

RESOLUTION NO. 2023-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
ACCEPTING THE COMPLETION OF THE CITY OF MARINA AIRPORT
BUILDING 533 EXTERIOR IMPROVEMENTS PROJECT AND
AUTHORIZING THE FILING OF A NOTICE OF COMPLETION WITH THE
MONTEREY COUNTY RECORDER'S OFFICE

WHEREAS, at the regular meeting of July 2, 2019, the City Council adopted Resolution No. 2019-64, adopting the Fiscal Year 2019-20 and 2020-21 budgets; and,

WHEREAS, Building 533 Improvements Project #2004 was listed as a funded, active project in the Airport Capital Projects Fund 460; and,

WHEREAS, the proposed improvements to Building 533 was phased into two projects. The first phase included the exterior improvements including siding rehabilitation. The second phase included the interior improvements to make the restrooms ADA compliant. The phasing of the improvements would facilitate the completion of the work and prioritize the exterior improvements to inhibit further deterioration of the building; and,

WHEREAS, at the regular meeting of June 2, 2021, the City Council adopted Resolution No. 2021-, approving advertising and call for bids for the Marina Airport Building 533 Exterior Improvements Project; and,

WHEREAS, at the regular meeting of August 3, 2021, the City Council adopted Resolution No. 2021-61, rejecting all bids, and approving re-advertising and call for bids for the Marina Airport Building 533 Exterior Improvements Project; and,

WHEREAS, at the regular meeting of October 19, 2021, the City Council adopted Resolution No. 2021-88, awarding a construction contract for the Marina Airport Building 533 Exterior Improvements project to Color New Company of Woodland Hills, California in the amount of \$471,900 plus a 10% construction contingency. Also included in this resolution is the appropriation of additional funds in the amount of \$454,570.00; and,

WHEREAS, the final construction cost with three construction change orders plus two work orders, removal of deteriorated stairs and removal and replacement of deteriorated door to the mechanical room, completed by Thayer Construction (City On-Call Contract), is \$509,180.72. The three construction change orders were for additional painting requested by the City, change in material to better match the existing siding, and miscellaneous work needed to complete the work; and,

WHEREAS, the total project cost is \$618,837.75. The architectural services include design and preparation of bidding documents for the interior improvements. The coating phase of the project was substantially completed in May 2022 and the installation of polycarbonate clear panels was substantially completed in December 2022. The project was delayed due to weather and material delay. In December 2022 and April 2023, the Contractor performed warranty repair on the coating; and,

WHEREAS, there is no additional budget impact due to this action. Approval will result in release of contract payment retention which was budgeted and approved at the time of contract award. Airport CIP project Building 533 Improvements Project #2004 has a total allocation of \$650,925. Remaining project funds maybe be used in interior improvements to Building 533; and,

WHEREAS, the Marina Airport Building 533 Exterior Improvements project is complete. It is appropriate to accept these public improvements and to file a Notice of Completion for the project with the Monterey County Recorder's Office ("EXHIBIT A"). Following Council approval, a Notice of Completion will be filed, and contract retention release is 35 days after the recording of the Notice of Completion; and,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marina does hereby:

1. Accept the completion of the Airport Building 533 Exterior Improvement Project; and,
2. Authorizing the filing of a Notice of Completion with the Monterey County Recorder's Office.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 16th day of May 2023, by the following vote:

AYES: COUNCIL MEMBERS: Visscher, McCarthy, Biala, Medina Dirksen, Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

Bruce Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

EXHIBIT A

After Recordation Return To:

City of Marina
Public Works Department
211 Hillcrest Avenue
Marina, CA 93933

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the City of Marina, a municipal corporation, did, on the 3rd day of November 2021, enter into a contract with New Color Company of Woodland Hills, California wherein said contractor agreed to complete all work for the City of Marina Airport Building 533 Exterior Improvements Project in accordance with the plans, specifications, addenda and construction change orders issued by the City of Marina.

That the work under said contract was completed by the contractor or assignee and accepted by the City of Marina on May 16, 2023.

The real property involved in said contract is described as 721 Neeson Road, Marina California with the property interest of the City as Owner.

Dated: May 17, 2023

MARINA, a Municipal Corporation

BY _____
Brian McMinn, P.E./P.L.S.
Public Works Director/City Engineer

VERIFICATION

I, the undersigned, say: I am the Public Works Director/City Engineer of the City of Marina, a Municipal Corporation, and the declarant of the foregoing notice of completion: I have read said notice of completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 2023, at Marina, California.

Brian McMinn P.E./P.L.S.
Public Works Director/City Engineer



Bldg. 533 South Elevation
Pre-construction Photo

During Construction
Photo



Bldg. 533 South Elevation Post Construction Photo

May 3, 2023, 2021

Item No. **10h(1)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of May 16, 2023

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2023-,
ACCEPTING THE COMPLETION OF AIRPORT BUILDING 533
EXTERIOR IMPROVEMENTS PROJECT AND AUTHORIZING THE
FILING OF A NOTICE OF COMPLETION WITH THE MONTEREY
COUNTY RECORDER'S OFFICE**

REQUEST:

It is requested that the City Council consider:

1. Adopting Resolution No. 2023-, accepting the completion of the Airport Building 533 Exterior Improvement Project, and;
2. Authorizing the filing of a Notice of Completion with the Monterey County Recorder's Office.

BACKGROUND:

At the regular meeting of July 2, 2019, the City Council adopted Resolution No. 2019-64, adopting the Fiscal Year 2019-20 and 2020-21 budgets. Building 533 Improvements Project #2004 was listed as a funded, active project in the Airport Capital Projects Fund 460.

Building 533, located at 721 Neeson Road, serves building tenants including Monterey Bay Skydive, pilots, and the public. The Building 533 Improvements Project #2004 included construction of interior and exterior improvements to continue the viability of the building. Building 533 exterior siding was deteriorated and in need of replacing/rehabilitating to protect the structure and interior of the building. Also, the interior ground level restrooms need upgrading to refurbish outdated facilities and to meet American with Disabilities Act (ADA) requirements.

The proposed improvements to Building 533 was phased into two projects. The first phase included the exterior improvements including siding rehabilitation. The second phase included the interior improvements to make the restrooms ADA compliant. The phasing of the improvements would facilitate the completion of the work and prioritize the exterior improvements to inhibit further deterioration of the building.

At the regular meeting of June 2, 2021, the City Council adopted Resolution No. 2021-61, approving advertising and call for bids for the Marina Airport Building 533 Exterior Improvements project.

At the regular meeting of August 3, 2021, the City Council adopted Resolution No. 2021-88, rejecting all bids, and approving re-advertising and call for bids for the Marina Airport Building 533 Exterior Improvements project.

At the regular meeting of October 19, 2021, the City Council adopted Resolution No. 2021-109, awarding a construction contract for the Marina Airport Building 533 Exterior Improvements project to Color New Company of Woodland Hills, California in the amount of \$471,900 plus a 10% construction contingency. Also included in this resolution is the appropriation of additional funds in the amount of \$454,570.00.

ANALYSIS:

Following is the project expenditure summary:

Project Expenditure Summary		
Description	Approved Amount	Expense Amount
Project Management, Architectural Services, Construction Management & Inspection	\$ 130,834.07	\$ 119,514.53
Color New Co. Construction Award	\$ 471,900.00	\$ 471,900.00
10% Construction Contingency	\$ 47,190.00	
Construction Change Orders (3 total)		\$ 25,687.00
Additional Repair by On Call Contractor, authorized by the City		\$ 11,594.18
Total Construction Cost		\$ 509,180.72
TOTAL PROJECT COST		\$ 618,837.75

The final construction cost with three construction change orders plus two work orders, removal of deteriorated stairs and removal and replacement of deteriorated door to the mechanical room, completed by Thayer Construction (City On-Call Contract) is \$509,180.72. The three construction change orders were for additional painting requested by the City, a change in material to better match the existing siding, and miscellaneous work needed to complete the work.

The total project cost is \$618,837.75. The architectural services include design and preparation of bidding documents for the interior improvements. The coating phase of the project was substantially completed on May 3, 2022 and the installation of polycarbonate clear panels was substantially completed on December 16, 2022. The project was delayed due to weather and material delay. In December 2022 and April 2023, the Contractor performed warranty repair on the coating. **EXHIBIT B** shows the before, during and after construction photos of B533 exterior improvements.

The Marina Airport Building 533 Exterior Improvements project is complete. It is appropriate to accept these public improvements and to file a Notice of Completion for the project with the Monterey County Recorder's Office ("**EXHIBIT A**"). Following Council approval, a Notice of Completion will be filed, and contract retention release is 35 days after the recording of the Notice of Completion.

FISCAL IMPACT:

No additional budget impact due to this action. Approval will result in release of contract payment retention which was budgeted and approved at the time of contract award. Airport CIP project Building 533 Improvements Project #2004 has a total allocation of \$650,925. Remaining project funds may be used in interior improvements to Building 533.

California Environmental Quality Act (CEQA)

The City of Marina Planning Division determined that this action, acceptance of project and authorization to file Notice of Completion for the City of Marina Airport Building 533 External Improvements is maintenance of existing infrastructure and is not a project as defined by the California Environmental Quality Act (CEQA) (CCR, Title 14, Chapter 3 ("CEQA Guidelines"), Article 20, Section 15378).

CONCLUSION:

This request is submitted for City Council consideration and possible action.

Respectfully submitted,

Elvira Morla-Camacho, P.E., QSD
Project Management Services
Wallace Group

REVIEWED/CONCUR:

Matthew Nelson
Airport Manager
City of Marina

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

Layne P. Long
City Manager
City of Marina