

# CIP PROJECT SUMMARY REPORT

---

Presented to: City Council

Reporting Department: Public Works

Date: June 16, 2026

Project Name: Zone 3 Overlay

CIP Number: CC-1839

Project Manager: Max Olin

Total Budget: \$3,785,800.00

Final Cost: \$3,274,927.25

Funding Source(s): Measure M Fund, Gas Tax Fund, Water Fund, and Sewer Fund.

## I. Executive Summary

Staff awarded a contract to Hardy & Harper, Inc. in the amount of \$3,605,800 to pave over approximately seventy-five of the worst residential street segments in residential maintenance zone 3. The paving project successfully paved about 75 local streets in the City bounded by Bolsa Avenue to the north, Goldenwest Street to the east, Heil Avenue to the south, and Graham Street to the west.

## II. Financial Summary

|                                                 |                 |
|-------------------------------------------------|-----------------|
| Original Contract Amount                        | \$ 3,278,000.00 |
| Approved Change Orders (Total)                  | \$ 0            |
| Final Contract Amount                           | \$ 3,027,494.43 |
| Contingency Budget                              | \$ 327,800.00   |
| Contingency Used                                | \$ 0            |
| Remaining Contract Balance                      | \$ 578,305.57   |
| Construction Inspection & Project Support Costs | \$ 247,433.52   |

### III. Project Details

#### Project Description

This project rehabilitated the pavement for about 75 of the worst residential street segments in Maintenance Zone 3, which is the third residential zone of the 12 maintenance zones in the City. Maintenance Zone 3 is bounded by Bolsa Avenue to the north, Goldenwest Street to the east, Heil Avenue to the south, and Graham Street to the west. Work included limited localized pavement repairs, crack sealing, cold milling, striping, and an asphalt overlay.

#### Purpose & Benefits:

The overlay project extends the life of the several streets and provided a new asphalt surface for the next 12+ years until the street is reevaluated for repairs. The City's local street system is divided into 12 zones and selected streets are scheduled are provided an overlay or a slurry treatment based on the existing pavement condition.

Start Date: 3/23/26

Substantial Completion: 5/20/26

Final Completion / Close-Out Status: Close out June 2026

### IV. Contractor Performance Evaluation

Primary Contractor: Hardy & Harper, Inc.

Contract Award Amount: \$3,278,000

Performance Overview: Contractor's performance was acceptable. Hardy & Harper, Inc. has successfully delivered this project. City staff was very pleased with their performance.

Schedule Compliance: Project delivered ahead of schedule.

Quality of Work: Quality of work product was delivered as specified in the contract documents and to the satisfaction of the City staff.

Safety Record: No safety incidents reported.

Responsiveness & Communication: Contractor was very responsive throughout the project.

**Subcontractors Involved:** All American Asphalt, Interstate Striping, Inc., Pavement Recycling Systems, and MD Rubberized Crackfill.

**Change Orders Summary:**

No Change Orders

## **V. Long-Term Maintenance and Impacts**

Maintenance Responsibility: PW-Operations

Service Life: 12 years

Significant Lasting Impacts: Improve existing infrastructure.

## **VI. Lessons Learned**

Increased funding to the zone maintenance program could produce an even higher direct positive impact and benefit to residents.

## **II. Conclusion**

The Project was a critical investment in the City's local street infrastructure and has successfully achieved its intended objectives to extend the life of the paved street. It was delivered with minimal disruption to the adjacent school, trash, and delivery schedules, within acceptable budget margins, and excellent contractor collaboration. This project will provide lasting benefits to the community and serve as a model for future CIP paving efforts.

## VIII. Exhibits



Prepared/Reviewed By:

Max Olin

Capital Projects Administrator

Public Works

Max.olin@surfcity-hb.org

714-536-5518

# CIP PROJECT SUMMARY REPORT

---

Presented to: City Council

Reporting Department: Public Works - Engineering

Date: 5/18/26

Project Name: Police Department Women's Locker Room Improvements

CIP Number: CC1708

Project Manager: Joseph Pinel

Total Budget: \$1,968,000

Final Cost: \$1,552,519.08

Funding Source(s): Infrastructure Funds (31440010)

## I. Executive Summary

*"Accept the lowest responsive and responsible bid and authorize execution of a construction contract with Full Swing Construction Inc. in the amount of \$1,099,477 for the Police Department Women's Locker Room Improvement Project, CC-1708; Reject bids 1-7; and Authorize 20% in contingency funds"*

Project construction administration and management performed by City of Huntington Beach Capital Projects Administrator, Joseph Pinel. In conjunction with Full Swing Construction's Project Managers, the project was successfully completed ahead of schedule and within budget.

Additional Key Personnel:

1. HBPD Captain Ryan Riley
  - a. HBPD construction liaison. Direct contact for all construction related activities and stakeholder decisions.
2. RMA Group
  - a. On-call building inspector. Responsible for all inspections conducted during construction.
3. HBPW Facilities (All staff)
  - a. All staff provided daily assistance with construction administration, identifying existing infrastructure, provided input on design considerations, and helped resolve all issues experienced with existing infrastructure.

4. Streets (All staff)
  - a. Assisted with hauling miscellaneous items throughout project duration.
5. IT
  - a. Provided input regarding access control requirements.

*Notice of Completion: May 18, 2026*

## **II. Financial Summary**

|                                                   |                 |
|---------------------------------------------------|-----------------|
| Original Contract Amount                          | \$ 1,099,477    |
| Approved Change Orders (Total)                    | \$ 205,492.14   |
| Final Contract Amount                             | \$ 1,304,969.14 |
| Contingency Budget                                | \$ 219, 895     |
| Contingency Used                                  | \$ 205,492.14   |
| Remaining Contract Balance                        | \$ 14,402.86    |
| Project Support Costs:                            |                 |
| Construction Inspection and Project Support Costs | \$ 247,549.94   |

## **III. Project Details**

### **Project Description**

#### **Scope:**

*"This project will enhance and expand the women's locker room at the Police Department to better support current and future needs. Improvements include the removal and replacement of outdated restrooms, showers, and lockers. Upgrades to HVAC, plumbing, and electrical systems will also be completed. In addition, the locker room will be expanded to improve ADA accessibility and accommodate increased staffing levels.*

**Purpose & Benefits:***Description of benefits and impacts:*

Updating 1974 civic center infrastructure to modern day standards, support increased levels of HBPD female staffing, meet ADA compliance standards, and address deferred maintenance.

*Start Date:*

October 1, 2025

*Substantial Completion:*

May 1, 2026

*Final Completion / Close-Out Status:*

NOC filed (5/18/26), finalizing closeout documents, and preparing for retention release.

**IV. Contractor Performance Evaluation**

**Primary Contractor:** Full Swing Construction Inc.

**Contract Award Amount:** \$ 1,099,477

**Performance Overview:**

Full Swing Construction consistently demonstrated exceptional professionalism, organization, and commitment throughout the duration of the project. Their team maintained clear communication with City staff, adhered to project timelines, and responded promptly and effectively to any challenges that arose during construction.

The quality of workmanship delivered by Full Swing Construction exceeded expectations and reflected a strong attention to detail, safety, and long-term durability. Their ability to coordinate efficiently with subcontractors, inspectors, and stakeholders ensured that the project progressed smoothly while minimizing disruptions to the community.

**Schedule Compliance:**

Project was completed ahead of schedule. Despite change orders, no additional working days were required to complete construction. Contractor provided consistent updated schedules and exceeded expectations.

**Quality of Work:**

Contractor provided superior quality of work. Any issues experienced with subcontractors were immediately rectified. Highly recommend contractor for future work.

**Safety Record:**

No safety issues presented. Contractor maintained safety of personal and city staff.

**Responsiveness & Communication:**

Contractor responsive through all forms of communication. Provided concierge services to Stakeholders and maintained professionalism throughout project duration.

**Subcontractors Involved:**

1. JNR 2 Construction
2. Red Door Hardware LLC
3. Magnesite Specialties, Inc
4. JJJ Floor Covering Inc
5. Paint Blast UC Inc
6. ATM Specialty Services
7. Penner Partitions
8. Pacific Plumbing
9. Hiller
10. Halo Electric Company
11. Sample Tile and Stone Inc.

**Change Orders Summary:**

*Number of Change Orders:*

1. CCO #1 – Additional Walls
2. CCO #2 – Additional Drain
3. CCO #3 – Additional Framing
4. CCO #4 – Replace VAV's
5. CCO #5 – Locker Power
6. CCO #6 – Men's Restroom
7. CCO #7 – Epoxy Curb
8. CCO #8 – Maternity Room
9. CCO #9 – Additional Offices
10. CCO #10 – Finishes

**Reason(s):**

1. Additional walls were removed and replaced due to size difference between original lath and plaster stud versus new framing members
2. Conflict between as-builts and field conditions. Drain line added.
3. Additional framing required that was not depicted in project plans.
4. Mechanical devices beyond service life. Replaced while ceiling was open.
5. Lockers are supplied with power. Change order to provide receptacles and terminate wiring within lockers. Not in plans or specifications.
6. Plans/demolition impacted men's restroom. CCO to update ADA compliance and restroom finishes.
7. Add epoxy to unfinished concrete curb. Design not accounted for in plans
8. Maternity room mandated by HBPW management. Current facility not California compliant. CCO to convert office to lactation suite.
9. Expanded scope to included additional offices refinishing.
10. Additional finishes (door handles, painting, mirror relocation) added to complete project.

## **V. Long-Term Maintenance and Impacts**

Maintenance Responsibility: HBPW Facilities Department

Anticipated Annual Maintenance Costs: \$3000-\$5000

Service Life: 25+ years

Significant Lasting Impacts: Updated plumbing, mechanical, and electrical systems. ADA compliance, updated facilities, utility service reliability and reduced emergency repairs/maintenance calls. Supports increased female staffing.

## VI. Lessons Learned

The renovation of the women's locker room highlighted several challenges commonly associated with renovations in aging municipal facilities, particularly when relying on historical as-built documentation and addressing long-standing deferred maintenance conditions.

Key lessons learned include:

- Existing as-built drawings did not fully reflect actual field conditions due to undocumented modifications, aging infrastructure, and prior repairs completed over the life of the facility. This resulted in unforeseen conflicts during construction and required additional field verification, redesign coordination, and corrective work.
- Future renovation efforts should include a more comprehensive investigative phase prior to design completion, including destructive verification where appropriate, utility tracing, and detailed assessment of concealed systems. Early validation of existing conditions can reduce change orders, schedule impacts, and construction uncertainty.
- Deferred maintenance significantly compounded project complexity. Aging plumbing, ventilation, and facility conditions were found to be in poorer condition than initially anticipated, requiring reactive repairs beyond the original project scope.
- The project reinforced the importance of proactively addressing deferred maintenance in occupied facilities before failures occur. Accumulated maintenance deficiencies increase lifecycle costs, elevate operational risks, and reduce the reliability of renovation budgeting assumptions.

Overall, the project demonstrated that renovations within older public safety facilities require additional contingency planning, robust existing-condition investigations, and realistic budgeting to account for hidden conditions and deferred maintenance impacts.

## VII. Conclusion

Despite unforeseen existing conditions, undocumented utility conflicts, and the impacts of deferred maintenance discovered during construction, the women's locker room renovation project was successfully completed and achieved its primary objectives. The project delivered a modernized, functional, and code-compliant facility that improves daily operations, user comfort, safety, and long-term maintainability for department personnel.

Throughout the project, the team effectively addressed challenges associated with aging infrastructure and discrepancies between historical as-built documents and actual field conditions. Through continued coordination among facility staff, designers,

contractors, and project management personnel, solutions were implemented that minimized operational disruption while maintaining overall project progress.

The completed renovation provides upgraded plumbing, ventilation, finishes, accessibility features, and locker room amenities that better support the needs of department staff and extend the useful life of the facility. The project also provided valuable insight into the condition of the existing building systems and reinforced the importance of early investigative efforts and proactive maintenance planning for future capital improvement projects.

Overall, the project is considered successful in delivering a significantly improved facility while adapting to unforeseen conditions in a collaborative and effective manner.

## VIII. Exhibits





**Prepared/Reviewed By:**

Name: Joseph Pinel

Title: Capital Projects Administrator

Department: Engineering

Email: [Joseph.pinel@surfcity-hb.org](mailto:Joseph.pinel@surfcity-hb.org)

Phone number: 714-536-5291