



**CITY OF**

---

---

# **NEWPORT BEACH**

## **City Council Staff Report**

September 14, 2021  
Agenda Item No. 14

**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:** Balboa Pier and Channel Place Park Restrooms Rehabilitation  
Project – Award of Contract No. 8700-1

---

**ABSTRACT:**

The Capital Improvement Program includes funding to make repairs at various City of Newport Beach (City) facilities under the Facilities Maintenance Master Plan (FMMP). The public restroom locations at the Balboa Pier and Channel Place Park have been selected for rehabilitation. Staff has received bids and requests City Council approval to award the work to Allinone Construction, Inc. (ACI) of La Habra, CA.

**RECOMMENDATION:**

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301\_Class 1(a) and (d) alterations involving partitions, plumbing and conveyances; restoration of deteriorated or damaged facilities of the CEQA Guidelines, because this project results in no expansion of an existing use;
- b) Approve the project plans and specifications;
- c) Award Contract No. 8700-1 to Allinone Construction, Inc. for the total bid price of \$135,910, and authorize the Mayor and City Clerk to execute the contract; and
- d) Establish a contingency amount of \$20,400 (approximately 15 percent) to cover the cost of unforeseen work not included in the original contract.

**DISCUSSION:**

As part of the annual FMMP program, City staff identified the restrooms at Balboa Pier and Channel Place Park as needing maintenance. Staff developed bidding documents and put the project out for public bids.

At 10 a.m. on July 22, 2021, the City Clerk opened and read the following bids for this project:

	BIDDER	BASE BID
<b>LOW</b>	Allinone Construction, Inc.	\$ 135,910.00
2nd	R Dependable Construction, Inc.	\$ 153,500.00
3rd	Speedy Fix Inc.	\$ 168,000.00
4th	Noble E&C, Inc.	\$ 175,500.00
5th	Optima RPM	\$ 176,939.00
6th	R I Electrical Services	\$ 199,200.00
7th	Harbor Coating and Restoration	\$ 233,500.00
8th	AG Construction	\$ 298,800.00
9th	Minako America Corporation	\$ 390,024.00

The low bid was 31 percent lower than the Engineer's Estimate of \$178,500. Five of the bids came in under the Engineer's Estimate. The Engineer's Estimate was conservative due to the recent fluctuations staff is seeing in construction material pricing. The work necessary for the completion of the contract scope at Channel Place Park consists of removing and disposing of existing improvements, installing new sinks, urinals, and partitions; epoxy coating the floor; painting the interior; patching the roof beams; and installing new copper roofing, awning, and flashing materials. The work necessary for the completion of the contract scope at Balboa Pier Restrooms consists of replacing missing roof tiles, installing new sheet metal flashing at eaves, and replacing all wire mesh ventilation screens.

Staff recommends awarding the contract to Allinone, the apparent low bidder. Allinone possesses a valid and current California State General Building "B" Contractor's License as required by the contract documents. A check of the Contractor's references indicates satisfactory completion of similar projects for other public agencies.

Pursuant to the contract documents, the contractor has 30 consecutive working days to complete the project. Tardy completion of the project may be assessed \$500 in liquidated damages per calendar day.

#### **FISCAL IMPACT:**

The adopted budget includes sufficient funding for this purchase. It will be expensed to the FMMP account, 57101-980000-20F02.

Proposed fund uses are as follows:

<u>Vendor</u>	<u>Purpose</u>	<u>Amount</u>
Allinone	Construction Contract	\$ 135,910
Allinone	Construction Contingency	\$ 20,400
Various	Printing & Incidentals	\$ 1,000
Total:		<b>\$ 157,310</b>

**ENVIRONMENTAL REVIEW:**

Staff recommends the City Council find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301\_Class 1(a) and (d) (alterations involving partitions, plumbing and conveyances; restoration of deteriorated or damaged facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because this project results in no expansion of an existing use.

**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