



LONG BEACH REDEVELOPMENT AGENCY

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April 16, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute any and all documents required in connection with the improvement of the Water Tower at 1711 Harbor Avenue. (West Industrial – District 1)

DISCUSSION

One of the goals of the West Long Beach Industrial Redevelopment Project Area Plan is to enhance the image and identity of the Westside as a prosperous industrial community through improved signage and other actions designed to change the perceptions of the area. The existing water tower serves as a beacon of the Westside Industrial Area (Exhibit A). It's current blighted condition serves as a poor representation of the area.

The objective of the proposed improvement is to address structural issues and visually enhance the water tower. It is not proposed to restore the water tower to its former water storage/load carrying capacity. Staff procured the services of Utility Service Company to conduct a structural assessment of the water tower. The two-phase inspection was conducted on January 27, and February 17, 2007. The purpose of the inspections was to determine the current condition of the coatings and structure. A subsequent rehabilitation program was developed to achieve the desired aesthetic appearance (paint, logo and lighting) of the tank and supporting structure while re-establishing a level of structural integrity.

Components of the water tower rehabilitation program proposed by Service Utility Company includes: removal of the lead based, exterior alkyd system and interior coal tar based systems; application of a two-coat epoxy and one-coat urethane coating system; repairing structural items such as balcony floor, upper tank shell, upper flange on leg supports, installation of tank shell manway, replacing exterior tank and leg ladders and installing metal screening to cover holes from removed riser and overflow pipes.

The amount for the work proposed by Service Utility Company is valued at \$305,982, which includes a 15 percent contingency clause to cover any additional work that may become necessary during the course of the job. Although not anticipated, any contract change

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orders that would exceed the 15 percent contingency will be brought before the Agency Board for further consideration.

Upon the completion of the structural improvements the tower will be painted and receive new signage (Exhibit B). The property owner, business tenant and West Industrial Project Area Committee (WPAC) have approved the paint and sign designs.

Outside of the scope of work for the improvements, the property owner will enter into a 10-year maintenance agreement with Utility Service Company for \$65,000. The maintenance agreement will entail annual inspections and the implementation of repair work as necessary to maintain the integrity of the structure and tank.

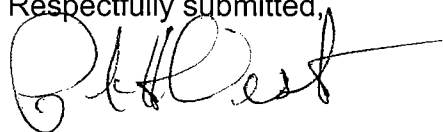
The Agency will enter into an Owner Participation Agreement with the property owner, which will detail the specifics of the project, budget, indemnification, and maintenance agreement.

Funds are available for this project in the FY 2007 budget for the West Long Beach Industrial Redevelopment Project Area. The WPAC approved this project at their March 14, 2007 meeting.

SUGGESTED ACTION:

Approve recommendation.

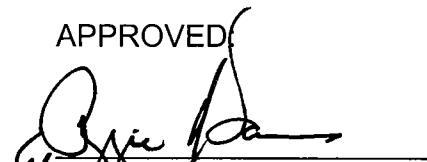
Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:aes

APPROVED


GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Photo
Exhibit B – Water Tower Improvement Rendering

Exhibit A

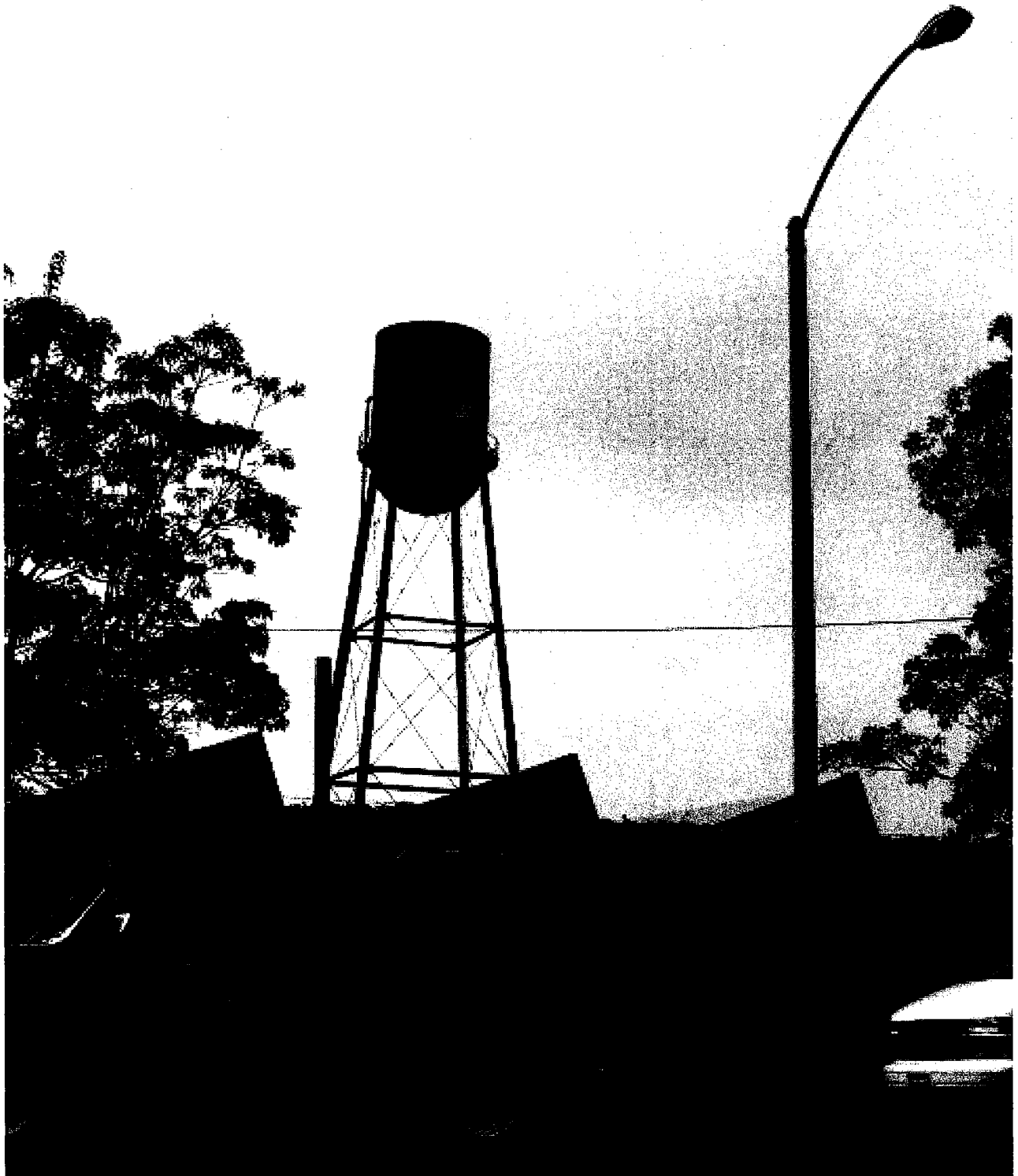


Exhibit B

