



NEWPORT BEACH

City Council Staff Report

October 28, 2025
Agenda Item No. 8

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Central Library, OASIS Senior Center and VJ Community Center
Carpet Replacement - Notice of Completion for Contract No. 9750-1
(25F02)

ABSTRACT:

On May 13, 2025, the City Council awarded Contract No. 9750-1 for the Central Library, OASIS Senior Center and Vincent Jorgensen (VJ) Community Center Carpet Replacement project to Commercial Interior Resources. The project replaced aging carpets at the Central Library (1000 Avocado Ave.), OASIS Senior Center (801 Narcissus Ave.) and VJ Community Center (1300 Irvine Ave.) The work is now complete and staff requests City Council acceptance and closeout of the contract.

RECOMMENDATIONS:

- a) 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
- 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
\$151,070.00	\$158,362.26	\$7,292.26		4.8%
Allowed Contract Time + Approved Extensions/Suspensions (Days) =		40	Actual Time Used (Days)	40

This project is part of the Facilities Maintenance Master Plan (FMMP) and included the replacement of aging carpets at the Central Library, OASIS Senior Center and VJ Community Center providing improved aesthetic appeal and aesthetic durability by implementing patterns which will better mask future stains.

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:	\$	151,070.00
Actual Cost of Bid Items Constructed:	\$	151,070.00
Total Change Orders:	\$	7,292.26
Final Contract Cost:	\$	158,362.26

The total contract amount was \$158,362.26, approximately 4.8% higher than the original bid amount. The additional cost resulted from a discretionary post-construction design change to the Central Library carpet and an additional furniture moving scope beyond that covered by the original contract.

A summary of the project schedule milestones is as follows:

Estimated Start of Construction per Annual Baseline Schedule	September 22, 2025
Actual Start of Construction Per Notice to Proceed	Varied By Location
Estimated Completion Per Annual Baseline Schedule	October 31, 2025
Substantial Completion Date Inclusive of Extra Work	September 24, 2025

FISCAL IMPACT:

The Central Library, OASIS Senior Center and VJ Community Center Carpet Replacement project was included within the Fiscal Year 2024-25 Capital Improvement Program Budget. Funds for the construction contract were expended from the following account(s):

<u>Account Description</u>	<u>Account Number</u>		<u>Amount</u>
FMMP	57101-980000-25F02	\$	153,077.26
General Fund	01080801-811008	\$	5,285.00
		Total:	\$ 158,362.26

The FMMP includes a comprehensive condition assessment of all City 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 a variety of capital repair and maintenance projects in an effort to keep City facilities in good condition and is funded by the General Fund.

ENVIRONMENTAL REVIEW:

On May 13, 2025, 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