



# Long Beach Water

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1800 E. Wardlow Road, Long Beach, CA 90807-4931  
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## Board of Water Commissioners

January 20, 2022

CHRISTOPHER J. GARNER, General Manager

### Subject

Authorize the General Manager to execute a six (6) month Revocable Facility Use Permit with an option to extend for one additional six (6) month period, with Cora Constructors, Inc., for use of 6,000 sq. ft. of space at Long Beach Water Department-owned property at St. Louis Avenue and 32<sup>nd</sup> Street, for storage of containers, vehicles, equipment, tools and materials, necessary for construction services provided to the Long Beach Water Department as part of its North Long Beach Collection Main Control Valve Upgrade Project (EO-3435).

### Executive Summary

On October 14, 2021, the Board of Water Commissioners adopted specifications WD-15-19 for the North Long Beach Collection Main Control Valve Upgrade Project (EO-3435) and authorized the General Manager to sign a construction contract with Cora Constructors, Inc. (Cora) in the amount of \$1,249,350.

In November 2021, Cora was contracted to provide rehabilitation of the existing pressure transmitter vault located south of the intersection of Cherry Avenue and Tehachapi Drive, construction of a new vault for the new butterfly valve approximately 1,500 feet east of the intersection of Cherry Avenue and Wardlow Road, upgrade of an existing pressure transmitter and control valve appurtenances, and four different condition assessments of the North Long Beach collection main.

In December 2021, Cora requested use of 6,000 sq. ft. of space at St. Louis Avenue and 32<sup>nd</sup> Street, as shown on the attached Exhibit A. The proposed monthly rental rate of \$1,260 charged to Cora is based on the property's most recent appraisal, completed in May 2019.

The Revocable Facility Use Permit would restrict Cora's use of the space to the storage of containers, vehicles, equipment, tools and materials, necessary for construction services provided to the Long Beach Water Department as part of its North Long Beach Collection Main Control Valve Upgrade Project (EO-3435), and would release the Long Beach Water Department from liability in the event of loss or damage of Cora's property or that of their representatives.

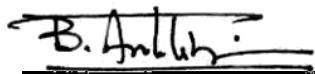
There are no immediate plans for development at this property.

**Recommendation**

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**Fiscal Impact:** Approximate revenue to the Water Fund for the initial six (6) month period in FY 22 is \$7,560. Should the Permit be extended for an additional six (6) months, the revenue for FY 22 would total \$10,080, and for FY 23, \$5,040. The rent charged to Cora will be prorated, should they vacate the property early.



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B. Anatole Falagan  
Assistant General Manager



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Christopher J. Garner  
General Manager






Attachment: Exhibit A

**Long Beach Water Department-owned Property  
St. Louis Avenue and 32<sup>nd</sup> Street (5.7 acres – 248,423 sq. ft.)**

**Exhibit A**



**Permittees:**

-  CIT RFUP for 52,500 sq. ft. (Term ends February 2022)
-  Cora (Water contractor) requested 6,000 sq. ft. of space for storage of equipment, vehicles, containers, etc., from January 2022 to July 2022
-  OPC RFUP for 3,000 sq. ft. (Term ends May 2022; May extend for one more year)
-  LBWD Storage
-  Public Works' Rail Car Storage (Anticipated storage until end of 2022)