



NEWPORT BEACH

City Council Staff Report

April 14, 2026
Agenda Item No. 8

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Eastbluff Restroom Rehabilitation Project - Award of Contract No.
9752-1 (26F02)

ABSTRACT:

The City of Newport Beach received construction bids to rehabilitate the aging public restroom facility in Eastbluff Park, located at 2401 Vista Del Oro. Staff requests the City Council award the construction contract to the lowest qualified bidder, Metro Builders & Engineers Group, Ltd. of Orange, for a total bid price of \$357,957.

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 Estate Design and Construction to be non-responsive;
- d) Award Contract No. 9752-1 to Metro Builders & Engineers Group, Ltd. for the total bid price of \$357,957 for the Eastbluff Restroom Rehabilitation Project, and authorize the Mayor and City Clerk to execute the contract; and
- e) Establish a contingency of \$35,800 (approximately 10% of the total bid) to cover the cost of unforeseen work not included in the original contract.

DISCUSSION:

The Facilities Maintenance Master Plan (FMMP) program identifies the restrooms at Eastbluff Park as needing rehabilitation. The restrooms are over 35 years old and show signs of deterioration. This project will replace restroom fixtures, finishes, lighting, partitions and roofing along adjacent surface improvements. The upgrades will ensure improved operations, enhance safety, and ensure ADA compliance.

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

	<u>BIDDER</u>	<u>TOTAL BID AMOUNT</u>
Low	Estate Design and Construction*	\$344,600
2 nd	Metro Builders & Engineers Group, Ltd.	\$357,957
3 rd	a2zconstruct	\$363,500
4 th	Global Builders Inc	\$398,888
5 th	Premo Construction Inc.	\$414,860
6 th	Corner Keystone Construction Corporation	\$417,700
7 th	Asad Holdings LLC	\$447,500
8 th	R DEPENDABLE CONST INC	\$474,900
9 th	Empire Design & Build	\$579,000
10 th	Triangle DeCon Services, Inc	\$598,500
11 th	PUB Construction Inc.	\$686,900
12 th	MLC Constructors	\$926,267
13 th	NORSE CORPORATION	\$1,210,345

*Non-responsive Bid

The City received 13 bids. The apparent low bidder, Estate Design and Construction, did not demonstrate five years of experience with similar work for public agencies as required in the project specifications. References provided by Estate Design and Construction demonstrate less than two years of experience, and not a single reference for a completed project was provided. A representative of Estate Design and Construction indicated the company only started working for public agencies two and a half years ago. Due to the lack of required experience, staff recommends that the bid from Estate Design and Construction be found non-responsive.

Staff recommends awarding to the second lowest bidder, Metro Builders & Engineers Group, Ltd., which demonstrated the required experience by providing references showing satisfactory completion of similar contracts for public agencies including the City of Newport Beach, the City of Los Angeles, the City of Colton, the City of Monrovia, and the Coachella Valley Water District. Additionally, Metro Builders & Engineers Group, Ltd. possesses a class "B" California contractor license as required in the project specifications.

Metro Builders & Engineers Group, Ltd.'s bid came in at approximately 11% below the engineer's estimate of \$400,000. The difference between the recommended low bid and engineer's estimate reflects the extremely high level of interest in the project. Pursuant to the project specifications, the contractor shall have 45 consecutive working days to complete the project. Work is scheduled to start in the spring of 2026.

The project plans and specifications will be available for review at the April 14, 2026, City Council meeting or upon request.

FISCAL IMPACT:

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

The following funds will be expended:

<u>Account Description</u>	<u>Account Number</u>		<u>Amount</u>
FMMP	57101-980000-26F02	\$	395,000
			\$ 395,000

Proposed fund uses are as follows:

<u>Vendor</u>	<u>Purpose</u>		<u>Amount</u>
Metro Builders & Engineers Group, Ltd.	Construction Contract	\$	357,957
Metro Builders & Engineers Group, Ltd.	Construction Contingency	\$	35,800
Various	Printing & Incidentals	\$	1,243
	Total:	\$	395,000

Staff recommends establishing \$35,800 (approximately 10% 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 (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