



CITY OF LONG BEACH

R-27

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

July 1, 2014

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute an amendment to the agreement with Howard CDM, a Long Beach-based business providing building rehabilitation services, to increase the amount by \$200,000 for a total amount not to exceed \$500,000, for a one-year period at the discretion of the City Manager. (District 8)

DISCUSSION

The EXPO Building, owned by the Successor Agency and located at 4321 Atlantic Avenue, sustained severe flood damage in January 2013 as a result of roofing work that was being performed just prior to a heavy rain. Howard CDM began construction in December 2013 under a previous Successor Agency contract that has been exhausted. On April 15, 2014, City Council approval was granted to enter into an agreement with Howard CDM to provide building rehabilitation services in the amount of \$300,000.

During the course of construction, a number of upgrades were recommended by the architect, contractor, and/or the City's Planning and Building staff, in order to maximize the utility of the property and improve the long-term viability of the space as a cultural resource to the community. Because of the age and deteriorated condition of the building, other unexpected problems were discovered and repaired, depleting the funds budgeted for the project.

The previously authorized \$300,000 was expended to repair significant flood-related damage, address previously unknown building deficiencies with structural upgrades, and upgrade the ventilation system for increased efficiency. Additional funds are requested at this time to upgrade the restroom facilities in the EXPO Building, which are not in compliance with the Americans with Disabilities Act (ADA). The ground floor restrooms that serve the entire building are located in the adjacent gallery area of the building unaffected by the flooding, but they are not up to current ADA standards. In order to fully activate the building and provide access to all members of the community, staff is requesting to upgrade these restrooms to make them ADA compliant, which requires a major renovation including additional fixtures.

An amendment to the agreement with Howard CDM is necessary, as the amount available under the existing contract with the City is not sufficient to upgrade the restrooms. In order to expedite completion of construction already underway, and to avoid delays due to State Department of Finance review, City Council authorization for an amendment to the agreement is being sought.

The Bixby Knolls Business Improvement Association occupies the building and provides onsite management services. This once vacant furniture warehouse has been transformed into a valuable neighborhood community arts center providing various programs and services, such as youth theater productions, children's art and theater camps, art exhibits and space for community meetings. The activities held at the building bring many attendees to the area, supporting local shops and restaurants.

The building remained vacant for nearly a year while the City worked with its and the roofing vendor's insurance companies, to recover funds in order to begin the reconstructive work. The project is anticipated to be complete by the end of September 2014.

This matter was reviewed by Deputy City Attorney Richard Anthony on June 10, 2014, and by Budget Management Officer Victoria Bell on June 16, 2014.

TIMING CONSIDERATIONS

City Council action on this matter is requested on July 1, 2014, in order to allow the timely completion of the construction and put this cultural resource back into use.

FISCAL IMPACT

The proposed contract increase of \$200,000 is funded by \$75,000 approved by the California State Department of Finance on the Successor Agency's Recognized Obligation Payment Schedule (ROPS) 14-15A for the period of July 1 through December 31, 2014. An additional \$50,000 was received from the roofing contractor's insurance company for work already completed and paid for. Accordingly, \$125,000 is budgeted in the Successor Agency Fund (SA 270) in the Development Services Department (DV). The remaining amount of \$75,000 will be absorbed in the General Fund (GP) budget in the Development Services Department (DV).

There is no long-term local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



PATRICK H. WEST
CITY MANAGER