



NEWPORT BEACH

City Council Staff Report

February 24, 2026
Agenda Item No. 12

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Citywide ADA Improvements – Award of Contract No. 9943-1
(26R12)

ABSTRACT:

The City of Newport Beach (City) received construction bids for the Citywide ADA Improvements project and requests City Council approval to award the construction contract to Heed Engineering of Foothill Ranch. This project will reconstruct deteriorated concrete sidewalks, curb ramps, driveway approaches, and gutters to meet standards set by the Americans with Disabilities Act (ADA).

RECOMMENDATIONS:

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302(c), Class 2 (reconstruction of existing facility involving negligible or no expansion of capacity) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;
- b) Approve the project plans and specifications;
- c) Approve Budget Amendment No. 26-051 appropriating \$582,000 in new expenditures from the Community Development Block Grant to Account No. 12050502-821004-26R12;
- d) Award Contract No. 9943-1 to Heed Engineering for the total bid price of \$429,400 for the Citywide ADA Improvements project, and authorize the Mayor and City Clerk to execute the contract;
- e) Establish a contingency of \$86,000 (approximately 20% of the total bid); and
- f) Approve Contract Amendment No. One to the Professional Services Agreement with Michael Baker International, Inc. for Annual CDBG Administration and Affordable Housing Monitoring (Contract No. 9932-1) to increase the total contract amount by \$31,185 for labor compliance services for the Citywide ADA Improvement project, for

a total not-to-exceed contract amount of \$427,435, and authorize the City Manager and City Clerk to execute the amendment.

DISCUSSION:

The proposed project is primarily located in the Eastbluff, Bayview Heights, Santa Ana Heights and Airport Area communities, and at various isolated locations throughout the City. Proposed improvements include removing and reconstructing deteriorated concrete sidewalks, curb ramps, driveway approaches, and gutters to eliminate potential tripping hazards. This project also includes constructing new curb ramps at intersections currently without ramps to improve access. These improvements will be consistent with City standards and the ADA.

The ADA was enacted in 1990 and prevents discrimination against individuals with disabilities. All private and public infrastructure improvements are required to adhere to ADA design guidelines, which were established by the Architectural and Transportation Barriers Compliance Board (Access Board). The City developed an ADA Transition Plan in 2013 to address ADA deficiencies throughout the City. Many ADA improvements, through the City's Capital Improvement Program (CIP), have been completed since 2013. Staff continues to include ADA improvements on nearly all CIP projects.

Community Development Block Grant (CDBG) funds became available to the City for accessibility improvement projects in 2025 and 2026. The City recently completed the San Miguel Park Accessibility Playground Improvements project, which was partially funded with CDBG funds. This construction contract will use CDBG funding to further improve accessibility within the public right-of-way.

At 10 a.m. on January 8, 2026, the City Clerk opened and read the following bid for this project:

	<u>BIDDER</u>	<u>TOTAL BID AMOUNT</u>
Low	Heed Engineering	\$ 429,400.00
2 nd	Towo Enterprise Inc	\$ 491,400.00
3 rd	S&H Civilworks	\$ 495,900.00
4 th	Golden Coast Construction	\$ 499,020.55
5 th	CJ Concrete Construction, Inc.	\$ 522,150.00
6 th	TVR Construction Engineering LLC	\$ 529,975.00
7 th	Kalban, Inc	\$ 550,500.00
8 th	Turn Around Communication	\$ 578,500.00
9 th	Marjani Builders, Inc.	\$ 586,400.00
10 th	Grigolla & Sons Const., Co., Inc.	\$ 610,600.00
11 th	Premo Construction Inc	\$ 601,645.00
12 th	LCR Earthwork & Engineering, Corp.	\$ 628,500.00
13 th	Van Engineering Inc	\$ 632,200.00
14 th	Global Builders Inc	\$ 649,888.00
15 th	Gentry General Engineering Inc.	\$ 651,431.00
16 th	LC Paving & Sealing, Inc.	\$ 653,250.00

17 th	Diamond Construction	\$ 654,950.00
18 th	DASH CONSTRUCTION COMPANY INC	\$ 685,075.00
19 th	Nieves General Engineering, INC.	\$ 708,075.00
20 th	ALL AMERICAN BUILDING SERVICES	\$ 734,550.00
21 st	Nationwide Contracting Services, Inc	\$ 777,000.00
22 nd	All Cities Engineering, Inc	\$ 781,100.00
23 rd	Armstrong Cal Builders Inc.	\$ 924,530.00

The City received 23 bids. The low bidder, Heed Engineering, possesses a California State Contractor’s License Classification “A”, as required by the project specifications. A review of references for Heed Engineering shows satisfactory completion of similar contracts for other municipalities.

Heed Engineering’s bid was 36% below the engineer’s estimate of \$670,000. The difference between the low bid and engineer’s estimate is likely associated with the decreased costs of concrete and the competitive construction market.

Pursuant to the contract specifications, the contractor will have 40 consecutive working days to complete the project. Construction is scheduled to start in March with completion prior to the start of the Fiscal Year 2025-26 Slurry Seal Program.

The project plans and specifications will be available for review at the February 24, 2026, City Council meeting or upon request.

To ensure the project conforms to the U.S. Department of Housing and Urban Development’s (HUD) requirements under the CDBG program, the City’s CDBG administration consultant, Michael Baker International, Inc. (MBI), will provide labor compliance services before, during, and after completion of the project. The proposed Amendment No. One to the professional services agreement with MBI increases the not-to-exceed amount of the contract by \$31,185, which will be funded by the CDBG as part of the capital project.

FISCAL IMPACT:

Upon approval of the proposed Budget Amendment, the CIP budget will include sufficient funding for the award of this contract. The Budget Amendment appropriates \$582,000 in additional expenditure from the CDBG account. The following funds will be expended:

<u>Account Description</u>	<u>Account Number</u>	<u>Amount</u>
CDBG	12050502-821004-26R12	\$ 582,000
	Total:	\$ 582,000

Proposed fund uses are as follows:

<u>Vendor</u>	<u>Purpose</u>		<u>Amount</u>
Heed Engineering	Construction Contract	\$	429,400
Heed Engineering	Construction Contingency	\$	86,000
Geocon West, Inc.	Materials Testing	\$	31,588
Various	Printing & Incidentals	\$	3,827
Michael Baker International	Labor Compliance Services	\$	31,185
	Total:	\$	582,000

The CDBG Program was initiated by Congress in 1974 as part of the Housing and Community Development Act. The program is funded directly by the United States Congress and is administered by the U.S. Department of Housing and Urban Development.

Due to the favorable bid pricing received, staff recommends establishing a 20% contingency allowance in order to include additional needed concrete improvements from the backlog as well as any unknown construction issues that may arise.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302(c), Class 2 (reconstruction of existing facility involving negligible or no expansion of capacity) 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).

ATTACHMENTS:

- Attachment A – Location Map
- Attachment B – Budget Amendment
- Attachment C – Amendment No. One with Michael Baker International, Inc