



Legislation Details (With Text)

**File #:** 15-0096      **Version:** 1      **Name:** PW/PRM/FM - Alamitos Park D1 Part 2  
**Type:** Resolution      **Status:** Adopted  
**File created:** 1/23/2015      **In control:** City Council  
**On agenda:** 2/3/2015      **Final action:** 2/3/2015

**Title:** Adopt Resolution of Intention to vacate a portion of public right-of-way on the west side of MLK Avenue south of 6th Street, set a date for a public hearing on the vacation for Tuesday, March 3, 2015 at 5:00 p.m.; and authorize City Manager, or his designee, to accept an easement deed in order to create parking spaces on the south side of 6th Street, west of MLK Avenue;

Adopt Plans and Specifications No. R-6972 for the Alamitos Park Project, Street and Storm Drain Improvements (on 6th Street, 7th Street, MLK Avenue, Alamitos Avenue, and Atlantic Avenue); award the contract for the Base Bid to Palp, Inc., dba Excel Paving Co., of Long Beach, CA, in the amount of \$1,942,256, and authorize a 15 percent contingency amount of \$291,338, for a total contract amount not to exceed \$2,233,594; and authorize City Manager, or designee, to execute all documents necessary to enter into the contract, including any necessary amendments thereto;

Adopt Plans and Specifications No. R-6986 for the Alamitos Park Project, Park Improvements; award the contract to Monet Construction, Inc., of Glendale, CA, in the amount of \$1,552,223, and authorize a 20 percent contingency amount of \$310,445, for a total contract amount not to exceed \$1,862,668; and authorize City Manager, or designee, to execute all documents necessary to enter into the contract, including any necessary amendments thereto;

Authorize City Manager to execute the Third Amendment to Agreement No. 32027 with Psomas Corporation, to increase the contract amount by \$200,000, and to execute all necessary documents, for a revised total not-to-exceed amount of \$1,031,400, and execute any other amendments necessary to extend the term within the contract amount;

Adopt and accept Categorical Exemption Nos. CE 45-12 and CE 34-13;

Increase appropriations in the Capital Projects Fund (CP) in the Public Works Department (PW) by \$250,000; and

Increase appropriations in the Gas Tax Street Improvement Fund (SR 181) in the Public Works Department (PW) by \$400,000. (District 1)

**Sponsors:** Public Works, Financial Management, Parks, Recreation and Marine

**Indexes:** Agreements, Amendments, Contracts

**Code sections:**

**Attachments:** 1. 020315-R-17sr&att.pdf, 2. RES-15-0009.pdf

Date	Ver.	Action By	Action	Result
2/3/2015	1	City Council	approve recommendation and adopt	Pass

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Increase appropriations in the Gas Tax Street Improvement Fund (SR 181) in the Public Works Department (PW) by \$400,000. (District 1)

In 2010, the City identified the intersections of MLK Avenue and Alamitos Avenues with 6<sup>th</sup> Street and 7<sup>th</sup> Street as safety hazards through a citywide analysis of intersections with high collision rates. MLK Avenue and Alamitos Avenue intersect the one-way couplets of 6<sup>th</sup> Street and 7<sup>th</sup> Street, creating complicated intersections, which have resulted in numerous collisions. The most common collision type was broadside, followed by sideswipe, with the most common injury involving bicyclists and pedestrians.

To reduce collisions in the area, the City applied for and was awarded a \$900,000 federal grant from Caltrans through their Highway Safety Improvement Program to improve the geometry of the intersections. The proposed street improvements would significantly improve the safety of drivers, bicyclists, and pedestrians by terminating MLK Avenue at 7<sup>th</sup> Street, and by converting portions of 6<sup>th</sup> Street and 7<sup>th</sup> Street from one-way to two-way streets.

In addition to the traffic safety concerns identified above, the City has identified the project area as deficient in park space. There was no parkland within a one-half mile radius of the project site. In 2011, the City applied for the Statewide Park Development and Community

Revitalization Program and was awarded \$2.83 million to develop a park in this park-deficient neighborhood. Staff is requesting approval for a 36,590 square foot neighborhood park, which would be developed within the existing MLK Avenue right-of-way. In order to implement the proposed park, MLK Avenue, between 7<sup>th</sup> Street and 6<sup>th</sup> Street, will remain as public right-of-way, but the street will be closed to vehicular traffic and be used as park space. The proposed park will include a performance area, children's play areas, skate area, plaza, stormwater retention and filtration feature, public art, and gathering spaces. It will also serve approximately 32,000 residents who live within one-half mile radius of the park.

The proposed new street geometry and park development projects will include a range of roadway and traffic circulation improvements (Exhibit A). These improvements will affect 6<sup>th</sup> Street, 7<sup>th</sup> Street, MLK Avenue, Atlantic Avenue, Alamitos Avenue, and E. Cobre Way. The proposed improvements include roadway, parkway, drainage, utility relocation, new and modified traffic signals, removal and replacement of signage, new striping, removal and replacement of trees, and removal and relocation of parking spaces. Due to the proposed new street geometry that necessitates street closure and traffic conversions, the proposed street improvements must be completed prior to commencement of the proposed park development.

The proposed park development and street improvements were presented to the community on May 20, 2013. The meeting was held by Council District 1 at the Pacific Island Ethnic Art Museum and was attended by Council District 1 representatives, City staff, the design consultants, and members of the community.

#### Conversion of 6<sup>th</sup> Street and 7<sup>th</sup> Street from one-way to two-way streets

The conversion of 6<sup>th</sup> and 7<sup>th</sup> Streets, between Alamitos Avenue and Atlantic Avenue, will reconfigure the streets' current one-way operation to allow for two-way traffic east of Atlantic Avenue. Improvements on 6<sup>th</sup> Street include signing and striping improvements, and will allow for on-street diagonal parking. A new intersection at Alamitos Avenue will realign 6<sup>th</sup> Street such that the new configuration will provide connectivity to 6<sup>th</sup> Street, east of Alamitos Avenue (Exhibit B).

7<sup>th</sup> Street will be reconfigured from its current one-way (westbound) three-lane operation to allow for two-way traffic (two lanes in each direction), east of Atlantic Avenue. In addition to ancillary signage and striping improvements to accommodate the reconfiguration, new catch basins will be installed to alleviate some of the flooding that occurs at several intersections between Atlantic Avenue and Alamitos Avenue.

The conversion of 7<sup>th</sup> Street to a two-way street will allow Long Beach Transit buses to travel eastbound on 7<sup>th</sup> Street just east of Atlantic Avenue. The proposed new route will require the widening of Atlantic Avenue at 7<sup>th</sup> Street to allow ample bus turning radius. The two-way traffic conversion will also require the elimination of parking spaces on 7<sup>th</sup> Street, within the project area, and relocation of some of the eliminated spaces on MLK Avenue, between 7<sup>th</sup> Street and 10<sup>th</sup> Street. Unfortunately, there is not enough street parking spaces available to

restore all displaced parking spaces. Hence, the proposed street improvements and park development will result in the elimination of 53 on-street parking spaces, as follows:

**Number of Parking Spaces Before and After Project Completion**

<b>Location</b>	<b>Current</b>	<b>Proposed</b>
7 <sup>th</sup> Street between Atlantic Avenue and Alamitos Avenue	62	0
6 <sup>th</sup> Street between Atlantic Avenue and Alamitos Avenue	66	80
MLK Avenue Street between 7 <sup>th</sup> Street and 10 <sup>th</sup> Street	63	86
MLK Avenue between 6 <sup>th</sup> Street and 7 <sup>th</sup> Street	23	0
Atlantic Avenue between 6 <sup>th</sup> Street and La Reina Way	28	23
<b>Total</b>	<b>242</b>	<b>189</b>

The proposed street improvements and conversion of 6<sup>th</sup> Street and 7<sup>th</sup> Street were reviewed and approved by the City Traffic Engineer. Additionally, per the requirements of the federal grant, a Preliminary Environmental Study (PES) was prepared to analyze potential impacts to air quality, noise, traffic and historic structures. Caltrans staff reviewed the PES and concluded the proposed project would not cause any adverse environmental impacts to the categories mentioned above.

Elimination of vehicular traffic on MLK Avenue between 6<sup>th</sup> Street and 7<sup>th</sup> Street.

The existing MLK Avenue roadway pavement section is proposed to be removed from curb to curb (Exhibit C). The elimination of vehicular access on MLK Avenue, between 6<sup>th</sup> and 7<sup>th</sup> Streets, for the proposed park will eliminate the main access route to the California National Guard Armory’s (the Armory) parking lot located in the rear of the property. As a result, the Armory requested access through the proposed park during their yearly exercises, as well as related onsite improvements that mitigate impacts of the proposed park and street closure on their facility. Requested onsite improvements consist of the relocation of a trash bin enclosure at the opposite end of the parking lot to accommodate weekly trash pick-up, and the installation of a gate keypad at the current location of the trash bin enclosure.

Pursuant to provisions of the California Vehicle Code, local authorities may adopt rules and regulations closing any street or alley in its jurisdiction to vehicular traffic when, in the opinion of the legislative body having jurisdiction, the street or alley is no longer needed for vehicular traffic. The City of Long Beach adopted such rules and regulations in 1997 with Resolution No. C-26191, which define public park and/or recreational use as a valid justification for street closure to vehicular use. Findings must establish that the subject portion of right-of-way is unnecessary for vehicular use. Staff supports this action based on the following evidence, facts, conditions and findings establishing that the street to be closed is not needed for vehicular traffic:

A.) Although there will be a fifteen-foot wide paved driveway that runs through the park from

Alamitos Avenue to E. Cobre Way, vehicular access will be closed by removable bollards at both ends. California National Guard Armory employees will access their parking lot via the alleys west of and south of their facility. The driveway is to be used exclusively by the Armory and only during their yearly exercises.

B.) Other than the previously mentioned exception, the park portion of MLK Avenue is to be closed to vehicular traffic, but will remain open for pedestrian use.

C.) The proposed park shall not be dedicated or designated as a public park or recreation area for purposes of Long Beach City Charter Section 905, entitled Parks in Perpetuity. Therefore, the recommended action would not subject the proposed park to the 2:1 replacement ratio required under Section 905. If it is determined, due to future land development or for any other reason, that the subject street would better serve the public as a vehicular thoroughfare, vehicular use can be restored and the proposed park area would not need to be replaced by other park or recreation areas.

D.) The improvements to the proposed park area will be overseen by the Public Works Department and, ultimately, maintained by the Parks, Recreation, and Marine Department (PRM). Notwithstanding the non-dedication and non-designation of the subject area as a public park within the meaning of Section 905, the proposed park shall be controlled and operated by the City; hence, the Parks and Recreation Commission shall have authority over the park in accordance with Chapter 2.54 of the Long Beach Municipal Code.

#### Land Exchange between the City of Long Beach and Saint Anthony High School

The proposed project will require a land exchange between the City of Long Beach and Saint Anthony High School. The proposed land exchange will involve the City vacating a portion of sidewalk (229.5 square feet) on the west side of MLK Avenue, and Saint Anthony dedicating a portion of private land (69.5 square feet) on the south side of 6<sup>th</sup> Street, on the southwest corner of 6<sup>th</sup> Street and MLK Avenue. The land exchange with Saint Anthony High School is necessary for the realignment of 6<sup>th</sup> Street on Alamitos Avenue. The land exchange will require relocation of an existing fence and gate, removal and replacement of landscaping and irrigation, restriping, and required pavement and drainage repairs to the affected parking lot area. Staff has been working closely with representatives of the Los Angeles Archdiocese who are supportive of the land exchange.

Consistent with California land reversion practices, the vacated portion of MLK Avenue will revert back to the original property owners. Proceedings for this vacation are being conducted in accordance with Chapter 3, General Vacation Procedure, of the Public Streets, Highways and Service Easements Vacation Law of the California Streets and Highways Code. Findings must establish that the subject right-of-way is unnecessary for present or prospective public use. The Department of Public Works supports this action based on the associated evidence, facts, conditions and findings, establishing the dedicated right-of-way to be vacated is unnecessary for present or prospective public use. The proposed vacation action is consistent with the General Plan as required in Section 8313 of the Public Streets,

Highways and Service Easements Vacation Law. The General Plan conformity determination is scheduled for the Planning Commission's February 5, 2015 meeting.

Additionally, it is the goal of the Department of Public Works to widen streets and sidewalks to the standards established in the City's General Plan. When significant new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. For the construction of the proposed park and realignment of 6<sup>th</sup> Street, the dedication of additional right-of-way width is recommended to maintain existing sidewalk width.

The interested City Departments, including Fire and Police, have reviewed the proposed right-of-way vacation and have no objections to this action. The conditions of approval satisfying the concerns of the public utility companies are attached. The Los Angeles Archdiocese has agreed to the development conditions that include the above-described dedication.

The public hearing on this matter to be held on March 3, 2015, will allow all persons interested in, or objecting to, the proposed vacation to appear and be heard.

### Construction Contracts

City Council approval is requested to enter into contracts for the construction of street, storm drain, and park improvements at Alamitos Park.

The bids for both projects were advertised in the Press-Telegram on September 10, 2014. The bid documents were 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). Bid announcements were 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.

For R-6972, 3,168 potential bidders specializing in civil engineering, construction, and construction materials and supplies were notified of the bid opportunity. Of those bidders, 102 downloaded the bid via our electronic bid system. Five bids were received on November 4, 2014. Of those five bidders, one was a Minority-owned Business Enterprise (MBE), none were Women-owned Business Enterprises (WBEs), two were certified Small Business Enterprises (SBEs), and one was a Long Beach businesses (Local). Palp, Inc., dba Excel Paving Co., of Long Beach, CA (not a DBE/MBE/SBE/WBE), was determined to be the lowest responsible bidder.

For R-6986, 3,449 potential bidders specializing in landscaping and gardening products and services, civil engineering, construction, and construction materials and supplies were notified of the bid opportunity. Of those bidders, 152 downloaded or purchased the bid via our electronic bid system. Ten bids were received on October 29, 2014. Of those ten bidders, two were Minority-owned Business Enterprises (MBEs), one was a Women-owned Business Enterprise (WBE), seven were certified Small Business Enterprises (SBEs), and none were Long Beach businesses (Local). Monet Construction, of Glendale, CA (not a

DBE/MBE/WBE/SBE/Local), was determined to be the lowest responsible bidder.

## **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, 290 Long Beach vendors were notified to submit bids for R-6972, of which three downloaded and one submitted a bid. For R-6986, 317 Long Beach vendors were notified to submit bids, of which nine downloaded and 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 January 22, 2015 and by Budget Management Officer Victoria Bell on January 17, 2015.

## Consulting Contract

Psomas is one of seven consultants selected under RFP No. PW10-067, with an aggregate contract authority of \$8 million, for certified material testing, inspection and construction management services. There is insufficient authority remaining among the aggregated amounts of these seven contracts to cover the services required; therefore, an increase of \$200,000 in contract authority is requested to cover the construction management services required on this project.

## ENVIRONMENTAL

In conformance with the California Environmental Quality Act, Categorical Exemption Nos. CE 45-12 and CE 34-13 were issued for this project and subsequently received National Environmental Policy Act clearance from the California Transportation Department in June 2014.

## SUSTAINABILITY

The proposed park project incorporates sustainability design features that include reuse of recycled pavement, a natural stormwater retention and filtration feature, and a new green space with large canopied trees in an area that is built out. The proposed green space, along with additional street trees, will also help reduce heat island effect and improve overall connectivity between existing land uses. The street design will also incorporate additional landscaping, better drainage, new bus stops, and new sidewalks that meet the current disabled access regulations. More importantly, the proposed projects meet the goals of the recently adopted Mobility Element by maintaining and enhancing safety, while strengthening community, sense of place, and the natural environment.

City Council action to adopt the Plans and Specifications Nos. R-6972 and R-6986 and award contracts concurrently is requested on February 3, 2015 to move forward with the

implementation of these projects.

The total contract amount for improvements to the proposed park area is not to exceed \$1,862,668, including a 20 percent contingency of \$310,445. The estimated total project cost is \$2,401,068 and includes consulting services, design, construction and project support. The total project cost is supported by Proposition 84 grant funding for statewide park development and is currently appropriated in the Capital Projects Fund (CP) in the Public Works Department (PW). The grant does not have a cash or in-kind match requirement. Following completion, staff estimates an annual General Fund cost of \$25,000 for operating and maintenance costs for youth programs, landscaping, utilities and supplies. Operations and maintenance costs are currently not funded and will be addressed as part of a future budget process.

The total contract amount for Alamitos Park street and storm drain improvements is not to exceed \$2,233,594, including a 15 percent contingency of \$291,338. The total project cost for street improvements is estimated at \$3,004,030 and includes consulting services, design, construction and project support. Of the total project cost, \$2,354,030 is appropriated in the Public Works Department and funded with \$521,442 in Transportation Improvement Fees, \$85,000 in Gas Tax Street Improvement, \$350,000 in Proposition A, \$497,589 in Proposition C, as well as \$900,000 in Federal Map-21 grant funds for improvement and maintenance of transportation infrastructure. Proposition A and C funding is intended for the construction, maintenance and improvement of mass transit services and facilities. An appropriation increase of \$400,000 is requested in the Gas Tax Street Improvement Fund (SR 181) and \$250,000 in the Capital Projects Fund (CP) in the Public Works Department (PW) for the remaining balance. The appropriation increase of \$250,000 is offset by revenue from the Successor Agency Fund (SA 270) in the Development Services Department (DV).

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

Approve recommendation.

A RESOLUTION OF INTENTION TO VACATE A PORTION OF THE PUBLIC RIGHT-OF-WAY ALONG MARTIN LUTHER KING, JR. AVENUE ON THE SOUTHWEST CORNER OF MARTIN LUTHER KING, JR. AVENUE AND 6TH STREET, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PURSUANT TO THE PUBLIC STREET, HIGHWAYS AND SERVICE EASEMENTS LAW (DIVISION 9, PART 3, CALIFORNIA STREETS AND HIGHWAYS CODE); FIXING THE TIME AND PLACE FOR HEARING ALL PERSONS INTERESTED IN OR OBJECTING TO THE PROPOSED VACATION

ARA MALOYAN, PE  
DIRECTOR OF PUBLIC WORKS

JOHN GROSS

DIRECTOR OF FINANCIAL MANAGEMENT

GEORGE CHAPJIAN  
DIRECTOR OF PARKS, RECREATION & MARINE

APPROVED:

PATRICK H. WEST  
CITY MANAGER