



# NEWPORT BEACH

## City Council Staff Report

February 24, 2026  
Agenda Item No. 6

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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**TITLE:** City of Newport Beach Fire Station No. 1 and Balboa Branch Library  
Project – Award of Contract No. 8865-5 (23F12)

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### **ABSTRACT:**

The City of Newport Beach received construction bids for Fire Station No. 1 and Balboa Branch Library to replace the existing facilities. For the City Council's consideration is approval to award the construction contract to the lowest qualified bidder, AMG & Associates, Inc. of Santa Clarita for a total bid price of \$13,178,000. The total project cost is projected to be \$14,595,800.

### **RECOMMENDATIONS:**

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Class 1 – Existing Facilities), Section 15302 (Class 2 – Replacement of Reconstruction), and 15303 (Class 3 – New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3;
- b) Approve the project plans and specifications;
- c) Approve Budget Amendment No. 26-054 appropriating \$850,000 in new revenue and expenditures from a federal grant to Account Nos. 13501-431453-23F12 and 13501-980000-23F12, respectively;
- d) Award Contract No. 8865-5 to AMG & Associates, Inc. for the total bid price of \$13,178,000 for the Newport Beach Fire Station No. 1 and Balboa Branch Library Project, and authorize the Mayor and City Clerk to execute the contract; and
- e) Establish a contingency of \$1,317,800 (10% of the total bid) to cover the cost of unforeseen work not included in the original contract.

### **DISCUSSION:**

The existing Fire Station No. 1 and Balboa Branch Library are located at 110 and 100 Balboa Boulevard, respectively. The library was constructed in 1929 and has undergone several expansions and rehabilitations over the years. It is currently a series of rooms that add up to approximately 4,500 square feet. The fire station was built in 1962

and houses three fire personnel in its approximately 3,400 square feet. The entire site is approximately 24,000 square feet.

Both facilities were evaluated as part of the 2021 Facility Condition Assessment and rated as being in poor condition due to environmental and age-related deterioration.

On January 10, 2023, the City Council awarded a professional services agreement to COAR Design Group (COAR) for the design of the replacement facility. COAR worked with various City staff members, a Board of Library Trustees Ad Hoc Committee, and a Council Working Group comprised of Councilmembers Joe Stapleton, Noah Blom and Erik Weigand to develop initial layout concepts and themes. These concepts were then presented to the full Board of Library Trustees and the Parks, Beaches and Recreation Commission on January 16, 2024, and March 5, 2024, respectively for public review, comments and discussion.

After incorporating suggestions and feedback received from Board Members, Commissioners and the public on the design concepts and themes, the final draft concepts were presented to the City Council on May 14, 2024, for further public review and discussion. The City Council approved proceeding with preparation of building plans. In December 2025, final permits were obtained and the completed plans were advertised for public bids to construct the new facility.

At 2 p.m. on February 5, 2026, the City Clerk opened and read the following bids for this project:

	<u>BIDDER</u>	<u>TOTAL BID AMOUNT</u>
Low	AMG & Associates, Inc.	\$ 13,178,000
2 <sup>nd</sup>	Bernards	\$ 13,212,300
3 <sup>rd</sup>	S.J. Amoroso Construction	\$ 13,277,000
4 <sup>th</sup>	Pinner Construction Company	\$ 14,529,000
5 <sup>th</sup>	BNBuilders	\$ 15,431,194

The City received five bids. The project required that any contractor wishing to bid be prequalified for the bid. The pre-qualification criteria included information on experience, financial stability and reference checks. The low bidder, AMG & Associates, Inc., possesses a California State Contractor’s License Classification “A”, as required by project specifications. A review of references for AMG & Associates, Inc. shows satisfactory completion of similar contracts for other municipalities. AMG & Associates, Inc. is currently completing Witte Hall for the City.

AMG & Associates, Inc.’s bid was 18% below the engineer’s estimate of \$16 million. The difference between the low bid and the engineer’s estimate is likely associated with the current competitive construction market.

Pursuant to the contract specifications, the contractor will have 392 consecutive working days, approximately 18 months, to complete the project. A notice to proceed is estimated for April 2026 with completion in September 2027.

**FISCAL IMPACT:**

Upon approval of the proposed budget amendment, the Capital Improvement Program budget includes sufficient funding for the award of this contract. The Budget Amendment appropriates \$850,000 in additional revenue from a federal grant and \$850,000 in increased expenditure appropriations. The revenue will be posted to account 13501-431453-23F12, and the expenses to account 13501-980000-23F12. The following funds will be expended:

<u>Account Description</u>	<u>Account Number</u>	<u>Amount</u>
Facilities Financing Plan (FFP)	53201-980000-23F12	\$ 13,745,800
Grants (Federal Grant)	13501-980000-23F12	\$ 850,000
	<b>Total:</b>	<b>\$ 14,595,800</b>

Proposed fund uses are as follows:

<u>Vendor</u>	<u>Purpose</u>	<u>Amount</u>
AMG & Associates, Inc.	Construction Contract	\$ 13,178,000
AMG & Associates, Inc.	Construction Contingency	\$ 1,317,800
Various	Special Inspection Services	\$ 50,000
Various	Printing & Incidentals	\$ 50,000
	<b>Total:</b>	<b>\$ 14,595,800</b>

Contracts for Geocon West, Inc. and a contract amendment for COAR Design Group will be brought to a future Council meeting for consideration.

The Facilities Financing Plan is a long-term financial plan to fund the construction and renovation of significant community serving facilities.

On February 3, 2026, the Consolidated Appropriations Act was signed into law, providing federal funding for most government agencies through the end of the federal fiscal year. Through this legislation, the City has received funds from the U.S. Department of Housing and Urban Development’s Community Development Fund to support the Balboa Branch Library and Fire Station No. 1 Replacement Project.

Staff recommends establishing \$1,317,800 (10% of the total bid) for contingency purposes and unforeseen conditions associated with construction.

**ENVIRONMENTAL REVIEW:**

On September 24, 2024 City Council found this project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Class 1 – Existing Facilities), Section 15302 (Class 2 – Replacement of Reconstruction), and 15303 (Class 3 – New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3;

**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