



NEWPORT BEACH

City Council Staff Report

July 28, 2026
Agenda Item No. 5

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Fiscal Year 2025-26 Ocean Pier Maintenance - Notice of Completion
for Contract No. 9759-3 (25H03)

ABSTRACT:

On January 27, 2026, the City Council awarded Contract No. 9759-3 for the Fiscal Year 2025-26 Ocean Pier Maintenance project to Jilk Heavy Construction, Inc. The project maintained the Newport Pier and the Balboa Pier by replacing aging, damaged and missing components. The work is now complete and staff requests City Council acceptance and closure 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; and
- 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
\$549,240.00	\$ 661,306.70	\$ 112,066.70		20.4%
Allowed Contract Time + Approved Extensions (Days) =		100	Actual Time Used (Days)	54

The Fiscal Year 2025-26 Ocean Pier Maintenance project maintained the Newport Pier and the Balboa Pier by replacing aging, damaged and missing components which resulted from the relentless battering of waves, exposure to the corrosive marine environment, and heavy pedestrian use.

The contracted work has been completed to the satisfaction of the Public Works Department. The work was completed in 54 working days, ending just before Memorial Day weekend. A summary of the construction cost is as follows:

Original bid amount:	\$	549,240.00
Actual Cost of Bid Items Constructed:	\$	549,240.00
Total Change Orders:	\$	112,066.70
Final contract cost:	\$	661,306.70

The final total contract amount was \$661,306.70, approximately 20.4% more than the original bid amount. The awarded contract included a contingency of 30% to cover the cost of unforeseen work. Three contract change orders were necessary. The additional work included replacing a broken pile and repairing storm-related damage which occurred after the pier inspection and bidding and prior to awarding the project.

A summary of the project schedule milestones is as follows:

Estimated Start of Construction per Annual Baseline Schedule	February 23, 2026
Actual Start of Construction Per Notice to Proceed	March 9, 2026
Estimated Completion per Annual Baseline Schedule	May 15, 2026
Substantial Completion Date Inclusive of Extra Work	May 21, 2026

FISCAL IMPACT:

The Fiscal Year 2025-26 Ocean Pier Maintenance project was funded from the FY 2025-26 Capital Improvement Program budget. Funds for the construction contract were expended from the following accounts:

<u>Account Description</u>	<u>Account Number</u>	<u>Amount</u>
Tidelands Maintenance	10001-980000-25H03	\$ 430,090.21
Tidelands Maintenance	10001-980000-25H09	\$ 33,080.01
Tidelands Maintenance	10001-980000-24H09	\$ 145,778.15
Tidelands Maintenance	10001-980000-23H09	\$ 12,124.39
Tidelands Capital	10101-980000-17H03	\$ 40,233.94
	Total:	\$ 661,306.70

Tideland's revenue is generated from the operation of the City's tidelands including rents from moorings, piers and leases, as well as income from parking lots. The Tidelands Capital Fund was created to allow for the sequestration of incremental increases from tidelands rent adjustments solely to finance critical capital improvements, like sea walls repair, dredging, piers and important amenities.

ENVIRONMENTAL REVIEW:

On January 27, 2026, the City Council found this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1 (maintenance of existing facilities involving no expansion of an existing use) 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