



# City of La Quinta

**CITY / SA / HA / FA MEETING DATE:** June 3, 2014

**AGENDA CATEGORY:**

**ITEM TITLE:** ACCEPT CITYWIDE PREVENTATIVE MAINTENANCE IMPROVEMENTS CITY HALL BUILDING HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS 1 AND 2 REPLACEMENT PROJECT

**BUSINESS SESSION:**

**CONSENT CALENDAR:** 11

**STUDY SESSION:**

**PUBLIC HEARING:**

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## **RECOMMENDED ACTION:**

Accept the City-wide Preventative Maintenance Improvements City Hall Building Heating, Ventilation and Air Conditioning Systems 1 and 2 Replacement Project as complete; authorize the City Clerk to file a Notice of Completion with the Office of the County Recorder; and authorize staff to release retention in the amount of \$4,900, thirty-five days after the Notice of Completion is recorded.

## **EXECUTIVE SUMMARY:**

- This project entailed replacing heating, ventilation and air conditioning (HVAC) Systems 1 and 2, which serve the east wing of City Hall.
- The contractor has completed all work in accordance with the project specifications.

## **FISCAL IMPACT:**

This project was included in the Fiscal Year 2013/2014 Capital Improvement Program budget.

<b>Project Budget Total</b>	<b>\$ 203,350</b>
Original Construction Contract (including retention amount)	(\$ 98,000)
Pre-purchased HVAC Chiller Unit	(\$ 73,789)
Utilities, Plans and Other Miscellaneous Construction Costs	(\$ 330)
Design, Testing, Inspection, Survey, Personnel Costs	(\$ 13,046)
<b>Balance Remaining After Construction</b>	<b>\$ 18,185</b>

Adequate funding exists for project close out. The retention amount of \$4,900 is part of the original construction budget.

## **BACKGROUND/ANALYSIS:**

City Hall was originally constructed in 1991 under the 1988 California Building Code. An additional administration wing was added on the west side in 2008. The HVAC systems that serve the majority of City Hall were installed as part of the original construction. The installed systems typically have a service life of approximately 20 years. The U-shaped east end of the building is heated and cooled by HVAC Systems 1 and 2. These units have required numerous costly repairs in the last few years, including a compressor replacement in the past year.

On November 19, 2013, Pacific West Industries, Inc., was awarded a construction contract for this work in the amount of \$98,000. The City Council previously authorized staff to pre-purchase the HVAC unit which, when combined with the design costs, brought the total project cost to \$243,334.

On March 20, 2014, a Notice to Proceed was issued with a 30 calendar day contract and a completion date of April 22, 2014. The project was deemed substantially complete on April 21, 2014. Per project specifications, no liquidated damages or early completion incentives are recommended. No contract change orders were required for this project.

The project's construction is now 100 percent complete and in compliance with the plans and specifications. Staff therefore recommends acceptance of the project and release of the retention 35 days after the Notice of Completion is recorded.

## **ALTERNATIVES:**

Since the project has been constructed and reviewed for conformance to the plans and specifications, staff does not recommend any alternatives.

Report prepared by: Bryan McKinney, Principal Engineer

Report approved for submission by: Timothy R. Jonasson, P.E.

Public Works Director/City Engineer