



CITY OF

NEWPORT BEACH

City Council Staff Report

August 26, 2025
Agenda Item No. 19

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: OASIS Senior Center Site Lighting Phase 2 – Award of Contract No.
9009-3 (26F02)

ABSTRACT:

The City of Newport Beach received construction bids for the OASIS Senior Center Site Lighting Phase 2 project and requests City Council approval to award the construction contract to SacTown Contractors Corporation of Sacramento. This project updates the existing light fixtures in the administration wing, multi-purpose wing, and all outdoor areas at the OASIS Senior Center (801 Narcissus Avenue) to new energy-efficient Light Emitting Diode (LED) light fixtures that comply with California Assembly Bill 2208 (AB 2208).

RECOMMENDATIONS:

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(a), Class 1 (Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because this project has no potential to have a significant effect on the environment;
- b) Approve the project plans and specifications;
- c) Declare SFADIA Inc., dba Green Innovations Inc. bid non-responsive due to performing less than 50% of the work listed on the submitted bid per section 2-3.2 Self Performance of the Public Works Standard Specifications;
- d) Relieve Optima Energy Inc. of its bid due to a bid error;
- e) Approve Budget Amendment No. 26-017 appropriating \$149,950 in new revenue and expenditures from the U.S. Department of Energy to 13501-980000-26F02;
- f) Award Contract No. 9009-3 to SacTown Contractors Corporation for the total bid price of \$526,450 for the OASIS Senior Center Site Lighting Phase 2 project, and authorize the Mayor and City Clerk to execute the contract; and

- g) Establish a contingency of \$53,000 (approximately 10% of total bid) to cover the cost of unforeseen work not included in the original contract.

DISCUSSION:

The existing compact fluorescent light fixtures at the OASIS Senior Center are nearing the end of their service life, and now require replacement to LED fixtures to comply with Assembly Bill (AB) 2208. AB 2208 went into effect on January 1, 2024, and prohibits the purchase and sale of fluorescent lighting fixtures.

The new, more energy-efficient LED fixtures and lighting control system will comply with AB 2208, improve lighting conditions, and have an expected longer service life than the existing light fixtures have had at the Senior Center.

The OASIS Senior Center's existing lighting control system, Douglas Lighting Controls, went into bankruptcy in 2023 and is no longer supported. The project upgrades the existing lighting control system to the Lutron system that is fully supported and can accommodate LED technology.

Staff applied for and successfully secured \$149,950 in federal funds for this project through an equipment voucher under the Energy Efficiency and Conservation Block Grant Program from the U.S. Department of Energy.

At 2 p.m. on July 22, 2025, the City Clerk opened and read the following bids for this project:

	<u>BIDDER</u>	<u>TOTAL BID AMOUNT</u>
Low	SFADIA Inc. *	\$481,000.00
2nd	Optima Energy Inc. *	\$481,711.00
3rd	SacTown Contractors Corporation	\$526,450.00
4th	VSI Technologies	\$551,450.00
5th	Harbor Coating and Restoration	\$581,000.00
6th	KP Electric Co. Inc.	\$746,000.00
7th	Minako America Corporation	\$919,000.00

*Non-responsive Bid

The City received seven bids for this project. The apparent low bidder, SFADIA Inc., dba Green Energy Innovations, was deemed non-responsive since the prime contractor was listed on the bid as performing less than 50% of the work which does not comply with Standard Public Works Specification Section 2-3.2 Self Performance. The second lowest bidder, Optima Energy Inc., provided a formal bid withdrawal request for an error in its bid (Attachment B).

Staff recommends awarding to the third lowest bidder, SacTown Contractors Corporation, which possesses a California State Contractor's License Classification "C-10", as required by the project specifications. A review of references for SacTown Contractors Corporation shows satisfactory completion of similar contracts for school districts and

other public agencies, including successfully completing Phase 1 of the OASIS Senior Center Site Lighting project.

SacTown Contractors Corporation's bid came in at approximately 12% below the engineer's estimate of \$597,000.

Pursuant to the contract specifications, the contractor will have 50 consecutive working days to complete the project. Work is scheduled to begin in the fall of 2025.

The project plans and specifications will be available for review at the August 26, 2025, City Council meeting or upon request.

FISCAL IMPACT:

Upon approval of the proposed budget amendment (Attachment C), the adopted Capital Improvement Program budget includes sufficient funding for the award of this contract. It will be expensed to the Facilities Maintenance Master Plan (FMMP) General Fund and Contribution Fund accounts in the Public Works Department.

The following funds will be expended:

<u>Account Description</u>	<u>Account Number</u>		<u>Amount</u>
FMMP Facilities Maintenance CIP	57101-980000-26F02	\$	431,500
Contribution Fund	13501-980000-26F02	\$	149,950
Total:		\$	581,450

Proposed fund uses are as follows:

<u>Vendor</u>	<u>Purpose</u>		<u>Amount</u>
SacTown Contractors Corporation	Construction Contract	\$	526,450
SacTown Contractors Corporation	Construction Contingency	\$	53,000
Various	Printing & Incidentals	\$	2,000
Total:		\$	581,450

Staff recommends establishing \$53,000 (approximately 10% of total bid) for contingency purposes and unforeseen conditions associated with construction.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(a), Class 1 (Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because this project 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

Attachment B – Optima Energy Inc. Bid Withdrawal Letter

Attachment C – Budget Amendment