



NEWPORT BEACH

City Council Staff Report

June 23, 2026
Agenda Item No. 8

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Public Bathroom Gate Fabrication and Installation Notice of Completion for Contract No. 9761-1

ABSTRACT:

On August 26, 2025, the City Council awarded Contract No. 9761-1 for the Public Bathroom Gate Fabrication and Installation project to Modern General Contractor Inc. The project involved fabricating and installing steel security gates and auto locking gate latches at 10 locations. The work is now complete, and staff requests City Council acceptance and close-out of the contract.

RECOMMENDATIONS:

- a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly;
- b) Accept the completed work and authorize the City Clerk to file a Notice of Completion for the project.

DISCUSSION:

Overall Contract Cost/Time Summary

Awarded Contract Amount	Final Total Contract Amount	Total Contract Change Amount		Percent Contract Cost Change
\$292,208	\$314,917	\$22,709		7.77%
Allowed Contract Time + Approved Extensions (Days) =		110	Actual Time Used (Days)	109

The project included fabricating and installing steel security gates and auto locking gate latches at nine locations (Location Map Attached)). This project aims to enhance the

security of public bathrooms while ensuring they remain accessible during operating hours.

The contracted work has been completed to the satisfaction of the Municipal Operations Department. A summary of the construction cost is as follows:

Original Bid Amount:	\$	292,208
Actual Cost of Bid Items Constructed:	\$	314,917
Total Change Orders:	\$	22,709
Final Contract Cost:	\$	314,917

The final total contract amount was \$314,917.

A summary of the project schedule milestones is as follows:

Estimated Start of Construction per Annual Baseline Schedule	September 18, 2025
Actual Start of Construction Per Notice to Proceed	December 18, 2025
Estimated Completion per Annual Baseline Schedule	April 7, 2026
Substantial Completion Date Inclusive of Extra Work	April 6, 2026

The construction contract was awarded on August 26, 2025. Following approval of materials, color selections, and site-specific design elements, the Notice to Proceed was issued on December 18, 2025. During construction, one change order was submitted to address modifications to the door frame design. The cost of this change order was \$22,709, which falls within the 10% contingency of \$29,200 established for the awarded contract.

FISCAL IMPACT:

The Public Bathroom Gate Fabrication and Installation project was included within the Fiscal Year 2025-26 Capital Improvement Program (CIP) Budget. Funds for the construction contract were expended from the following accounts:

<u>Account Description</u>	<u>Account Number</u>	<u>Amount</u>
Facilities Master Plan	57101-980000-25F02	\$ 297,293
Facilities Master Plan	57101-980000-26F02	\$ 17,624
	Total:	\$ 314,917

ENVIRONMENTAL REVIEW:

On August 26, 2025, the City Council find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENT:

Attachment A – Location Map