



# City of Needles, California

## Request for City Council Action

Item 5.

☒ CITY COUNCIL ☐ NPUA

☒ Regular ☐ Special

**Meeting Date:** January 23, 2024

**Title:** Accept Change Order No. 2 (Final) with Final Touch Construction for the Needles Housing Authority Window Replacement Project and Accept the Notice of Completion for the work.

**Background:** The 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.

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

**Recommended Action:** Accept Change Order No. 2 (Final) for a total contract amount of \$448,309.03 and a total project cost of \$448,309.03 for work completed by Final Touch Construction for the Needles Housing Authority Window Replacement Project and authorize staff to execute said Change Order; and Accept the Notice of Completion for the Work.

**Submitted By:** Kathy Raasch, Projects Manager

**City Manager Approval:** *Rate J May* Date: 1-18-24

**Other Department Approval (when required):** *Paul Roth* Date: 1/18/24

Approved: ☐

Not Approved: ☐

Tabled: ☐

Other: ☐

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