

January 16, 2023

Honorable Mayor and City Council
City of Long Beach
California

RECOMMENDATION:

Recommendation to adopt Plans and Specification R-7222 and award a contract to Bitech Construction Company, Inc., of Buena Park, CA, for construction of the MacArthur Park Rehabilitation Project, in the amount of \$6,424,160, authorize a 13 percent contingency in the amount of \$835,141, for a total contract amount not to exceed \$7,259,301, and authorize the City Manager, or designee, to execute all documents necessary to enter into the contract, including any necessary subsequent amendments. (District 6)

DISCUSSION

City Council approval is requested to enter into a contract with Bitech Construction Company, Inc., to provide construction services for the MacArthur Park Rehabilitation Project (Project).

The community located within a one-mile radius of MacArthur Park makes up about 17 percent of City of Long Beach's (City) population, making it one of the most densely populated areas in Long Beach. In 2016, the Los Angeles County Department of Parks and Recreation completed a Needs Assessment for parks throughout the region, using CalEnviroScreen indicators which revealed 73 percent of the MacArthur Park community had a high need for quality park space.

In 2019, the Parks, Recreation and Marine Department along with key community partners and stakeholders began a year-long community engagement and visioning effort that resulted in 15 public workshops, 205 park audits and surveys, and a new Vision Plan to guide future improvements and investments at MacArthur Park.

On February 15, 2022, City Council approved to accept grant funds from the California Department of Parks and Recreation, in an amount of \$8,500,000, for design, engineering, and capital improvements at MacArthur Park.

In November 2022, the City unveiled the concept design including major renovations to the sports courts, multi-purpose green space, picnic areas, and a playground. The expanded playground features rubber safety surfacing, accessible play equipment for all ages, seating, shade structures, and takes design cues from the riverine landscape found in Cambodia and Southeast Asia. Additional community surveys and public input collected informed the final design which includes a walking trail with fitness equipment, community gathering spaces, a large picnic shelter with a pagoda style shade structure inspired by Southeast Asian architecture, new trees, and pedestrian scale lighting.

The bid was advertised in the Long Beach Press-Telegram on September 11, 2023, and 194 potential bidders specializing in construction service were notified of the bid opportunity. Of those bidders, 14 downloaded the bid via the City's electronic bid system. The specifications were made available on the Purchasing Division's website at www.longbeach.gov/purchasing. A bid announcement was also included in the Purchasing Division's weekly update of Open Bid Opportunities, which is sent to 44 local, minority-owned and women-owned business groups. There were three bids received on October 24, 2023. Bitech Construction Company, Inc., of Buena Park, CA, a certified Small Business Enterprise (SBE), was the lowest responsive and responsible bidder.

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on December 29, 2023, Acting Labor Compliance Officer Tommy Ryan on December 21, 2023, and by Budget Management Officer Nader Kaamoush on December 28, 2023.

SUSTAINABILITY

Any demolition of concrete or other materials used will be recycled and diverted from landfills.

MacArthur Park Rehabilitation project has been reviewed by the Site Plan Review Committee on January 11, 2023.

In accordance with the California Environmental Quality Act, Categorical Exemption CE-23-027 was filed on February 16, 2023.

TIMING CONSIDERATIONS

City Council action to adopt Plans and Specifications R-7222 and award a contract concurrently is requested on January 16, 2024, to ensure the contract is in place expeditiously.

FISCAL IMPACT

The total contract amount will not exceed \$7,259,301, inclusive of a 13 percent contingency. The total project cost is estimated at \$10,500,000 including design, construction, construction management, Project Labor Agreement (PLA) and labor compliance, inspections, and project oversight. The total project cost is currently supported by \$8,500,000 Department of Parks and Recreation State Grant and \$600,000 in Measure A funds currently budgeted in the Capital Projects Fund Group in the Public Works Department. The remaining balance will be funding by \$400,000 identified as part of the approved Elevate '28 plan and \$1,000,000 in anticipated County Measure A. The Parks, Recreation and Marine Department will be responsible for operating and maintaining the Project site upon completion. The additional annual operating and maintenance costs associated with this recommendation are unknown at this time and are currently not budgeted. If additional budget is necessary, it will be requested as part of a future budget process.

This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. Approval of this recommendation will provide continued support to the local economy. The number of additional local jobs created by this

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project will not be known until the contractors have completed their hiring and construction has commenced.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

Handwritten signature of Eric Lopez in blue ink.

Eric Lopez
Director
Public Works

APPROVED:

Handwritten signature of Thomas B. Modica in blue ink.

THOMAS B. MODICA
CITY MANAGER

ATTACHMENTS: A – MACARTHUR PARK SITE PLAN
B – RENDERINGS