

December 7, 2021

**R-48**

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Adopt Specifications No. 3004020011 and award a contract to Environmental Construction, Inc., of Woodland Hills, CA, for construction of the Davenport Park Landfill Gas Control System Project, in the amount of \$1,795,544, authorize a 15 percent contingency in the amount of \$269,332, for a total contract amount of \$2,064,876; and, authorize the City Manager, or designee, to execute all documents necessary to enter into the contract, including any necessary subsequent amendments; and,

Increase appropriations in the Capital Projects Fund Group in the Public Works Department by \$2,150,000, offset by a transfer from Public Works Fiscal Year 2021 General Fund operational savings. (District 8)

**DISCUSSION**

City Council approval is requested to enter into a contract with Environmental Construction, Inc., to provide construction services for the Davenport Park Landfill Gas Control Project (Project).

The Project, located at Davenport Park 2910 E. 55<sup>th</sup> Way (Attachment A), includes a landfill gas (LFG) control system connecting three LFG risers to underground piping and routing it to a new treatment system. The system will connect to the below grade portion of the vents on the existing park (Phase I), and to the subgrade collection piping and landfill liner system installed in 2017 (Phase II). The treatment system will be installed on a concrete slab with secondary containment and surrounded with a security fence. New electric service will be installed to provide power to the site and a natural gas line will be installed to provide fuel to the treatment system. Additional site improvements include rerouting the pedestrian pathway, providing a maintenance access driveway, and modifying the existing landscape and irrigation through demolition and new installation.

In compliance with Title 27 of the California Code of Regulations (CCR), specifically 27 CCR 21190(a), land uses proposed on closed landfills (post-closure) must be designed and maintained to: 1) protect public health and safety and prevent damages to structures, roads, utilities, and gas monitoring and control systems; 2) prevent public contact with waste, landfill gas and leachate; and 3) prevent landfill gas explosions. The existing park had a vent system that was capped due to a Notice to Comply by Southern California Air

Quality Management District (SCAQMD) due to a violation related to the surface emission standard for methane. Given the discharge requirements and the present emissions, active treatment (rather than venting alone) at the project site will be required to protect public health and compliance. An updated Post Closure Land Use Plan (PCLUP) for the park expansion in Phase II was submitted to the Los Angeles County Department of Public Health (County) which includes the active treatment system. The gas treatment is required to be in place and the County will not approve further expansion of the park until the treatment is completed.

Without this treatment system, the City is in jeopardy of losing funding that was awarded last year to the Davenport Park (Phase II) park expansion portion by the State of California Department of Parks and Recreation. Estimated project costs have escalated since the initial project design. If Public Works does not fund this phase of the Davenport Park project in a timely manner, it is projected that costs will continue to escalate. In Fiscal Year 2021, the Department of Public Works is anticipating one-time operational savings in the General Fund due to effects of the COVID-19 pandemic. Recognizing that this project is a required and necessary environmental investment in the City, Public Works proposes the transfer of operational savings to partially fund the Project.

The Fleet Services Bureau in the Financial Management Department submitted detailed design plans to the Los Angeles County Department of Public Health (County) in relation to this Project. On July 9, 2020, the project was transitioned to Public Works to finish the construction drawings, obtain city building permits, and prepare the Project for public bid and construction of the gas treatment system. The Fleet Services Bureau will have oversight of the operations and maintenance of the gas treatment system once built and commissioned.

On August 20, 2021, the Invitation to Bid (ITB) was advertised in the Long Beach Press-Telegram, and 351 potential bidders specializing in construction services were notified of the bid opportunity. Of those bidders, thirty-eight (38) downloaded the bid via the City's electronic bid system. The specifications were made available on the Purchasing 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 thirty-eight (38) local, minority-owned and women-owned business groups. One bid was received on September 23, 2021. The bidder is not a Women-owned Business Enterprise (WBE), Disadvantaged Business Enterprises (DBE), Minority-owned Business Enterprise (MBE), or a Long Beach business (Local), but is a certified Small Business Enterprise (SBE), Environmental Construction, Inc., of Woodland Hills, CA, was the lowest responsive and responsible bidder.

### **Local Business Outreach**

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, 31 Long Beach vendors were notified to submit bids, of which three (3) 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 and Purchasing Agent Michelle Wilson on October 21, 2021, and by Budget Operations and Development Officer Rhutu Amin Gharib on November 19, 2021.

### SUSTAINABILITY

Any demolition of concrete or other materials used will be recycled and diverted from landfills.

### TIMING CONSIDERATIONS

City Council action to adopt Specifications No. 3004020011 and award a contract concurrently is requested on December 7, 2021, to ensure the contract is in place expeditiously.

### FISCAL IMPACT

The total project cost amount is estimated at \$2,790,000, including design, construction, construction management, labor compliance, and project oversight. The total project cost is supported by \$640,000 of Measure A funds and \$2,150,000 of Public Works' FY 21 General Fund operational savings.

An appropriation increase in the amount of \$2,150,000 is requested in the Capital Projects Fund Group in the Public Works Department to implement this project, offset by a transfer from Public Works General Fund Group.

The Fleet Services Bureau in the Financial Management Department will be responsible for operating and maintaining the Project site upon completion. Operating and maintenance costs for the current Project are budgeted in the Fleet Services Fund Group in the Financial Management Department. The additional annual operating and maintenance costs associated with this recommendation are unknown at this time. If additional budget is necessary, it will be requested, with any appropriate offsetting revenue anticipated, as part of a future budget process.

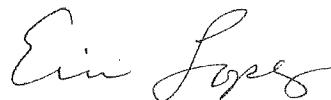
This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. Approval of this recommendation will provide continued support to the local economy. The number of additional local jobs created by this project will not be known until the contractors have completed their hiring and construction has commenced.

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ERIC LOPEZ  
DIRECTOR OF PUBLIC WORKS



KEVIN RIPER  
DIRECTOR OF FINANCIAL MANAGEMENT

EL:MS:TR:JB:at

ATTACHMENT: A – PROJECT LOCATION

APPROVED:



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THOMAS B. MODICA  
CITY MANAGER

