



Legislation Text

File #: 20-0415, **Version:** 1

Recommendation to adopt Plans and Specifications No. R-7156 for the North Health Facility Tenant Improvement Project and award a contract to Harry H. Joh Construction, Inc., of Paramount, CA, in the amount of \$2,330,605, with a 10 percent contingency in the amount of \$233,061, for a total contract amount not to exceed \$2,563,666; and, authorize City Manager, or designee, to execute all documents necessary to enter into the contract, including any necessary amendments.

(District 9)

City Council approval is requested to enter into a contract with Harry H. Joh Construction, Inc., to provide construction services for the North Health Facility Tenant Improvements Project (Project).

The existing North Health Facility is located at 6335 Myrtle Avenue within Houghton Park. The building houses offices for Health and Human Services Department staff responsible for several programs. Staff were relocated out of the building in 2018 due to the heating, ventilation and air conditioning (HVAC) system no longer functioning. The Project will replace the HVAC, electrical and plumbing systems, add a new roof, reconfigure interior spaces, and provide new restrooms, windows, doors, flooring, and finishes. The improvements will adhere to code, including Americans with Disabilities Act and Title 24 of the California Code of Regulations, improving accessibility and energy efficiency.

The bid was advertised in the Long Beach Press-Telegram on February 12, 2020, and 2,332 potential bidders specializing in construction services were notified of the bid opportunity. Of those bidders, 71 downloaded the bid via the City's electronic bid system. The specifications were made available on the Purchasing Division's website at www.longbeach.gov/purchasing <<http://www.longbeach.gov/purchasing>>. A bid announcement was also included in the Purchasing Division's weekly update of Open Bid Opportunities, which is sent to 29 local, minority-owned, and women-owned business groups. Seven bids were received on March 25, 2020. Of those seven bidders, one was a Women-owned Business Enterprise (WBE), one was a Disadvantaged Business Enterprise (DBE), two were Minority-owned Business Enterprises (MBEs), two were certified Small Business Enterprises (SBEs), and none were Long Beach businesses (Locals). Harry H. Joh Construction, Inc., of Paramount, CA, a MBE, was the lowest responsive and responsible bidder.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley and Deputy Finance Director Sandy Tsang-Palmer on April 23, 2020, and by Revenue Management Officer Geraldine Alejo on April 30, 2020.

SUTAINABILITY

Any demolition of concrete or other materials used will be recycled and diverted from landfills. In addition, several of the improvements will increase the energy efficiency of the building, including the new roof, windows, doors, HVAC system, and lighting.

City Council action to adopt Specifications No. R-7156 and award a contract concurrently is requested on May 12, 2020, to ensure the contract is in place expeditiously. It is important for the Project to proceed during the COVID-19 pandemic, given the role the Health and Human Services Department plays in providing essential services to the public.

The total project cost is estimated at \$3,870,624, which is inclusive of the contract award of \$2,563,666, including the 10 percent contingency, and costs for construction, construction management, labor compliance, and project oversight. Sufficient funds for the project are appropriated in the Capital Projects 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. Approval of this recommendation will provide continued support to the local economy. The number of additional local jobs created by this project will not be known until the contractors have completed their hiring and construction has commenced.

Approve recommendation.

CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

APPROVED:

THOMAS B. MODICA
ACTING CITY MANAGER