

January 4, 2022

**R-38**

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Adopt Specifications No. ITB PW21-095 and award a contract to Accelerated Modular Concepts, Inc., of Victorville, CA, for furnishing and delivering a prefabricated Junior Lifeguard Facility Modular Building, in a total amount of \$930,395, authorize a 10 percent contingency in the amount of \$93,040, for a total contract amount of \$1,023,435; and, authorize the City Manager, or designee, to execute all documents necessary to enter into the contract, including any necessary subsequent amendments. (District 3)

**DISCUSSION**

City Council approval is requested to enter into a contract with Accelerated Modular Concepts, Inc., for furnishing and delivering a prefabricated Junior Lifeguard Facility Modular building (Project).

The existing two-story Junior Lifeguard building is outdated and not large enough to handle the expanding program. The proposed Project involves the demolition of an existing two-story Junior Lifeguard building and all associated structures and utilities on the sandy beach adjacent to 55th Place and construction of a one-story modular lifeguard building with a 2nd level viewing deck, stingray response room, lockers, meeting space, and restroom on the sandy beach near Claremont Place adjacent to the existing launch ramp and public restroom building (Attachments A and B). A seasonal shade structure for use on the beach during the City of Long Beach (City) Junior Guards program, a new bike parking area, and an additional hardscape adjacent to the proposed junior lifeguard building at the Claremont Place location are also proposed. Accelerated Modular Concepts, Inc., will furnish the modular building, and the foundation installation and site work will be handled through the City's Job Order Contracting (JOC) program.

The proposed development supports continued access to the coast by Junior Guards and Long Beach Junior Guard (LBJG) staff during the annual six-week program and provides stingray treatment services for the public year-round. Further, training a future generation of lifeguards promotes public involvement in California's beaches for years to come and safe use.

This bid was advertised in the Long Beach Press-Telegram on August 23, 2021, and 4,287 potential bidders specializing in construction services, materials, and supplies were notified of the bid opportunity. Of those notified, 69 downloaded the bid via the City's electronic bid system. The bid document was also made available by the Purchasing Division, located on the sixth floor of City Hall, and 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 39 local, minority, and women-owned business groups. One bid was received on September 30, 2021, and the bidder was not a Minority owned Business Enterprise (MBE), Woman-owned Business Enterprise (WBE), certified Small Business Enterprise (SBE), or Long Beach business (Local). Accelerated Modular Concepts, Inc., of Victorville, CA (not an MBE, WBE, SBE, or Local), was the sole responsive 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, 402 Long Beach vendors were notified of the bid opportunity, of which two downloaded, and 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 Erin Weesner-McKinley on December 6, 2021, Purchasing Agent Michelle Wilson on December 3, 2021, and by Budget Operations and Development Officer Rhutu Amin Gharib on December 13, 2021.

### **SUSTAINABILITY**

Due to the small building size of 960 square feet, it is not feasible to achieve LEED Certification which has a minimum size requirement of 1,000 square feet. Due to this factor, the Project has an exception to the "LEED Certification" condition for approval. Public Works and the Project design team are working hard to implement as many green and sustainable building practices as possible. Below are some of the sustainability elements proposed in the Project:

#### *Location and Transportation*

- Bicycle Facilities – Short- and Long-Term Bicycle Storage Solutions
  - Provide onsite short- and long-term bicycle storage facilities adjacent to existing bicycle trails.
- Reduced Parking Footprint
  - No additional parking is to be provided

#### *Sustainable Sites*

- Construction Activity Pollution Prevention
- Light Pollution Reduction
- Install specialty automatic/timed exterior downlighting and low emitting light fixtures which do not exceed maximum requirements

*Water Efficiency*

- Indoor water use reduction
- All newly installed toilets, urinals, private lavatory faucets, and showerheads must be WaterSense labeled
- Install higher efficiency appliances and equipment and employ additional processes within the project scope to meet the credit requirements

*Materials and Resources*

- Storage and collection of recyclables
- Construction and demolition waste management planning

Additional items included with the Project which are in compliance with the current building code include insulation and material selections to provide compliant wall and roof assemblies, solar-ready infrastructure, insulated glazing windows, LED lighting, and energy-efficient mechanical systems.

TIMING CONSIDERATIONS

City Council action is requested on January 4, 2022, to adopt specifications and award a contract to purchase the building to install before Summer 2022.

FISCAL IMPACT

The total amount of the contract will not exceed \$1,023,435, inclusive of a 10 percent contingency. The total estimated cost of the Project is \$2,415,226, which includes the contract award, consulting services, design, plan check and permit inspection fees, utility fees, construction support, project labor compliance, and related project support. The Public Works Department has sufficient appropriation to support the Project in the Tidelands Capital Projects Fund in the Tidelands Operating Fund Group.

On December 2, 2013, the State Lands Commission (SLC) approved expenditures for the Project. Subsequently, on April 19, 2018 and December 17, 2020, notifications of additional expenditures were made in the amount of \$1,300,000. Final notification of additional expenditures based on the contract costs is planned for the next available SLC meeting.

The Fire Department will be responsible for operating and maintaining the Project site upon completion. The annual operating and maintenance costs are currently estimated to be \$17,000 per year. The Fire Department will cover the on-going cost within their budget in the Tidelands Operating Fund Group. If additional appropriation is necessary, it will be requested as part of a subsequent budget process.

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.

HONORABLE MAYOR AND CITY COUNCIL

January 4, 2022

Page 4

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



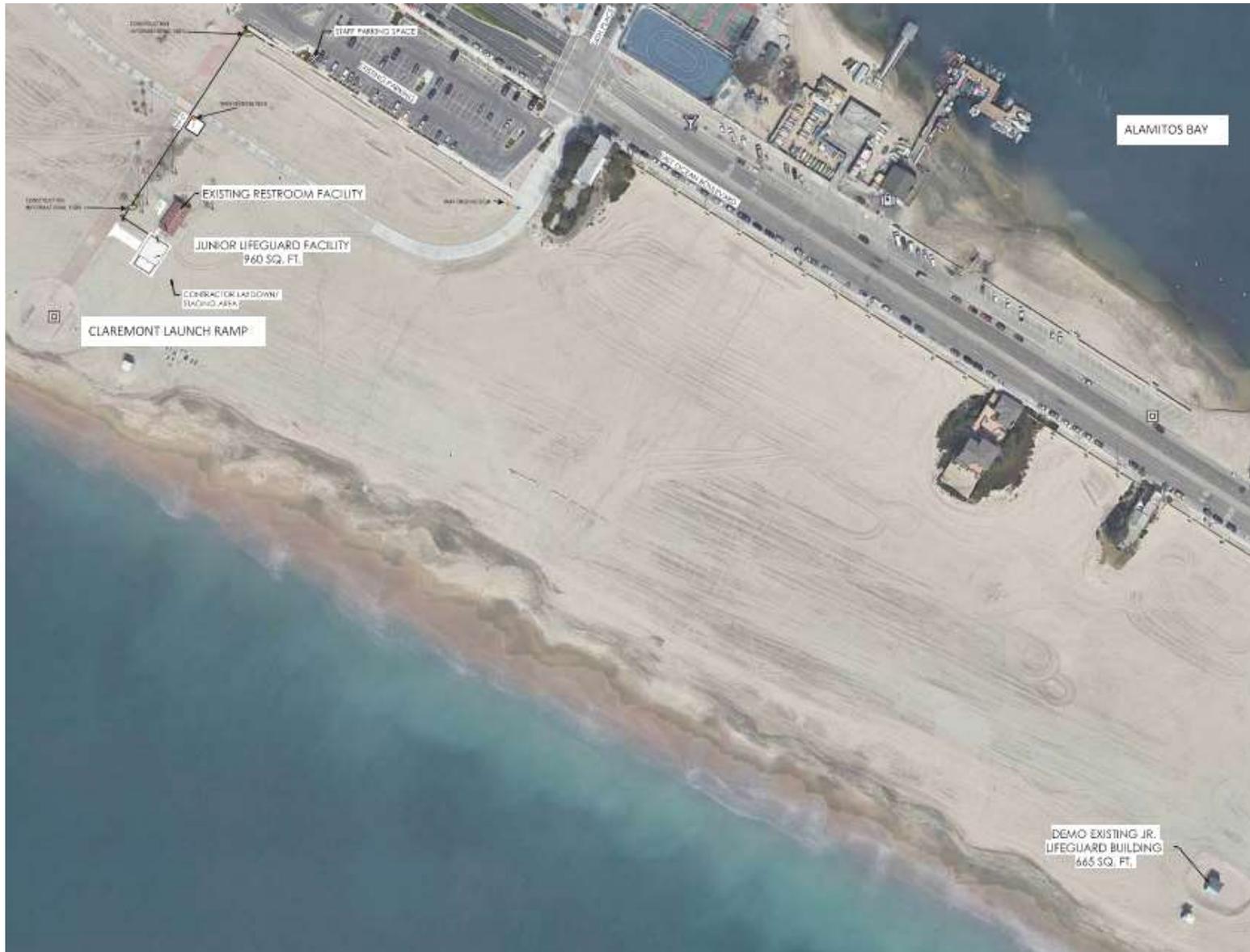
ERIC LOPEZ  
DIRECTOR OF PUBLIC WORKS

Attachments - Attachment A - Map  
Attachment B - Rendering

APPROVED:



THOMAS B. MODICA  
CITY MANAGER



ATTACHMENT A: LOCATION MAP



ATTACHMENT B: RENDERING OF NEW JR LIFEGUARD FACILITY