



# NEWPORT BEACH

## City Council Staff Report

October 12, 2021  
Agenda Item No. 8

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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**TITLE:** Police Station Locker Room Remodel – Notice of Completion for  
Contract No. 7872-1 (21F12)

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### **ABSTRACT:**

On February 9, 2021, the City Council awarded Contract No. 7872-1 for the Police Station Locker Room Remodel project to Optima RPM, Inc. The project updated the men's and women's locker rooms, restrooms and adjacent hallways in the Police Department Headquarters located at 870 Santa Barbara Drive. The work is now complete and staff 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.

### **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
\$762,000.00	\$834,075.73	12.9% or less	+9.46%	0%	9.46%
Allowed Contract Time + Approved Extensions (days) =		107	Actual Time Under (-) or Over (+)		0

The Police Station Locker Room Remodel project (Contract No. 7872-1) provided a more efficient use of space, an energy-efficient LED lighting system, increased ventilation, and new lockers with additional capacity. The work also included replacing a portion of the ground-floor hallways, wall covering, lighting and flooring.

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:	\$762,000.00
Actual Cost of Bid Items Constructed:	\$834,075.73
Total Change Orders:	\$72,075.73
<b>Final Contract Cost:</b>	<b>\$834,075.73</b>

Four change orders totaling \$72,075.73 in increased contract cost were approved. Over half the change order total, \$34,358.80, was due to necessary asbestos abatement not identified until after demolition began. Additional change orders included rerouting HVAC ducting; upgrading hallway flooring and locker room cabinets, and rebuilding a wall not identified correctly on the plans. After the project was awarded, Police Department staff also requested rehabilitation of the Crime Scene Investigation Lab (CSI Lab) to match the hallway improvements. The additional work increased the overall cost of the project. However, the cost was less than doing the work separately since the contractor was already working onsite and with the same products. Pursuant to Council Policy F-14 (Authority to Contract), the City Manager was able to approve this change order, adding 2.9 percent to the Council approved 10 percent contingency. The Police Department provided the necessary funding to increase the contingency allowance to 12.9 percent in order to address this added work.

A summary of the project schedule is as follows:

Estimated Start of Construction per Annual Baseline Schedule	April 5, 2021
Actual Start of Construction Per Notice to Proceed	March 29, 2021
Extended Contract Completion Date Inclusive of Extra Work	August 20, 2021
Actual Substantial Construction Completion Date	August 20, 2021

### **FISCAL IMPACT:**

Funds for the construction contract were expended from the following accounts:

<u>Account Description</u>	<u>Account Number</u>	<u>Amount</u>
Facilities Maintenance CIP	57101-980000-19F02	\$ 455,282.31
Facilities Maintenance CIP	57101-980000-21F02	357,792.56
CSI Lab	01035353-811025	21,000.86
<b>Total:</b>		<b>\$ 834,075.73</b>

**ENVIRONMENTAL REVIEW:**

On February 9, 2021, 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 this project 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