



NEWPORT BEACH

City Council Staff Report

May 12, 2026
Agenda Item No. 8

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Pump Station Commercial Door Replacement – Award of Contract
No. 9888-1 (25F03)

ABSTRACT:

The City of Newport Beach received construction bids for the Pump Station Commercial Door Replacement project and requests City Council approval to award the construction contract to Eroom Inc., of Venice. This project involves removing and replacing exterior doors at various pump stations and well site facilities.

RECOMMENDATIONS:

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1 (maintenance of existing facilities involving no expansion or an existing use) 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) Award Contract No. 9888-1 to Eroom Inc. for the total bid price of \$181,260 for the Pump Station Commercial Door Replacement project, and authorize the Mayor and City Clerk to execute the contract; and
- d) Establish a contingency of \$36,252 (20% of the total bid) to cover the cost of unforeseen work not included in the original contract.

DISCUSSION:

The City's Utilities Yard and other Utilities Department facilities are periodically inspected for maintenance and repair issues. This evaluation includes staff offices, pump stations, and well site facilities. Staff prioritizes the various capital maintenance needs with an emphasis on items that maintain and improve the operation and safety of the facilities.

This project focuses on replacing exterior doors and louvers at various water facilities that have deteriorated due to weathering, age and heavy use. This project will also convert some of the deteriorated standard doors to roll-up doors to provide better access for daily operations.

At 2 p.m. on March 25, 2026, the City Clerk opened and read the following bids for this project:

	<u>BIDDER</u>	<u>TOTAL BID AMOUNT</u>
Low	Eroom Inc.	\$ 181,260.00
2nd	Excel Door & Gate Co., Inc.	\$ 274,500.00

The City received two bids for this project. Staff recommends awarding to the lowest bidder, Eroom Inc., which is registered with the Department of Industrial Relations and possesses a valid and current California State Contractor’s License Classification “C-61/D-28”, as required by the project specifications. A review of Eroom Inc.’s references indicates satisfactory completion of similar projects for other public agencies.

Eroom Inc.’s bid amount is approximately 2% over the engineer’s estimate of \$177,000. Pursuant to the contract specifications, the contractor will have 40 consecutive working days to complete the project. Work is scheduled to begin in spring 2026.

The project plans and specifications are available for review at the following link: [Awarding Contracts](#). This link will expire 10 days after the City Council meeting date.

FISCAL IMPACT:

The adopted Capital Improvement Program budget includes sufficient funding for the award of this contract. The project will be expensed to the Water Enterprise Fund.

The following funds will be expended:

<u>Account Description</u>	<u>Account Number</u>		<u>Amount</u>
Water Enterprise Fund	70101-980000-25F03	\$	149,176
Water Enterprise Fund	70101-980000-26F03	\$	69,336
	Total:	\$	218,512

Proposed fund uses are as follows:

<u>Vendor</u>	<u>Purpose</u>		<u>Amount</u>
Eroom Inc.	Construction Contract	\$	181,260
Eroom Inc.	Construction Contingency	\$	36,252
Various	Printing & Incidentals	\$	1,000
	Total:	\$	218,512

The Water Enterprise Fund renovates various utilities facilities and provides funding for many of the larger renovation projects at the City’s Utilities Yard. It generates revenue

primarily through water rates collected by service users. This program keeps City water facilities in service and in good condition.

Staff recommends establishing \$36,252 (20% of the 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 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 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