



NEWPORT BEACH

City Council Staff Report

December 9, 2025
Agenda Item No. 14

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Central Library Elevator Modernization – Notice of Completion of
Contract No. 8939-1

ABSTRACT:

On April 23, 2024, the City Council awarded a contract for the Central Library Elevator Modernization project to Armstrong Cal Builders, Inc. of Irvine. The project modernized two elevators with new cab interiors, upgraded the power to the elevators, installed new fire alarm devices and fire alarm control panels. The work is now complete and staff requests City Council acceptance and close out of the contract

RECOMMENDATIONS:

- a) 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
- b) 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
\$1,023,500.00	\$1,064,467.23	\$40,967.23		4.0%
Allowed Contract Time + Approved Extensions/Suspensions (Days) =		224	Actual Time Used (Days)	224

This project (23F02) is part of the Facilities Maintenance Master Plan (FMMP). The elevators and their associated equipment were at the end of their expected service life and their equipment was no longer serviceable and replacement parts were beginning to

be difficult to find. Additionally, the relevant fire safety and power requirement codes have changed for elevators. This project brought the elevators into compliance with the latest codes, added additional fire alarm devices throughout the Central Library, installed a new fire alarm control panel, and replaced the elevator interiors to improve aesthetics and meet updated ADA requirements.

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

Original Bid Amount:	\$	1,023,500.00
Actual Cost of Bid Items Constructed:	\$	1,023,500.00
Total Change Orders:	\$	40,967.23
Final Contract Cost:	\$	1,064,467.23

The total contract amount was \$1,064,467.22, approximately 4% higher than the original bid amount. Most of the additional cost was related to the replacement of the public elevator cab roof which was discovered to need repair after the demolition of the machinery attached to the roof. The other additional work included installing additional fire alarm fixtures to meet code requirements, additional light fixtures in the elevator pit for safety of maintenance personnel, and new dedicated circuits for each oil cooler to comply with code and best practices.

A summary of the project schedule milestones is as follows:

Estimated Start of Construction per Annual Baseline Schedule	September 30, 2024
Actual Start of Construction Per Notice to Proceed	November 12, 2024
Estimated Completion Per Annual Baseline Schedule	June 6, 2025
Substantial Completion Date Inclusive of Extra Work	November 10, 2025

FISCAL IMPACT:

The Central Library Elevator Modernization 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>
FMMP	57101-980000-23F02	\$ 45,702.45
FMMP	57101-980000-24F02	\$ 1,018,764.78
Total:		\$ 1,064,467.23

The FMMP includes a comprehensive condition assessment of all City 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 repairs and maintenance projects in an effort to keep City facilities in good condition and is funded by the General Fund.

ENVIRONMENTAL REVIEW:

On April 23, 2024, 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