



City of Needles, California Request for Commission Action

☐ PARKS & REC ☐ PLANNING COMMISSION ☒ HOUSING COMMISSION ☒ Regular ☐ Special

Meeting Date: February 28, 2024

Title: Notice of Completion Windows and Doors

Background: The Needles Housing Authority (NHA) owns and leases 26 duplexes consisting of 52 residential units that were constructed in the early 1950's. The existing windows and doors on these homes have aged and deteriorated beyond their useful life.

In 2022, the NHA retained a Project Manager and Architect to design and prepare construction documents to replace approximately 302 windows and 156 doors for all units.

On March 15, 2023, the project was advertised bids with a bid opening date of April 5, 2023. Final Touch Construction was the low bidder and was awarded the project on April 25, 2023, for a total contract amount of \$408,289.00 plus 10% contingency for a total project cost of \$449,117.90.

During preconstruction activities, it was determined that new door hardware was necessary to equip the new doors appropriately. In addition, spare glass (panels) were requested to have on hand to repair glass breakage in the future. These two additional items and final quantity adjustments were deducted from the project contingency awarded with the contract.

On January 23, 2024, the City Council accepted the Notice of Completion dated November 15, 2023 at the HACN, located at 908 Sycamore Drive, for the replacement of 302 new windows and 156 new doors project.

Fiscal Impact: By City Council's issuance of the Change Order, the overall total project cost was reduced by \$808.87 from the original approval.

Recommended

Action: Information Only

Submitted By: Angelica Deermer, HACN Housing Manager

City Manager Approval: *Pat J. [Signature]*

Date: 2-22-24

Other Department Approval (when required): _____

Date: _____

Approved: ☐

Not Approved: ☐

Tabled: ☐

Other: ☐

Agenda Item: 3