



## Legislation Text

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**File #:** 18-0174, **Version:** 1

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Recommendation to adopt Plans and Specifications No. R-7113 for the Houghton Park Community Center Project; award the contract to USS Cal Builders, Inc., of Stanton, CA, in the amount of \$4,997,831 authorize a five percent contingency in the amount of \$249,892 for a total contract amount not to exceed \$5,247,723; and authorize City Manager, or designee, to execute all documents necessary to enter into the contract, including any necessary amendments thereto. (District 9)

City Council approval is requested to enter into a contract with USS Cal Builders, Inc. to provide construction services for the Houghton Park Community Center (Project). The Project is located at the Houghton Park Community Center located at 6301 Myrtle Avenue in north Long Beach (Community Center). The Community Center complex was built in three phases. The first part of the Community Center was constructed in the 1930s, then a second portion was added in the 1950s on the northside and extended in the 1980s. The scope of this project is to construct an approximately 6,500-square-foot building to the east of the Community Center, and partially renovate the existing Community Center building. The partial renovation to the existing building will realign the entry of the Community Center from the north end of the property to the east facing direction of the parking lot to create a prominent entrance to the Community Center.

The new building adjacent to the Community Center would create a courtyard with hardscape and landscape improvements that spans between the existing Community Center building. This courtyard would be enclosed by a decorative fence on the south end, making it a programmable space for use by the public as part of the Community Center. The new building would house two large multipurpose rooms where one can be divided further into two rooms by a retractable wall. A set of restrooms that open to a small reception area would be centrally located in the new building. The reception area would be accessed via the courtyard or a shaded gallery that would line the western edge of the proposed building. The project would also include a pair of unisex restrooms that open to the east, directly accessible to park visitors without requiring entrance to the building.

This bid was advertised in the Long Beach Press-Telegram on November 9, 2017, and 4,611 potential bidders specializing in construction services, and construction materials and supplies were notified of the bid opportunity. Of those bidders, 111 downloaded the bid via the City's electronic bid system. The bid documents were made available by the Purchasing Division, located on the seventh floor of City Hall, and on the 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 22 local, minority and women-owned business groups. Three bids were received on January 10, 2018. Of those

three bidders, one was a Minority-owned Business Enterprises (MBEs) and none were Woman-owned Business Enterprises (WBEs), Disadvantaged Business Enterprises (DBEs), Small Business Enterprises (SBEs), or Long Beach businesses (Locals). USS Cal Builders, Inc., of Stanton, CA (not an MBE, WBE, DBE, SBE or Local), was the lowest responsible bidder.

### **Local Business Outreach**

In an effort to align with the City's outreach goal, Long Beach businesses are encouraged to submit bids for City contracts. The Purchasing Division also assists businesses with registering on the PlanetBids database to download the bid specifications. Through outreach, 410 Long Beach vendors were notified to submit bids, of which seven downloaded, but 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 T. Vu on February 1, 2018 and by Budget Analysis Officer Julissa José-Murray on February 6, 2018.

### **SUSTAINABILITY**

This project has been designed to incorporate energy efficiency and water conservation measures to achieve Leadership in Energy and Environmental Design (LEED) Silver certification. The design will improve indoor air quality and reduce consumption of resources.

In accordance with the California Environmental Quality Act, Mitigated Negative Declaration No. ND-09-17 was issued and circulated. This along with the project was approved by the Planning Commission on November 2, 2017.

City Council action to adopt the Plans and Specifications No. R-7113 and award the contract concurrently is requested on February 20, 2018, to move forward with the implementation of this project.

The total project cost is estimated at \$7,500,000, which includes the contract award amount of \$5,247,723, including contingency, consulting services, design, plan check and permit inspection fees, construction support, project labor compliance, and related project support. This project is supported by \$3,000,000 of Fiscal Year (FY) 14 one-time funds and \$4,000,000 of Measure A funds, both of which are appropriated in the Capital Projects Fund (CP) in the Public Works Department (PW). Staff is also recommending the use of an additional \$500,000 in unallocated FY 17 Year-End Measure A surplus funds for this project. This recommendation is incorporated into the overall Measure A recommendations that are part of the FY 17 Year-End Performance Report. Should City Council approve this contract, a subsequent appropriation increase in the amount of \$500,000 will be requested.

The Parks, Recreation and Marine Department (PRM) will be responsible for operating and maintaining the Project site upon completion. As a result of this project, the on-going operating and maintenance (O&M) costs could increase but are not known at this time. PRM will request any additional appropriation needed for on-going O&M costs as part of a future budget process.

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

MARIE KNIGHT  
DIRECTOR OF PARKS, RECREATION & MARINE

APPROVED:

PATRICK H. WEST  
CITY MANAGER