

# Revocable Facilities Use Permit Cora Constructors, Inc.

Board of Water Commissioners

January 20, 2022



**Long Beach Water**  
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# Executive Summary

- In October 2021, the Board:
  - Adopted Specifications WD-15-19 for North LB Collection Main Control Valve Upgrade Project (EO-3435)
  - Authorized General Manager to execute contract with Cora Constructors, Inc. for \$1,249,350.





# Executive Summary (Cont.)

- In November 2021, the General Manager executed contract with Cora to:
  - Rehabilitate existing pressure transmitter vault located south of the intersection of Cherry Avenue and Tehachapi Drive
  - Construct new vault for the new butterfly valve, approximately 1,500 feet east of the intersection of Cherry Avenue and Wardlow Road
  - Upgrade existing pressure transmitter and control valve appurtenances
  - Assess condition of North LB collection main

# Executive Summary (Cont.)

- In December 2021, Cora:
  - Requested 6,000 sq. ft. of space at St. Louis Avenue and 32<sup>nd</sup> Street to store containers, vehicles, equipment, tools, and materials necessary for construction services related to North LB Collection Main Control Valve Upgrade Project (EO-3435).



# Fiscal Impact

- Monthly rental of rate of \$1,260 based on 2019 appraisal.
- Revenue to Water Fund
  - FY 22 - \$7,560 for 6-month period
  - FY 22 - \$10,080 and FY 23 - \$5,040 with 6-month extended period
- LBWD would be released from liability in the event of loss or damage of Cora's property or that of their representatives
- Rent prorated if vacating property early





# Space Requested by Cora



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

## PERMITTEES:

- CIT (52,500 sq. ft., Term ends February 2022)
- Cora (6,000 sq. ft., 6-month Term Requested)
- OPC (3,000 sq. ft., Term ends May 2022 and May extend for 1 Additional Year)
- LBWD Storage
- Public Works' Rail Car Storage (Anticipated Storage until end of 2022)



# Recommendation

- Authorize the General Manager to execute a six (6) month Revocable Facility Use Permit with an option to extend the term one (1) time for a period of six (6) months, 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).



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