



Building A Better Long Beach

October 17, 2011

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a contract amendment with CBM Consulting, Inc. in the amount of \$119,150 for additional services related to Fire Station 12 in the North Long Beach Redevelopment Project Area. (North – District 9)

DISCUSSION

Redevelopment Agency (Agency) staff has been working cooperatively with the Fire Department (Fire) and the Department of Public Works (Public Works) on the construction of the new Fire Station 12 and Emergency Resource Center (Project). The facilities will be located at 1199 East Artesia Boulevard and are being built on a 1.2-acre, Agency-owned site in the North Long Beach Redevelopment Project Area.

In December 2008, the Agency retained the services of CBM Consulting, Inc. (Consultant) to work with Agency staff and the project design team during the design development stage for the Project. These services were necessary to ensure that the facilities' design goals were met and to review the final plans, construction drawings and construction bid package. On March 15, 2010, the Agency entered into an agreement with Gonzales Construction (Gonzales Contract) for construction of the Project.

Given the size, complexity and duration of the Project, on March 15, 2010, the Agency also retained the Consultant to provide expert construction management services as an essential component to increase the financial and logistic efficiencies during the construction period. Since that time, the Consultant has worked diligently with the Agency, Public Works and Fire staff during the construction of the state-of-the-art fire and emergency services facilities.

The Consultant's contract, as originally approved, anticipated an 18-month construction period. It is now necessary to amend the contract so that the Consultant continues to provide construction management services for an additional four months (Exhibit A – Additional Services and Fee Summary) during the Project's construction as an essential

REDEVELOPMENT AGENCY BOARD MEMBERS

October 17, 2011

Page 2 of 2

service in undertaking an enforceable third-party obligation. As such, the contract is deemed an enforceable Agency obligation. The proposed cost for the additional services is \$119,150 and are potentially recoverable under the Gonzales Contract liquidated damages provisions. The Consultant contract expired on September 30, 2011.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ROBERT M. ZUR SCHMIEDE, AICP
ASSISTANT EXECUTIVE DIRECTOR



AMY J. BODEK, AICP
EXECUTIVE DIRECTOR

AJB:RMZ:TF:eld

Attachment: Exhibit A – Additional Services and Fee Summary



Long Beach Redevelopment Agency

Proposal for Long Beach Fire Station No. 12 and Emergency Resource Center Construction Management – Extend Services

Summary of Project

The Work includes:

1. Construction of a new three-bay fire station of approximately 12,551 sq. ft.; a separate, three-bay emergency resource center of approximately 5,183 sq. ft. to accommodate miscellaneous equipment and wireless communication equipment; parking canopies; a 100-foot wireless communications tower; and related site improvements as indicated on the Drawings.
2. The fire station and emergency resource building is designed to meet State of California Essential Service Standards and will serve as a fully functioning fire station. Work shall include mechanical HVAC, plumbing, electrical, and the required communication and alerting systems (WestNet). The fire station shall include an automatic fire sprinkler system and emergency electrical generator.
3. The site of approximately 1.23 acres shall be fully developed including concrete paving, landscaping, lighting, and other site improvements, and shall utilize certain utilities previously brought to the site as well as connections to utilities in the street. Site walls shall be of concrete masonry units with metal infill panels, and metal-framed gates with metal infill panels.
4. The project shall meet or exceed the LEED-NC v2.2 Gold Certification Standard as established by the USGBC (United States Green Building Council).
 - a. Contractor is responsible for the LEED documentation required to verify and obtain the LEED Gold Certification.
5. The project shall include the construction of adjacent off-site improvements including undergrounding of overhead utilities, relocation of sewer main line, curb, gutter, sidewalk, asphalt roadway, traffic signal interfacing, and other associated improvements.

Scope of Services

The scope covers services as described in our proposal dated December 8, 2009 with changes as described below:

1. The duration of this contract will be from October 1st, 2011 through January 31st, 2012.
2. Due to the management style and approach used by Gonzales Construction in the construction of this project, the required level of construction management effort and time spent managing this project on a

KOA CORPORATION
CBM Consulting

weekly basis has been higher than estimated. Original estimates were based on the past experience of CBM Consulting and the Long Beach Redevelopment Agency working on similar projects. Gonzales Construction has required an excessive amount of oversight, cost management, schedule management, claims defense, and additional design direction from the construction management team. This proposal will provide additional funding and management time for the duration of the project.

Fee Estimate

KOA-CBM will perform the work specified in the work scope above as shown in the enclosed fee table.

| LB FS 12 CM Fee Construction Phase | Duration | | Rate | Extension |
|---|------------|-------|-------|-------------------|
| | Hours/Week | Weeks | | |
| Construction Manager | 18 | 18 | \$130 | \$ 42,120 |
| Office Engineer | 3 | 18 | \$90 | \$ 4,860 |
| Senior Construction Observer | 40 | 18 | \$90 | \$ 64,800 |
| Administration | 1 | 18 | \$65 | \$ 1,170 |
| Reimbursables | | | | \$ 3,000 |
| Structural Observation (Avila Engineers, includes 8 visits at \$400 each) | | | | \$ 3,200 |
| TOTAL ESTIMATED | | | | \$ 119,150 |

- The level of effort and fee estimate detailed above is based on KOA-CBM's proposed scope of services delivered over the contract time set forth in the construction bid documents.
- The fee assumes that construction phase services begin and end within the contract completion time.
- Additional scope of services not listed in the proposal or extended schedule for reasons outside of CBM's control would require additional effort and fee.
- The fee estimate assumes KOA-CBM will perform CM activities from the South Bay office in Gardena, CA with requisite site visits. No onsite facilities, furniture, utilities or equipment are included in the fee.
- Project expenses are billed at cost plus 10%. Project expenses include: Non-commuter automobile mileage (at the current federal reimbursement rate), postage and special courier expenses, subsistence, reproduction, project related telephone, subcontractor services and other direct project expenses as requested by the client. Should the client desire, phone and mileage may be included in an hourly rate, which shall be negotiated and slightly higher than the billable rates indicated above.