

**CITY OF HAWAIIAN GARDENS
CITY COUNCIL AGENDA**



**Wednesday, December 11, 2024
Regular Meeting, 6:00 PM**

Dandy De Paula, Mayor Pro Tem
Maria Teresa Del Rio, Councilmember
Luis Roa, Councilmember
Ernie Vargas, Councilmember

Ernesto Marquez, City Manager
Megan Garibaldi, City Attorney
Pablo Rubio, City Clerk

Victor Farfan, Mayor

AGENDA

10. Recommendation to accept construction improvements by Ran Enterprises Inc., for the C. Robert lee HVAC Replacement, Project 103, and authorize the City Clerk to file the notice of completion.

SUGGESTED ACTION: Approve Recommendation.



**CITY OF HAWAIIAN GARDENS
CITY COUNCIL
STAFF REPORT**

Agenda Item #C10

DATE: December 11, 2024

TO: Honorable Mayor and Members of the City Council

FROM: Ernesto Marquez, City Manager

BY: Neema Ghanbari, Public Works Manager

RECOMMENDATION:

RECOMMENDATION TO ACCEPT CONSTRUCTION IMPROVEMENTS BY RAN ENTERPRISES INC., FOR THE C. ROBERT LEE HVAC REPLACEMENT, PROJECT 103, AND AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION

SUMMARY

The C. Robert Lee Building was constructed in 1992. The existing Heating, Ventilation, and Air Conditioning (HVAC) units were at the end of their useful life. The HVAC replacement project was included in the approved Capital Improvements Program (CIP) budget for the Fiscal Year (FY) 2023-24.

On January 10, 2024, the City Council awarded the construction contract to RAN Enterprises Inc., of Huntington Beach, California, with a bid amount of \$494,000 for the C. Robert Lee HVAC Replacement, Project 103.

The scope of work included the removal of the existing units, furnishing of all materials, equipment, tools, labor, and incidentals required by the contract documents for the replacement of fourteen (14) Heating, Ventilation, and Air Conditioning (HVAC) units and appurtenances necessary for the proper and complete operation of the HVAC units.

Due to the lead time required for HVAC unit procurement, construction commenced in mid-October and was completed in November 2024.

Two change orders were issued to Ran Enterprises Inc. for the removal of old thermostats and installation of 15 new Wi-Fi thermostats, as well as for the removal and replacement of the roof drain pipes for the new and existing HVAC units. The total cost for these two change orders was \$18,827.48.

Staff recommends accepting the project as complete, authorizing the City Clerk to file the notice of completion, and releasing the retention payment to RAN Enterprises Inc., within the specified timeline set forth by Standard Specifications for Public Works Construction.

FISCAL IMPACT

The City Council has appropriated funds in the amount of \$800,000 for the C. Robert Lee roof and HVAC replacement in the FY 2021-22 Capital Improvement Program (CIP) budget and an additional \$250,000 funding was appropriated in the FY 2023-24 budget for HVAC replacement.

The C. Robert Lee HVAC Replacement, Project 103 was completed under budget. The following table is a breakdown of the project's costs and cost savings:

Project Description	Budget	Actual Costs	Net Difference
Construction	\$494,000.00	\$494,000.00	\$0.00
Construction Contingency	\$49,490.00	\$18,827.48	\$30,662.52
Design	\$23,510.00	\$23,060.00	\$450.00
Estimated Project Cost	\$567,000.00	\$535,887.48	\$31,112.52

A construction contingency of \$49,490 was set aside to address unforeseen conditions during construction. The project was completed \$31,112.52 under the estimated project expenses.

SUGGESTED ACTION

Approve Recommendation.

ATTACHMENT(S)

A. Project Location Map

C. Robert Lee HVAC Replacement, Project 103 Location Map

