



NEWPORT BEACH

City Council Staff Report

May 12, 2026
Agenda Item No. 3

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

ABSTRACT:

On August 26, 2025, the City Council awarded Contract No. 9009-3 for the OASIS Senior Center Site Lighting Phase 2 project to SacTown Contractors Corporation of Sacramento. The project involved replacing the existing light fixtures at the end of their service life at the OASIS Senior Center with new energy efficient Light Emitting Diode (LED) light fixtures that comply with California Assembly Bill 2208 (AB 2208). This final phase finished the replacement of all the existing light fixtures at the senior center. The work is now complete and staff requests City Council acceptance and closeout of the contract.

RECOMMENDATIONS:

- a) Determine this action 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, because this project has no potential to have a significant effect on the environment; 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
\$526,450.00	\$548,131.84	\$21,681.84	4.1%
Allowed Contract Time + Approved Extensions (Days) =		50	Actual Time Used (Days) 50

The OASIS Senior Center Site Lighting Phase 2 project involved replacing the existing light fixtures nearing the end of their service life in the administration wing, event room, library, and all outdoor exterior areas with new energy efficient LED light fixtures to comply with AB 2208 which prohibits the purchase and sale of fluorescent light fixtures. The project also included updating the lighting control system as the existing system was no longer supported by the manufacturer. The contracted work has been completed to the satisfaction of the Public Works Department.

A summary of the contract construction cost is as follows:

Original Bid Amount:	\$	526,450.00
Actual Cost of Bid Items Constructed:	\$	526,450.00
Total Change Orders:	\$	<u>21,681.84</u>
Final Contract Cost:	\$	548,131.84

The total contract amount was \$548,131.84, which is approximately 4.1% more than the original bid amount. Three change orders totaling \$21,681.84 were approved to add additional fixtures and install dimmers to exterior light fixtures.

A summary of the project schedule milestones is as follows:

Estimated Start of Construction per Annual Baseline Schedule	December 22, 2025
Actual Start of Construction Per Notice to Proceed	January 15, 2026
Estimated Completion Per Annual Baseline Schedule	May 1, 2026
Substantial Completion Date Inclusive of Extra Work	March 30, 2026

FISCAL IMPACT:

The OASIS Senior Center Site Lighting Phase 2 project was included within the Fiscal Year 2025-26 Capital Improvement Program budget. In addition to these funds, staff successfully secured federal grant funds through an equipment voucher under the Energy Efficiency and Conservation Block Grant Program through the U.S. Department of Energy. Funds for the construction contract were expended from the following accounts:

<u>Account Description</u>	<u>Account Number</u>		<u>Amount</u>
FMMP	57101-980000-26F02	\$	384,450.18
FMMP	57101-980000-25F02	\$	13,731.66
Contribution Fund	13501-980000-26F02	\$	<u>149,950.00</u>
	Total:	\$	548,131.84

The FMMP includes a comprehensive condition assessment of all City of Newport Beach facilities and prioritizes capital repairs and/or major maintenance based on a variety of factors including current condition and age of facilities. This program funds capital repair and maintenance projects and is funded by the General Fund.

ENVIRONMENTAL REVIEW:

On August 26, 2025, the City Council found 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, 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