

June 21, 2022

R-32

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to execute any and all documents necessary for a Supplemental Agreement to Management Agreement No. 21667 with ASM Global, a Pennsylvania joint venture, to complete various capital improvements at the Long Beach Convention and Entertainment Center, at 300 East Ocean Boulevard, in the amount of \$1,429,962. (District 1)

DISCUSSION

On August 24, 2021, the City Council adopted the Fiscal Year 2022 (FY 22) Capital Improvement Program (CIP) that included \$550,000 in proposed Tidelands Oil Revenue funding for projects at the Long Beach Convention and Entertainment Center (LBCEC). On April 26, 2022, the California State Lands Commission (SLC) was notified of these additional expenditures for maintenance, repair, and modernization. Additionally, on May 17, 2022, City Council approved the use of \$879,962 from Measure B Funds for an additional four projects at the LBCEC. The LBCEC is ready to proceed with the following proposed projects for this funding:

FY 22 CIP Budget Projects

Beverly O'Neill Theater - Elevator Repair and Renovations

Estimated \$185,000

Repair and renovations are proposed to the existing elevator at the Plaza in an ongoing effort to improve the safety and guest experience at the facility, and to maintain multiple options for safe and equitable public access to the facility. The modernization of this elevator will also provide aesthetic improvements, helping ensure a world class facility.

Terrace Theater – Renovations to Dressing Rooms and Restrooms

Estimated \$255,000

Renovations and upgrades to the dressing rooms and restrooms are proposed to improve the guest experience and overall operations at the facility and make the LBCEC an attractive venue for a variety of events. In addition, modernizations to the restrooms are anticipated to reduce utility expenses with more energy efficient fixtures.

Terrace Plaza Area – Engineering and Electrical Panel Replacement

Estimated \$110,000

To improve the safety of the operators/vendors in Terrace Plaza, and ensure that electrical panels perform at optimal levels, while reducing utility expenses for the City, the improvement will replace all electrical panels in Terrace Plaza area which support a number of fixtures and facilities throughout the Plaza.

Measure B Projects

Entertainment and Community Gathering Space – FF&E Lifecycle Enhancements

Estimated \$600,000

The improvement to the entertainment and communal gathering places will improve guest satisfaction and experience by replacing and enhancing the lights/furnishings and decorations on the Terrace Plaza/Theater. Current inventory is over five (5) years old and in disrepair, with the revitalization improving the Annual Tree Lighting Ceremony for the residents of Long Beach and Holiday Events, ensuring the Convention Center remains a premier destination for our guests and vendors.

Promenade– Repair and Replace Deteriorated Promenade Wall Panels

Estimated \$30,000

To ensure public safety, the proposed improvement will replace aged panel walls along the Convention Center promenade wall with wooden panels and provide an aesthetic carpet screening.

LBCEC – Water Filling Stations

Estimated \$80,000

To reduce waste and ensure LBCEC guests and vendors have access to filtered water, the improvement is aimed at providing 36 new bottle filling stations across the campus. The removal of the dated water fountains and installation of the filling stations will require plumbing reconfiguration and installation of the new equipment.

Terrace Theater – Renovations to Chorus Rooms and Restrooms

Estimated \$169,962

To improve guest experience at the facility, while also reducing utility expenses for the City, this improvement will begin to renovate the chorus rooms and restrooms within the Terrace Theater. The renovated restrooms will reduce utility expenditures through installation of more energy efficient fixtures, while the dressing room renovations will improve operations for vendors, making the LBCEC an attractive venue for future events.

This Supplemental Agreement is required to modify the Management Agreement to allow ASM Global to manage these capital improvement projects. ASM Global will ensure that the bidding process for these projects complies with City of Long Beach (City) regulations and the resulting contracts comply with the State Labor Code, as well as with City's insurance, bond and other

performance requirements. ASM Global will confirm with the City that the projects are completed according to the terms of the contract and applicable laws and regulations.

The proposed Supplemental Agreement provides only the authorization for ASM Global to contract for and administer the proposed capital improvements on behalf of the City. No additional compensation is provided to ASM beyond that already provided under the existing Management Agreement.

This matter was reviewed by Deputy City Attorney Monica J. Kilaita on June 1, 2022 and by Budget Operations and Development Officer Rhutu Amin Gharib on June 3, 2022.

TIMING CONSIDERATIONS

City Council action is requested on June 21, 2022, to allow ASM Global to immediately begin work to complete the projects in a timely manner.

FISCAL IMPACT

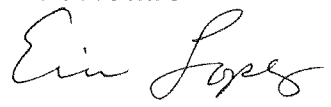
The capital improvements in the amount of \$1,429,962 at the LBCEC are funded using FY 22 CIP from the Tidelands Operating Fund Group and Measure B collected funds. These funds are budgeted in the Tidelands Operating Fund Group and Capital Projects Fund Group in the Public Works Department, in amounts of \$550,000 and \$879,962, respectively. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,


JOHNNY M. VALLEJO
ACTING DIRECTOR
ECONOMIC DEVELOPMENT


ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

APPROVED:


THOMAS B. MODICA
CITY MANAGER