



CITY OF LONG BEACH R-18

DEPARTMENT OF PUBLIC WORKS

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September 23, 2014

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt Plans and Specifications No. RFP PW14-058 for Construction Management Services for the North Branch Library project; award the contract to Vanir Construction Management, Inc., of Los Angeles, CA, in the amount of \$1,088,520, plus a 10 percent contingency in the amount of \$108,852, for a total contract amount not to exceed \$1,197,372; and authorize the City Manager or designee to execute all documents necessary to enter into the contract, including any amendments thereto. (District 9)

DISCUSSION

City Council approval is requested to enter into a contract with Vanir Construction Management, Inc., to provide construction management services for the North Branch Library. On August 19, 2014, the City Council adopted Plans and Specifications No. R-6985 for the North Branch Library and awarded the construction contract to Woodcliff Corporation. Projects of this nature and complexity require the expertise of a professional construction manager to manage the contractor, Woodcliff Corporation, on behalf of the City, and coordinate with the architect, utility companies, local business owners and residents during the construction phase of the project. The proposed construction manager will be responsible for managing the project schedule, project budget and resolving issues that arise in the field.

A Request for Proposals (RFP) was advertised in the Press-Telegram on June 12, 2014, and 5,133 potential bidders specializing in construction management services were notified of the bid opportunity. Of those bidders, 103 downloaded the RFP via our electronic bid system. The RFP document was made available from the Purchasing Division, located on the seventh floor of City Hall, and the Division's website at www.longbeach.gov/purchasing. An announcement was also included in the Purchasing Division's weekly update of Open Bid Opportunities, which is sent to 30 local, minority and women-owned business groups. Twelve proposals were received on June 20, 2014. Of those 12 proposers, two were Minority-owned Business Enterprises (MBEs), two were Women-owned Business Enterprises (WBEs), ten were certified Small Business Enterprises (SBEs), two were Disadvantaged Business Enterprises (DBEs), and three were Long Beach Businesses (Local).

All 12 proposals were reviewed based on the criteria set forth in the RFP and the top four firms were invited for interview by a panel comprised of the Director of Public Works, the Assistant City Engineer, the Construction Services Officer, the Director of Library Services, and a Development Project Manager. Vanir Construction Management, Inc., of Los Angeles, CA (not an MBE, WBE, DBE or Local), was determined by the panel to be the firm whose approach and experience best met the City's goals and objectives for this project.

Local Business Outreach

In an effort to align with our outreach goal, Long Beach businesses are encouraged to submit proposals for City contracts. The Purchasing Division also assists businesses with registering on the Bids Online database to download bid specifications. Through outreach, 539 Long Beach vendors were notified to submit proposals, of which nine downloaded and three submitted a proposal. 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 Amy R. Webber and by Budget Management Officer Victoria Bell on September 8, 2014.

TIMING CONSIDERATIONS

City Council action to award a contract is requested on September 23, 2014, in order to proceed with implementation of this project on schedule. The first phase of construction includes the undergrounding of overhead utilities, which are currently located on poles running down the center of the building site and is scheduled to start in November of 2014 and last three months. The second phase of construction includes the construction of the library structure and site improvements. This phase of construction is estimated to start in February 2015 and be completed in April 2016.

FISCAL IMPACT

The total construction management contract award amount is not to exceed \$1,197,372 and is budgeted in the Capital Projects Fund (CP) in the Public Works Department (PW). The total capital project cost is estimated at \$15,900,000 for design and construction. The project is supported by various funding sources, including \$4,260,000 of FY 13 Uplands Oil funds in the Capital Projects Fund in the Public Works Department, \$680,000 from American Recovery and Reinvestment Act (ARRA) bond proceeds in the Successor Agency Fund in the Development Services Department, and \$8,860,000 from additional 2010 bond proceeds transferred from the Successor Agency in the Development Services Department.

The remaining amount of \$2,100,000 for ancillary costs, including technology set-up, permits, and construction management was approved by the City Council on September 2, 2014 as part of the FY 15 Adopted Budget for Critical Infrastructure Investments. The award of this contract will provide continued support to our local economy.

HONORABLE MAYOR AND CITY COUNCIL

September 23, 2014

Page 3

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ARA MALOYAN, PE
DIRECTOR OF PUBLIC WORKS



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES



GLEND A WILLIAMS
DIRECTOR OF LIBRARY SERVICES



JOHN GROSS
DIRECTOR OF FINANCIAL MANAGEMENT

APPROVED:



PATRICK H. WEST
CITY MANAGER