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# **NEWPORT BEACH**

## **City Council Staff Report**

May 13, 2025  
Agenda Item No. 9

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

**FROM:** David A. Webb, Public Works Director - 949-644-3311,  
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**TITLE:** Central Library, OASIS Senior Center and VJ Community Center  
Carpet Replacement – Award of Contract No. 9750-1 (25F02)

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**ABSTRACT:**

The City of Newport Beach received construction bids for the Central Library, OASIS Senior Center and Vincent Jorgensen (VJ) Community Center Carpet Replacement project. Staff requests City Council approval to award the construction contract to Commercial Interior Resources of Irvine. This project involves replacing aging carpets at the Central Library (1000 Avocado Ave.), OASIS Senior Center (801 Narcissus Ave.) and VJ Community Center (1300 Irvine Ave.).

**RECOMMENDATIONS:**

- a) Find 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 this project has no potential to have a significant effect on the environment;
- b) Approve the project plans and specifications;
- c) Find the bid submitted by Rod-West Floor Covering LLC to be non-responsive;
- d) Award Contract No. 9750-1 to Commercial Interior Resources for the total bid price of \$151,070 for the Central Library, OASIS Senior Center and VJ Community Center Carpet Replacement, and authorize the Mayor and City Clerk to execute the contract;
- e) Establish a contingency of \$15,000 (approximately 10% of total bid) to cover the cost of unforeseen work not included in the original contract.

**DISCUSSION:**

As part of the annual Facilities Maintenance Master Plan (FMMP) program, staff identified carpet at Central Library, OASIS Senior Center and VJ Community Center Carpet as needing replacement. These carpets receive intense use by the public and are aging and badly stained in places.

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

	<u>BIDDER</u>	<u>TOTAL BID AMOUNT</u>
Low	Rod-West Floor Covering LLC	\$135,775.00
2nd	Commercial Interior Resources	\$151,070.00
3rd	Lawrence W. Rosine Co.	\$244,300.00
4th	Floor Tech America	\$269,550.00

The City received four bids. The apparent low bidder, Rod-West Floor Covering LLC, did not provide hard copy bid bonds as required by the project specifications. Due to the lack of hard copy of bid bonds, staff recommends that the bid from Rod-West Floor Covering LLC be found non-responsive.

The second lowest bidder, Commercial Interior Resources, possesses a California State Contractor's License Classification "C-15", as required by the project specifications. A review of references for Commercial Interior Resources shows satisfactory completion of similar contracts for other public agencies including the City of Orange, the City of Cerritos, the California Community College System, Los Angeles County Library, the City of Glendale and Los Alamitos Unified School district.

Commercial Interior Resources' bid was approximately 37% below the Engineer's Estimate of \$240,000. Pursuant to the contract specifications, the contractor will have eight consecutive weeks to complete the project. Work is scheduled to start in fall 2025.

The project plans and specifications will be available for review at the May 13, 2025 City Council meeting or upon request.

#### **FISCAL IMPACT:**

The adopted Capital Improvement Program budget includes sufficient funding for the award of this contract. The following funds will be expended:

<u>Account Description</u>	<u>Account Number</u>		<u>Amount</u>
FMMP Facilities Maintenance CIP	57101-980000-25F02	\$	<b>169,000</b>

Proposed fund uses are as follows:

<u>Vendor</u>	<u>Purpose</u>		<u>Amount</u>
Commercial Interior Resources	Construction Contract	\$	151,070
Commercial Interior Resources	Construction Contingency	\$	15,000
Various	Printing & Incidentals	\$	2,930
<b>Total:</b>		<b>\$</b>	<b>169,000</b>

Staff recommends establishing \$15,000 (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 (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