

September 5, 2023

R-30

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt Specifications No. R-7207 and award a contract to New Dynasty Construction Co., of Tustin, CA, for construction of the Long Beach Police Training Academy Modular Replacement, New Locker Building, Renovations and Site Improvements Project for an amount of \$25,541,819, authorize a 6.5 percent contingency in the amount of \$1,660,218, for a total contract amount of \$27,202,037; and, authorize the City Manager, or designee, to execute all documents necessary to enter into the contract, including any necessary amendments;

Increase appropriations in the Capital Projects Fund Group in the Public Works Department by \$2,000,000, offset by a transfer of \$2,000,000 of Police Facilities Impact Fees; and,

Increase appropriations in the Capital Projects Fund Group in the Police Department by an additional \$2,000,000, offset by Police Facilities Impact Fees in the Capital Fund. (District 4)

DISCUSSION

City Council approval is requested to enter into a contract with New Dynasty Construction Co., to provide construction services for the Long Beach Police Training Academy Modular Replacement, New Locker Building, Renovations and Site Improvements Project (Project).

The Police Department (Department) provides a diverse array of services in order to safely and constitutionally address a variety of public safety concerns including criminal investigations, victim support, police contract services to external agencies, and 24/7 response to 9-1-1 emergencies and general calls for service. In addition to providing these core services to a growing residential and business population due to new development citywide, the Department's focus also includes citywide priorities such as homelessness, mental health, and community policing initiatives. The Project will result in a new facility with space that is conducive to the Department's current and future training needs necessary to meet the increased service demand caused by the continued increase in the City of Long Beach (City) population due to new development by supporting officer retention and new candidate recruitment efforts.

The Project is located at 7290 Carson Boulevard (Attachment A), and includes replacement of the existing Modular Buildings, the construction of a New Locker Building, renovations to existing buildings, and site improvements. The existing modular buildings on site are at the end

of their useful life and in need of replacement. The new modular building will be 13,514 square feet and will consist of administration office space and recruit and advanced officer training classroom space. The new locker building, a masonry building, will be 4,201 square feet will consist of showers, lockers, and restrooms. The existing Administration Building, a masonry building, will be renovated and converted into a new indoor physical training mat room with a new outdoor covered gym extension facility. Additionally, the Project will include a complete renovation of the existing Fireside Building for additional classroom space and renovations to the existing external restrooms for use during training. Lastly, the project will include the construction of a drill ground, as well as site improvements including new and improved site drainage with a storm drain infiltration system, new accessible path of travel to the existing masonry buildings, new landscaping, and a reconfigured parking layout.

The bid for this Project was advertised in the Long Beach Press-Telegram on December 19, 2022 and 23 potential bidders specializing in construction services, materials, and supplies were notified of the bid opportunity. Of those bidders, four 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. A bid announcement was also included in the Purchasing Division's weekly update of Open Bid Opportunities, which is sent to 42 local, minority-owned, women-owned business groups and other business associations. The Public Works Department hosted a mandatory pre-bid meeting and pre-bid site walk for this project. There was one bid that was received on May 30, 2023. New Dynasty Construction Co., of Tustin, CA, a certified Small Business Enterprise (SBE), was the lowest responsive bidder.

Local Business Outreach

To align with the City's outreach goal, Long Beach businesses are encouraged to submit proposals for City contracts. The Purchasing Division also assists businesses with registering on the Long Beach Buys database to download RFP specifications. Through outreach, [Number] Long Beach vendors were notified to submit proposals, of which [Number] downloaded and [Number] 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 Vanessa S. Ibarra and Purchasing Agent Michelle Wilson on July 24, 2023, and by Budget Management Officer Nader Kaamouch on August 7, 2023.

TIMING CONSIDERATIONS

City Council action to adopt Specifications R-7207 and award the contract concurrently is requested on September 5, 2023, to ensure the contract is in place expeditiously.

FISCAL IMPACT

The total cost of the project is estimated at \$33,100,000, including design, construction, construction management, labor compliance, and project oversight. The project is currently supported by \$25,600,000 of Measure A funding and \$3,000,000 of Fiscal Year 2022 (FY 22)

Police Department salary savings approved for use on the Project, funds are appropriated in the Capital Projects Fund Group in the Public Works Department. Additional funding of \$2,000,000 from Police Facilities Impact Fees is being applied as the Project will support the Police Departments ability to address service demands resulting from increased residential and commercial development in the City.

An appropriation increase in the amount of \$4,000,000 is requested in the Capital Projects Fund Group. Of this amount, \$2,000,000 will budget Police Facilities Impact Fees for the Project in the Police Department and the remaining \$2,000,000 is a technical appropriation to allow for the transfer of funds from the Police Impact Fees Fund, a fund within the Capital Projects Fund Group to the Public Works Department.

The Project currently has a funding gap of \$2,500,000 which is anticipated to be covered by FY 23 projected Measure A surplus. Staff will return to City Council at year end to appropriate the Measure A funding or identify an alternative source if actual Measure A surplus is not available. Additionally, staff is currently evaluating alternate sites for temporary academy use during the construction. Staff will return to City Council with a proposal for any temporary location identified.

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.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS



WALLY HEBEISH
CHIEF OF POLICE

APPROVED:



THOMAS B. MODICA
CITY MANAGER

