



NEWPORT BEACH

City Council Staff Report

July 28, 2026
Agenda Item No. 6

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Fiscal Year 2024-25 Playground Improvements Project - Notice of
Completion for Contract No. 9753-1 (25P01)

ABSTRACT:

On October 28, 2025, the City Council awarded Contract No. 9753-1 for the Fiscal Year 2024-25 Playground Improvements project to R E Schultz Construction, Inc. The project replaced aging playgrounds at Spyglass Hill Park (1 Narbonne) and Bonita Canyon Sports Park (1990 Ford Road). The work is now complete and staff requests City Council acceptance and closure of the contract.

RECOMMENDATIONS:

- 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
- 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
\$858,800.00	\$891,823.19	\$33,023.19		3.8%
Allowed Contract Time + Approved Extensions/Suspensions (Days) =		65	Actual Time Used (Days)	65

The Fiscal Year 2024-25 Playground Improvements project included the replacement of aging playgrounds at Spyglass Hill Park and Bonita Canyon Sports Park. Additional work included staff identified improvements to amenities in the surrounding parks ensuring a high level of public enjoyment, continued smooth operation, and enhanced safety and Americans with

Disabilities Act (ADA) compliance. The contracted work has been completed to the satisfaction of the Public Works Department. A summary of the construction cost is as follows:

Original Bid Amount:	\$ 858,800.00
Actual Cost of Bid Items Constructed:	\$ 858,800.00
Total Change Orders:	\$ 33,023.19
Final Contract Cost:	\$ 891,823.19

The final total contract amount was \$891,823.19, approximately 3.8% higher than the original bid amount. Additional costs resulted from unforeseen conditions not covered by the initial contract including replacing non-functional drainage infrastructure and addressing aging concrete.

A summary of the project schedule milestones is as follows:

Estimated Start of Construction per Annual Baseline Schedule	April 20, 2026
Actual Start of Construction Per Notice to Proceed	March 9, 2026
Estimated Completion Per Annual Baseline Schedule	July 31, 2026
Substantial Completion Date Inclusive of Extra Work	June 5, 2026

FISCAL IMPACT:

The Fiscal Year 2024-25 Playground Improvements 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>
Building Exercise Tax (BET) Fund	14101-980000-24P01	\$9,854.93
BET Fund	14101-980000-25P01	\$132,810.67
BET Fund	14101-980000-26P01	\$149,461.93
Park Maintenance Master Plan (PMMP) Fund	57001-980000-25P02	\$341,309.61
PMMP Fund	57001-980000-26P01	\$150,000.00
General Fund	01201929-980000-23P01	\$16,873.73
General Fund	01201929-980000-25P01	\$91,512.32
Total:		\$891,823.19

The BET Fund is used to account for property development taxes imposed on construction and occupancy of all residential, commercial, industrial units, and mobile home parks for which a building or construction permit is issued. BET funds can be used for acquiring, improving, expanding and equipping City of Newport Beach fire stations, libraries and parks as provided by Chapter 3.12 of the Newport Beach Municipal Code.

The PMMP includes a comprehensive condition assessment of all City parks and prioritizes capital repairs and major maintenance based on a variety of factors including current condition and age of parks. This program funds a variety of capital repair and maintenance projects to keep City parks in good condition. The PMMP is funded through the General Fund.

ENVIRONMENTAL REVIEW:

On October 28, 2025, the City Council found this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) 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