



CITY OF

NEWPORT BEACH

City Council Staff Report

February 11, 2020
Agenda Item No. 12

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Restroom Buildings Maintenance Project – Notice of Completion for
Contract No. 7509-1 (18F02)

ABSTRACT:

On November 27, 2018, City Council awarded Contract No. 7509-1 for the Restroom Buildings Maintenance Project (18F02) to TL Veterans Construction, Inc. While TL Veterans completed a majority of the work, they were unable to satisfactorily complete the entire scope of the project. As a result, staff deleted the remaining work and requests City Council acceptance and close out of the contract.

RECOMMENDATION:

- a) Accept the completed work and authorize the City Clerk to file a Notice of Completion for the project;
- b) Authorize the City Clerk to release the Labor and Materials Bond 65 days after the Notice of Completion has been recorded in accordance with applicable portions of Civil Code; and
- c) Release Faithful Performance Bond one year after acceptance by the City Council.

FUNDING REQUIREMENTS:

The construction contract was expensed from the following accounts:

<u>Account Description</u>	<u>Account Number</u>	<u>Amount</u>
FMMP	57101-980000-18F02	\$ 130,883.45
	Total:	\$ 130,883.45

DISCUSSION:

Overall Contract Cost/Time Summary

Awarded Contract Amount	Final Cost at Completion	Contingency Allowance	Actual Contract Change	% Due to Directed Change	% Due to Unforeseen Change
\$164,500.00	\$130,883.45	10% or less	-20.5%	-20.5%	0.0%
Allowed Contract Time + Approved Extensions (days) =		120	Actual Time Under (-) or Over (+)		-36

This project's scope included repair and updates to eight (8) of the City's public restrooms. These restroom facilities are located at 58th Street, Channel Place Park, Eastbluff Park, Port Westbourne Park, Irvine Terrace Park, Buck Gully/Little Corona Beach, Balboa Pier, and Corona Del Mar State Beach. The planned work included new paint, flooring, plumbing, ventilation screens, LED light fixtures and lamps upgrades, water bottle filling stations, security gates, and some timber support beam replacements.

Five (5) of the restrooms were restored at 100% of scope. The remaining three (3) locations were not completed to the satisfaction of the Public Works Department. The original project foreman left TL Veterans near the start of construction and was never replaced. The restroom remodel work was not progressing in a satisfactory manner, and in an effort of good faith, staff agreed to allow TL Veterans to return after the summer to complete the remaining work after Labor Day.

Throughout construction TL Veterans failed to complete basic construction tasks such as providing submittals in a timely manner, providing supervision to workers, clearly communicating with the Public Works Department, and updating project schedules.

Staff eliminated the remaining work at the following three locations: Channel Place Park Restrooms, Balboa Pier Restrooms, and Corona del Mar Restrooms. Planned work completed in these locations varied from 0% - 87%. The remaining work will now be rebid in the upcoming "Multi-Facilities Rehabilitation Project" being prepared currently and planned for construction in Fall 2020.

The portion of the work that was finished was completed to the satisfaction of the Public Works Department. A summary of the construction cost is as follows:

Original Bid Amount:	\$ 164,500.00
Actual Cost of Bid Items Constructed:	\$ 128,683.45
Total Change Orders:	\$ 2,200.00
Final Contract Cost:	\$ 130,883.45

The final contract cost for all the work completed was \$130,883.45, which was approximately 20.5 percent lower than the original bid amount. The actual cost of bid items constructed (\$128,683.45) was less than the original bid amount (\$164,500.00) due to the deletion of the remaining work on this contract.

A summary of the project schedule milestones is as follows:

Estimated Start of Construction per Annual Baseline Schedule	06/17/19
Actual Start of Construction Per Notice to Proceed	02/07/19
Contract Completion Date	11/04/19
Construction Stop Date (date contract was terminated)	09/19/19

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (a) (Interior or exterior alterations) 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