



City of Needles, California Request for City Council Action

CITY COUNCIL NPUA

Regular Special

Meeting Date: May 12, 2026

Title: Accept Change Order No. 1 (Final) to the Agreement with Precise Builders, Inc. for the 19th Hole Bar & Grill Kitchen Remodel Project and Authorize Staff to Execute the Notice of Completion (NOC) for the work

Background: This project was advertised for bids on July 2, 2025, and bids were opened on July 31, 2025. Precise Builders was awarded the project on September 9, 2025, for a bid amount of \$416,699 with a 20% allowable contingency for a total project cost of \$500,039. Due to unknown field conditions and requirements identified during the County Health Department Inspection, the following items were addressed by the contractor utilizing the project contingency plus \$4,683.80 additional funding to cover the costs:

Replace Hood Exhaust Fans and Make-up Air	\$33,400.58
Replace Floor Insulation & Belly Wrap	\$ 1,878.52
Install FRP on Kitchen walls	\$ 4,912.66
Replace Stainless Steel Panels under hood	\$ 1,710.03
Credit for Fire Suppression System	-\$ 7,500.00
Air Balance Test Required by Health Department	\$ 4,145.45
Install Quarry Tile in Storage Room	\$ 2,160.85
Additional Equipment for Air Balance	\$15,350.05
Additional Concrete Work	\$31,965.66
Total	\$88,023.80

Change Order No. 1 (final) is a balancing change order of items covered by the approved contingency and \$4,683.80 additional funds to close the project.

Fiscal Impact: \$4,683.80 to be apportioned from the Economic Development Fund

Recommendation: Accept Change Order No. 1 (Final) to the Agreement with Precise Builders, Inc. for the 19th Hole Bar & Grill Kitchen Remodel Project in the amount of \$88,023.80 resulting in an increase to the total project budget of \$4,683.80 and a total contract amount of \$504,722.80; and Authorize Staff to Execute the Notice of Completion (NOC) for the work

Submitted By: Kathy Raasch, Director of Development Services/Capital Projects

City Manager Approval: Patrick J. Martinez

Date: 5/7/2026

Other Department Approval (when required): _____

Date: _____