



NEWPORT BEACH

City Council Staff Report

January 24, 2023
Agenda Item No. 5

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: David A. Webb, Public Works Director - 949-644-3311,
dawebb@newportbeachca.gov

PREPARED BY: Tom Sandefur, Assistant City Engineer
tsandefur@newportbeachca.gov

PHONE: 949-644-3321

TITLE: Newport Beach Mariners Library, Corona del Mar Lifeguard Substation, and Ben Carlson Lifeguard Headquarters Heating, Ventilation, and Air Conditioning Replacement Project – Award of Contract No. 8760-1 (22F02)

ABSTRACT:

The City of Newport Beach (City) has received construction bids for the Newport Beach Mariners Library, Corona del Mar (CdM) Lifeguard Substation, and Ben Carlson Lifeguard Headquarters Heating Ventilation and Air Conditioning (HVAC) Replacement Project. The project will replace components of the HVAC systems at the Mariners Branch Library and the Ben Carlson Lifeguard Headquarters at Newport Pier. In addition, the project will add an HVAC system to the CdM Lifeguard Substation. Staff requests City Council approval to award the construction contract to Western Allied Corporation of Santa Fe Springs, California.

RECOMMENDATIONS:

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1 Section 15301(d) (maintenance of existing public facilities and mechanical equipment involving no expansion of existing use) 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;
- b) Approve the project plans and specifications;
- c) Award Contract No. 8760-1 to Western Allied Corporation for the bid price of \$427,497 for the Newport Beach Mariners Library, CdM Lifeguard Substation, and Ben Carlson Lifeguard Headquarters HVAC Replacement Project, and authorize the Mayor and City Clerk to execute the contract; and
- d) Establish a contingency of \$43,000 (approximately 10 percent of total bid) to cover the cost of unforeseen work not included in the original contract.

DISCUSSION:

A review of the City’s facilities and their respective HVAC components found certain deficiencies. Generally, these deficiencies were due to the age of the components as the components had reached the end of their expected service life and were ready for replacement.

In particular, the Mariners Branch Library requires a new evaporative condenser and replacement of all four water pumps, along with an upgrade to the building’s HVAC control system. At the CdM Lifeguard Substation, the work involves installing an HVAC system in the facility where none currently exists. In addition, the project will reorient the adjacent restaurant’s exhaust fan to prevent the system from drawing exhaust fumes from the kitchen hood into the lifeguard facility. The Ben Carlson Lifeguard Headquarters building at the Newport Pier recently suffered a failure of the HVAC heating and cooling unit on the roof and requires a replacement.

At 2 p.m. on December 20, 2022, the City Clerk opened and read the following bids for this project:

	BIDDER	TOTAL BID AMOUNT
Low	Western Allied Corporation	\$ 427,497.00
2nd	Bon Air, Inc.	\$ 565,000.00

The City received two bids for this project. The low bidder, Western Allied Corporation submitted a bid equaling Engineer’s Estimate of \$427,000. Western Allied Corporation submitted all the necessary forms and possesses a Classification “B” and a “C-20” California State Contractors License as required by the project specifications. A check of the contractor’s references indicates a satisfactory history of similar projects for other public agencies, including the City.

The limited number of proposers on this project is likely due to current high demand for skilled contractors, the complexity of the work, and the diverse nature of the individual components. However, the low bidder has a good history of work with the City and is capable of delivering the project.

The proposed project includes replacing the existing evaporative condenser and all four pumps and upgrading the building automation system at Mariners Branch Library; installing an outdoor heat pump unit, installing three fan coil systems, replacing and relocating the kitchen exhaust fan at CdM Lifeguard Substation; and installing a one-piece heating cooling unit at the Ben Carlson Lifeguard Headquarters at Newport Pier.

Pursuant to the contract specifications, the contractor will have 40 consecutive working days to complete the work. Work is scheduled to begin winter 2023.

The project plans and specifications will be available for review at the January 24, 2023 City Council meeting or upon request.

FISCAL IMPACT:

Sufficient funding is available from the Fiscal Year 2022-23 Capital Improvement Program (CIP) budget for completion of this contract. The funds are expensed from the Facilities Maintenance Master Plan Program (FMMP) Account in the Public Works Department, 57101-980000-22F02. 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 repair and maintenance projects in an effort to keep City facilities in good condition. The FMMP is funded through the General Fund.

The following funds will be expended:

<u>Account Description</u>	<u>Account Number</u>	<u>Amount</u>
FMMP	57101-980000-22F02	\$ 471,997.00
	Total:	\$ 471,997.00

Proposed expenditures are as follows:

<u>Vendor</u>	<u>Purpose</u>	<u>Amount</u>
Western Allied Corporation	Construction Contract	\$ 427,497.00
Western Allied Corporation	Construction Contingency	\$ 43,000.00
Various	Printing and Incidentals	\$ 1,500.00
	Total:	\$ 471,997.00

Staff recommends establishing \$43,000 (approximately 10 percent) for contingency purposes to cover the cost of unforeseen conditions associated with construction.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1 Section 15301(d) (maintenance of existing public facilities and mechanical equipment involving no expansion of existing use) 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 Maps