



# LONG BEACH REDEVELOPMENT AGENCY

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March 5, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS  
City of Long Beach  
California

## RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to enter into a contract with APA Engineering, Inc., in an amount not to exceed \$350,000 for design services on Oregon and Daisy Avenues between Anaheim Street and Pacific Coast Highway. (Central – District 2)

## DISCUSSION

One of the goals identified in the Central Long Beach Strategic Guide for Development (Strategic Guide) is the upgrading of existing streetscape and infrastructure throughout the project area. The improvements will not only improve the overall appearance of the area, but will also support economic revitalization while reinforcing the unique character of the different neighborhoods.

In an effort to support this goal, staff proposes the development and implementation of a Streetscape Enhancement Program in the Magnolia Industrial District (District). With over 90 property owners and 250 licensed businesses, the District is the largest industrial district in the Central Redevelopment Project Area. Both the Strategic Guide and the City of Long Beach's Jobs and Business Strategy have identified the District as a major employment center in the city. Streetscape improvements will enhance the overall appearance while supporting business retention and attraction. The District's boundaries are between Pacific Coast Highway, Anaheim Street, Magnolia and San Francisco Avenues.

Staff, in conjunction with the Department of Public Works, facilitated an initial field survey and infrastructure assessment of the District. The survey revealed numerous infrastructure deficiencies such as pavement failures, local drainage deficiencies, and lack of adequate sidewalks, handicap access ramps and street parking. The survey estimates the improvements to be approximately \$6.5 million to address identified issues (Exhibit A). Due to the lack of available funding, staff recommends phasing the project over a five-year period. Improvements will be prioritized based on the severity of the damage. Staff proposes to utilize project area funds to support improvements of the

*The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.*

streets, sidewalks, curbs and gutters on Oregon and Daisy Avenues, about \$2.5 million over the next two years.

To initiate work, staff proposes to enter into a contract with APA Engineering, Inc., in an amount not to exceed \$303,160, for design services on Oregon and Daisy Avenues. The work to be done under the contract consists of field surveys, aerial topography and geotechnical investigation, preparation of final plans, and construction cost estimates for the rehabilitation of Oregon and Daisy Avenues between Anaheim Street and Pacific Coast Highway.

The proposed contract amount of \$350,000 includes a 15 percent contingency to cover any additional work that may become necessary. In the event that additional work is necessary, the contract will authorize the Executive Director to approve change orders not to exceed the 15 percent contingency. Although not anticipated, any contract change orders that would exceed the 15 percent contingency will be brought before the Long Beach Redevelopment Agency (Agency) for further consideration.

The project was approved by the Central Project Area Committee (CPAC) on March 2, 2006, and the Agency on March 27, 2006. The Agency and the City Council made the necessary findings of benefit, as required by California Redevelopment Law, on August 7, 2006, and August 15, 2006, respectively.

**SUGGESTED ACTION:**

Adopt recommendation.

Respectfully submitted,



*PHW* PATRICK H. WEST  
EXECUTIVE DIRECTOR

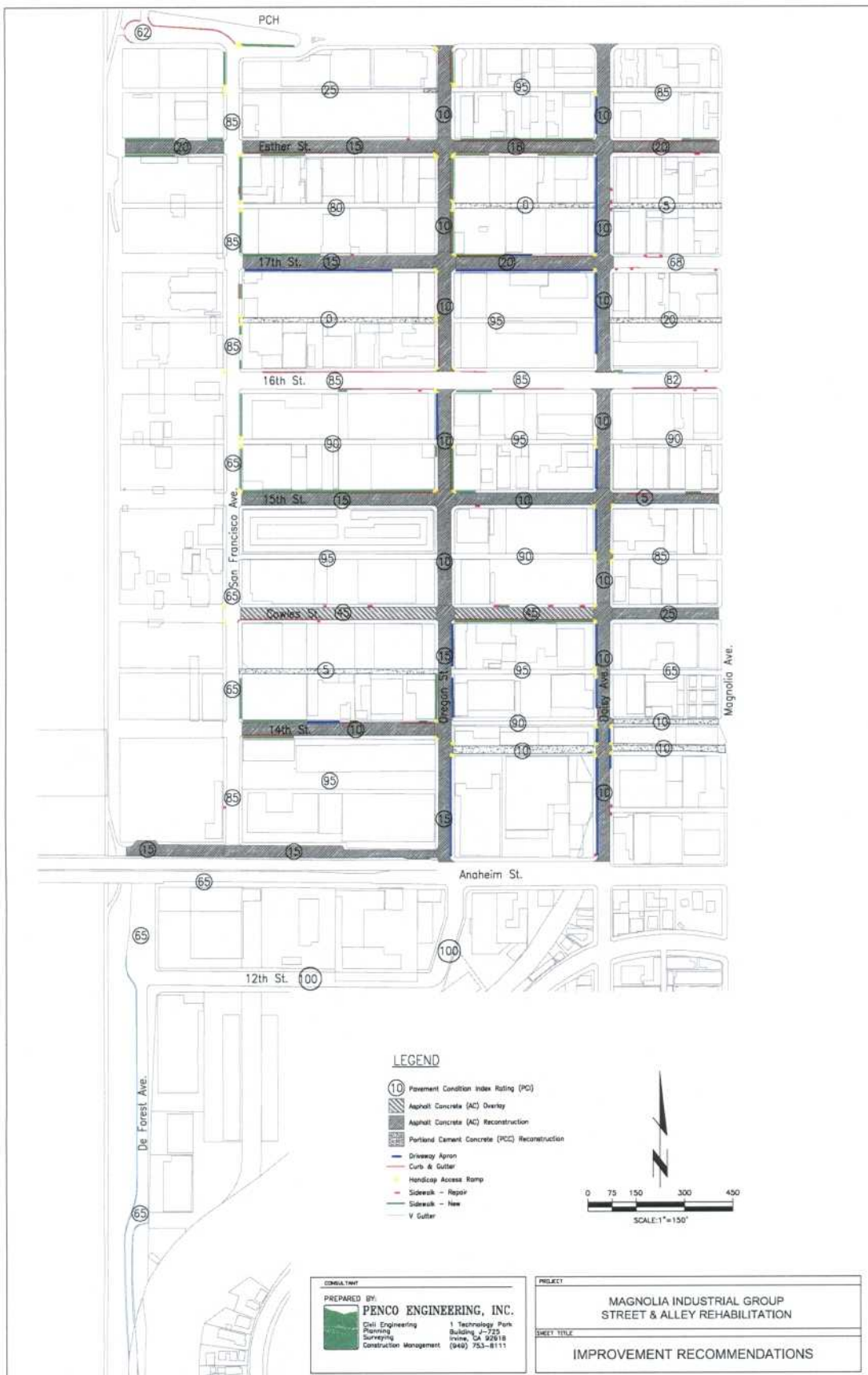
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APPROVED:



GERALD R. MILLER  
CITY MANAGER

Attachments: Exhibit A – Magnolia Industrial District Field Survey and Construction Estimates



**Magnolia Industrial Group  
Proposed Street Improvement Plan  
March 2006**

**Construction Estimates**

<b>Year</b>	<b>Street</b>	<b>Direction</b>	<b>Improvement</b>	<b>Estimate</b>	<b>Funding Source</b>
FY 06-07	Oregon Ave	N/S	Street Reconstruction Curbs, Sidewalks and Gutters	\$1,040,000 \$318,919	RDA
FY 07-08	Daisy Ave	N/S	Street Reconstruction Curbs, Sidewalks and Gutters	\$1,027,000 \$250,863	RDA
FY 08-09	Esther Street 17 <sup>th</sup> St 15 <sup>th</sup> St	E/W E/W E/W	Street Reconstruction Curbs, Sidewalks and Gutters	\$1,548,000 \$487,063	TBD
FY 09-10	San Francisco Ave Cowles 14 <sup>th</sup> St 16 <sup>th</sup> St Anaheim (Nrth Side)	N/S E/W E/W E/W E/W	Street Reconstruction Curbs, Sidewalks and Gutters	\$1,267,375 \$324,650	TBD
FY 10-11	De Forest PCH (South Side) Alley	N/S E/W E/W	Street Reconstruction Curbs, Sidewalks and Gutters	\$210,375 \$64,150	TBD

TBD: To be determined