



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard • Long Beach, CA 90802

February 21, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to approve design alternatives, analysis and financial feasibility studies in order to complete the evaluation of the structural seismic conditions of Long Beach City Hall. (District 2)

DISCUSSION

As part of the City facilities planning and needs assessment program, the Department of Public Works has been going through a citywide building inventory and condition assessment over the past few years. In the process of doing the assessment for City Hall, the need for a seismic evaluation was identified. Public Works staff, working with a consultant team, proceeded to evaluate the building in accordance with the FEMA--310 Life Safety Performance Review process for seismic evaluation of existing buildings. In conjunction with this review, a geotechnical and site-specific seismic hazard evaluation was also conducted. Reviews were based on design documents for the building. Non-destructive testing and inspection of structural elements of the building were conducted to validate current conditions. This process revealed documentation that the building design exceeded building code requirements in effect at the time of construction, the structural framing of the building was constructed in conformance with those plans, and has not sustained damage or deterioration over the past 30 years

The evaluation highlighted several areas of concern that are recommended for further design and analysis. The "wings" of the building located at each corner of the structure have design features of concern related to the heavy, pre-cast concrete panels carried at those locations and weak connections to the main structure. Another area of concern is the transfer of load from the building at the second floor truss, which requires further analysis.

Staff recommends that next steps to develop mitigation designs, evaluation of alternatives and financing strategies should be undertaken through the Departments of Public Works, Community Development and Financial

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Management. Staff estimates that the above efforts will cost approximately \$80,000. There will be a report back to Council with the results of these efforts for further guidance and authorization.

This matter was reviewed by Senior Deputy City Attorney Donna F. Gwin and Budget Management Officer David Wodynski on February 16, 2006.

TIMING CONSIDERATIONS

City Council approval is requested on February 21, 2006 to allow the Department of Public Works to proceed with additional studies.

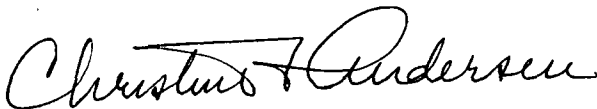
FISCAL IMPACT

The cost of the proposed evaluations is estimated to be \$80,000. Sufficient funds to cover this activity are budgeted in the Civic Center Fund (IS) in the Department of Public Works (PW).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CHRISTINE F. ANDERSEN
DIRECTOR OF PUBLIC WORKS

APPROVED:



GERALD R. MILLER
CITY MANAGER