

# CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

August 23, 2005

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Award a Construction Contract to Procon Developers & Engineers, Inc. in the amount of \$362,250 for the East Village Façade Improvement Project. (District 2)

## DISCUSSION

The City of Long Beach Community Development Department - Neighborhood Services Bureau administers a Façade Improvement Program (FIP) to upgrade the physical appearance of businesses located on commercial corridors within or adjacent to Community Development Block Grant (CDBG) Target Areas. Only exterior improvements are eligible for assistance, consisting primarily of new signage, paint, stucco/tile refurbishment, improved lighting and new awnings/canopies. A neighborhood or business association in the area must endorse applications for assistance under the program.

On June 11, 2002, the City Council approved the implementation of the FIP on the 100 block of Linden Avenue, the 100 block of Atlantic Avenue and the 400 block of east 1<sup>st</sup> Street in the East Village Arts District. The four participating property owners have executed Owner Participation Agreements and Declarations of Conditions, Covenants and Restrictions that provide assurances for maintenance and upkeep of installed improvements. Sixteen (16) business storefronts and one surface parking lot will benefit from the improvement project.

On July 11, 2005, Neighborhood Services Bureau staff solicited bids from an approved list of contractors. Selection criteria included experience in multi-unit commercial façade construction/rehabilitation within the past six years. On August 1, 2005, staff reviewed the bid submissions with a construction consultant and determined that the bid from Procon Developers & Engineers, Inc. was the most qualified.

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Procon has been in operation for 16 years. The firm specializes in façade projects, having completed numerous projects for the Los Angeles Community Redevelopment Agency. The firm has a valid State Contractor's license, is not on the Federal debarred list, and has a proven track record with the City of Long Beach, having been selected as contractor for the city's first façade improvement project on Pacific Avenue in the early 1990s.

The construction cost for the East 7<sup>th</sup> Street project is \$315,000, with an added contingency of 15 percent. The total contract amount is not to exceed \$362,250. The contract term will be one year.

This letter was reviewed by Assistant City Attorney Heather Mahood on August 15, 2005 and by Budget Management Officer David Wodynski on August 15, 2005.

#### TIMING CONSIDERATIONS

City Council Action is requested on August 23, 2005, as the FIP will no longer be funded as of October 1, 2005 due to reduced CDBG entitlement funding. Staff would like to encumber available funding for FIP while its available.


#### FISCAL IMPACT

Sufficient CDBG funds to support project costs are budgeted in the Community Development Grants Fund (SR 150) in the Department of Community Development (CD). There is no impact on the General Fund.

#### SUGGESTED ACTION:

Approve recommendation

Respectfully submitted,



CRAIG BECK  
ACTING DIRECTOR OF COMMUNITY DEVELOPMENT

CB:DJT:pmv

APPROVED:



GERALD R. MILLER  
CITY MANAGER