

RESOLUTION NO. 2025-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA ACCEPTING  
THE COMPLETION OF THE CITY OF MARINA BUILDINGS BLIGHT REMOVAL  
2024 PROJECT AND AUTHORIZING THE FILING OF A NOTICE OF COMPLETION  
WITH THE MONTEREY COUNTY RECORDER'S OFFICE

WHEREAS, the City Council adopted a resolution at the October 1<sup>st</sup>, 2024 Council Meeting to award the execution of the Base Bid only for the City of Marina Buildings Blight Removal 2024 Project to Randazzo Enterprises in the amount of \$1,273,647 and to authorize the City Manager or designee to expend up to an additional 10% of the contract amount for potential construction contingencies and to execute all construction change orders on behalf of the City; and

WHEREAS, the City of Marina Buildings Blight Removal 2024 Project has approved three Contract Change Orders during the course of construction totaling \$183,199.84 after City Council approved a \$65,000 increase of the construction contract amount; and

WHEREAS, construction is complete and the project has been closed out, with the final payment in the form of release of retention due, and

WHEREAS, release of retention is contingent upon City Council approval of project acceptance and filing of the NOC;

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

1. Accept the completion of the City of Marina Buildings Blight Removal 2024 Project; and
2. Authorize the filing of a Notice of Completion with the Monterey County Recorder's Office.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Marina, duly held on the 1<sup>st</sup> day of April 2025, by the following vote:

AYES: COUNCIL MEMBERS: McAdams, McCarthy, Biala, Visscher, Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

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Bruce C. Delgado, Mayor

ATTEST:

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Anita Sharp, Deputy City Clerk

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 7th Day of October 2024, enter into a contract with Randazzo Enterprises, Inc. of Castroville, California wherein said contractor agreed to complete all work for the City of Marina Buildings Blight Removal 2024 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 February 10, 2025.

The real property involved in said contract is described as Marina Buildings Blight Removal 2024 Project Locations 1 and 3, Marina California with the property interest of the City as Owner.

Dated: March 24, 2025

MARINA, a Municipal Corporation

BY

Ismael Hernandez

Public Works

Director

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**VERIFICATION**

I, the undersigned, say: I am the Public Works Director 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 \_\_\_\_\_, 2025, at Marina, California.

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Ismael Hernandez  
Public Works Director

## EXHIBIT B

### PRE-CONSTRUCTION PHOTOS



### POST-CONSTRUCTION PHOTOS



March 24, 2025

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

Honorable Mayor and Members  
of the Marina City Council

City Council Meeting  
April 1, 2025

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2025-,  
ACCEPTING THE COMPLETION OF THE CITY OF MARINA  
BUILDINGS BLIGHT REMOVAL 2024 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. 2025-, accepting the completion of the City of Marina Buildings Blight Removal 2024 Project, and;
2. Authorizing the filing of a Notice of Completion (NOC) with the Monterey County Recorder's Office.

**BACKGROUND:**

The City Council adopted a resolution at the October 1<sup>st</sup>, 2024 Council Meeting to award the execution of the Base Bid only for the City of Marina Buildings Blight Removal 2024 Project to Randazzo Enterprises in the amount of \$1,273,647 and to authorize the City Manager or designee to expend up to an additional 10% of the contract amount for potential construction contingencies and to execute all construction change orders on behalf of the City.

The City of Marina Buildings Blight Removal 2024 Project has since approved three Contract Change Orders during the course of construction totaling \$183,200 after the City Council adopted a resolution at the February 4, 2025 meeting to increase the value of the construction contract by \$65,000 from \$1,401,011.70 (base bid of \$1,273,647 + \$127,365 construction contingency) to \$1,466,012 (base bid of \$1,273,647 + \$192,365 construction contingency).

This \$65,000 increase provided the balance required to settle Change Order #3 and provided an additional \$7,165 to cover any additional unforeseen conditions experienced between the February 4<sup>th</sup> meeting and project closeout, knowing the city retained the unspent funds.

**ANALYSIS:**

Construction is complete and the project has been closed out with the contractor having provided all required documentation and all invoices have been processed with the final payment in the form of release of retention due, with its remittance being contingent upon City Council approval of project acceptance and filing of the NOC.

Following is the project expenditure summary:

| Project Expenditure Summary                                           |                        |                        |
|-----------------------------------------------------------------------|------------------------|------------------------|
| Description                                                           | Allocated Amount       | Expense Amount         |
| Project Management, Engineering, Construction Management & Inspection | \$ 744,496.90          | \$ 217,518.92          |
| Don Chapin Co. Construction Award                                     | \$ 1,273,647.00        | \$ 1,273,647.00        |
| 10% Construction Contingency                                          | \$ 127,364.70          |                        |
| Construction Change Orders (3 total)                                  |                        | \$ 183,199.84          |
| Additional Contingency Approved by CC                                 | \$ 65,000.00           |                        |
| Total Construction Cost                                               |                        | \$ 1,456,846.84        |
| <b>Total Allocated Amount</b>                                         | <b>\$ 2,210,508.60</b> |                        |
| <b>TOTAL PROJECT COST</b>                                             |                        | <b>\$ 1,674,365.76</b> |

The final construction cost is \$1,456,846.84, which includes three construction change orders. Construction change orders were for removal of asbestos containing material not identified in the preconstruction survey and for additional excavation, off-haul, and disposal of contaminated soil, all of which comprised a changed condition.

Additional asbestos containing material not identified in the preconstruction survey included in the bid documents was discovered in floor tile, mastic, drywall texture coat, and in ceramic tile assemblies at the wall and ceiling of multiple shower areas which required additional manpower to safely remove and dispose of, resulting in \$21,858.05 of additional expenditure.

Following completion of hazardous material abatement and building demolition, soil testing results revealed higher than anticipated levels of lead and pesticide, which necessitated the excavation of 33% more soil than dictated by the bid documents. Once excavated, the contaminated soil had to be hauled an additional 8,400 miles in total, thereby incurring additional contract trucking, fuel, and higher disposal costs at a Class 1 disposal site (located 163 miles from site) vs. at the planned Class 2 site (43 miles from site). The cost impact of this change was \$163,341.79, less a \$2000 credit for the maintenance bond requirement waived by the city.

The total project cost of \$1,674,365.76 is lower than the total allocated amount of \$2,210,508.60 and the project was completed within the allotted and approved contract working days. Exhibit B is the before and after construction photos.

The City of Marina Buildings Blight Removal 2024 Project is now 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, the city may release contract retention 35 days after the recording of the Notice of Completion.

**FISCAL IMPACT:**

No additional budget impact due to this action. Approval will result in the release of contract payment retention which was budgeted and approved at the time of contract award.

**CONCLUSION:**

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

Respectfully submitted,

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Marcus Jackson, Senior Program Manager  
Project Management Services  
Wallace Group

**REVIEWED/CONCUR:**

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Layne P. Long  
City Manager  
City of Marina