



September 23, 2014

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt Plans and Specifications No. RFP PW14-105 for architectural and engineering design services for the Houghton Park Community Center Project; award the contract to Studio Pali Fekete (SPF) Architects, of Culver City, CA, in the amount of \$1,174,950, plus a 15 percent contingency in the amount of \$176,242, for a total contract amount not to exceed \$1,351,192; and authorize the City Manager or designee to execute all documents necessary to enter into the contract, including any necessary amendments thereto. (District 9)

DISCUSSION

City Council approval is requested to enter into a contract with Studio Pali Fekete Architects to provide architectural and engineering design services. Houghton Park Community Center (Center), located at 6301 Myrtle Avenue, is utilized for youth, teen, adult and senior programs year-round. Past studies and inspection of the Center have concluded that, in order to meet the needs of the community, a full replacement, rather than a renovation, is preferred. City Council appropriated \$3 million in FY 14 from one-time funds to initiate design. It is recommended to move forward with designing a similar sized building, with shared spaces that can be programmed in a variety of ways and transformed easily into spaces of varying size. The final design will need to efficiently house staff and support services, improve site safety and sustainably provide for the needs of the community. As design costs will not require the entire \$3 million budget, some of these funds will be available for the construction phase. Replacing the existing Center with a similar sized new building (approximately 20,000 square feet) would require approximately \$10 million, inclusive of design, environmental and construction costs. Funding for the construction phase has not yet been identified.

To proceed with the design of this project, staff proposes to retain the services of a professional architectural and engineering services consultant, who will work with the City's project team, to solicit community input, as well as validate and adjust the recommended project budget and schedule through all phases of the design and regulatory permitting processes.

A Request for Proposals (RFP) was advertised in the Press-Telegram on June 30, 2014, and 5,552 potential bidders specializing in professional architectural, landscape architecture and engineering services were notified of the bid opportunity. Of those bidders, 213 downloaded the RFP via our electronic bid system. The RFP 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. An 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. Twenty proposals were received on July 22, 2014. Of those 20 proposers, six were Minority-owned Business Enterprises (MBEs), four were Women-owned Business Enterprises (WBEs), 11 were certified Small Business Enterprises (SBEs), and two were Long Beach businesses (Local).

The 20 proposals were reviewed based on the criteria set forth in the RFP and the top five firms were invited for interview by a panel comprised of the Park Development Officer, Public Works Capital Project Coordinators, a Public Works Civil Engineer, and a Development Services Planner. Studio Pali Fekete Architects (SPF), of Culver City, CA (WBE; not an MBE, DBE, SBE or Local), was determined by the panel to be the firm that best met the City's needs for the architectural and engineering design services for this project.

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, 574 Long Beach vendors were notified to submit proposals, of which 20 downloaded and two submitted a proposal. 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 Amy R. Webber and by Budget Management Officer Victoria Bell on September 8, 2014.

TIMING CONSIDERATIONS

City Council approval of this item is requested on September 23, 2014 so that community outreach, design and entitlements can begin.

FISCAL IMPACT

The total architectural and engineering design contract amount is not to exceed \$1,351,192 and is budgeted in the Capital Projects Fund (CP) in the Public Works Department (PW). Appropriations are supported by \$3 million in FY 14 non-recurring funds, approved by City Council for this project. Any unused appropriations from the design phase will be carried forward and used towards construction.

The total project cost is estimated at \$10 million and includes design, environmental and construction costs. Additional funding for the construction phase has not yet been identified. Additional appropriations for the construction phase will be requested when the funding is secured. Ongoing operating and maintenance costs for the new Center are currently unknown and will be determined during the design phase. The award of this contract will provide continued support to our local economy.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ARA MALOYAN
DIRECTOR OF PUBLIC WORKS




GEORGE CHAPJIAN
DIRECTOR OF PARKS, RECREATION AND MARINE



JOHN GROSS
DIRECTOR OF FINANCIAL MANAGEMENT

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APPROVED:



PATRICK H. WEST
CITY MANAGER