



NEWPORT BEACH

City Council Staff Report

January 27, 2026
Agenda Item No. 13

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Central Library Air Handler Replacement – Notice of Completion for
Contract No. 9691-1

ABSTRACT:

On January 28, 2025, the City Council awarded a contract for the Central Library Air Handler Replacement to MEP Fusion Inc. The project replaced aging air handlers at the Newport Beach Central Library, located at 1000 Avocado Avenue. The work is now complete and staff requests City Council acceptance and close out of the contract.

RECOMMENDATIONS:

- Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and
- Accept the completed work and authorize the City Clerk to file a Notice of Completion for the project.

DISCUSSION:

Overall Contract Cost/Time Summary

Awarded Contract Amount	Final Total Contract Amount	Total Contract Change Amount	Percent Contract Cost Change
\$1,199,500	\$1,257,100	\$57,600	4.8%
Allowed Contract Time + Approved Extensions/Suspensions (Days) =		34	Actual Time Used (Days) 34

This project included the replacement of aging air handlers and associated equipment at the Newport Beach Central Library, providing improved functionality and efficiency and reducing maintenance needs.

The contracted work has been completed to the satisfaction of the Public Works Department. A summary of the construction cost is as follows:

Original Bid Amount:	\$	1,199,500
Actual Cost of Bid Items Constructed:	\$	1,199,500
Total Change Orders:	\$	57,600
Final Contract Cost:	\$	1,257,100

The total final contract amount was \$1,257,100, approximately 4.8% higher than the original bid amount. The additional cost resulted from unforeseen conditions not covered by the initial contract including replacing heavily corroded piping and non-functioning damper actuators.

A summary of the project schedule milestones is as follows:

Estimated Start of Construction per Annual Baseline Schedule	September 15, 2025
Actual Start of Construction Per Notice to Proceed	September 15, 2025
Estimated Completion Per Annual Baseline Schedule	November 14, 2025
Substantial Completion Date Inclusive of Extra Work	November 14, 2025

FISCAL IMPACT:

The Central Library Air Handler Replacement project was included within the Fiscal Year 2024-25 Capital Improvement Program Budget. Funds for the construction contract were expended from the following account(s):

<u>Account Description</u>	<u>Account Number</u>	<u>Amount</u>
Facilities Maintenance Master Plan (FMMP)	57101-980000-25F02	\$ 257,952.91
General Fund	01201925-980000-25F02	\$ 999,147.09
	Total:	\$ 1,257,100.00

The FMMP includes a comprehensive condition assessment of all City of Newport Beach facilities and prioritizes capital repairs and/or major maintenance based on a variety of factors including current condition and age of facilities. This program funds a variety of capital repair and maintenance projects in an effort to keep City facilities in good condition. The FMMP is funded by the General Fund.

ENVIRONMENTAL REVIEW:

On January 28, 2025, City Council found this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENT:

Attachment A – Location Map