a revised total not to exceed \$1,543,576. An appropriation increase of \$106,337 is requested in the Capital Projects Fund (CP) in the Public Works Department (PW). The increase will be offset by interest earnings from a Los Angeles County grant award of \$2 million earmarked for MSC modernization that was received as an advance payment for the project in 2008. The grant does not require matching funds, and the grant term is scheduled to expire on January 1, 2015. Approval of this recommendation will provide continued support to the local economy.

Approve recommendation.

ARA MALOYAN, PE  
DIRECTOR OF PUBLIC WORKS

APPROVED:

PATRICK H. WEST  
CITY MANAGER