



STAFF REPORT

10/14/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: THOMAS BEKELE
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: PUBLIC WORKS CONTRACT WITH MOHAWK COMMERCIAL, INCORPORATED
FOR THE PURCHASE AND INSTALLATION OF CITY HALL FLOORING**

Summary:

The City entered into an agreement with Mohawk Commercial, Incorporated (Mohawk) in February 2024 for the purchase and installation of new flooring as part of the City Hall Renovation Project. During the demolition of the window openings, staff discovered unforeseen structural conditions that delayed flooring installation, resulting in the original agreement with Mohawk to expire. Additionally, the extended timeline led to the discontinuation of the initially selected carpet and vinyl materials, requiring a revised proposal based on updated material selections and pricing. Staff recommends the City enter into a new agreement with Mohawk in the amount of \$157,373.54 for the purchase and installation of flooring at City Hall, with a term of 90 working days. If approved by the City Council, installation would begin in October 2025, with completion anticipated by February 2026.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendation:

1. Authorize the City Manager to enter into a Public Works Contract with Mohawk Commercial, Incorporated, for a term of 90 working days in the amount of \$157,373.54, for the purchase and installation of new City Hall flooring.
2. Authorize the Public Works Director/City Engineer to utilize a project contingency of up to 5% (\$7,868.68) and approve a 180-calendar day term extension to accommodate any unforeseen

conditions. The proposed contingency would bring the total contract agreement budget to \$165,242.22.

Fiscal Impact:

The total cost of the proposed City Hall flooring improvement, including contingency, is \$165,242.22. The updated quote is approximately \$7,000 greater than the original quote, primarily because staff added carpet and vinyl replacement on the second-floor lobby and stairs. The City Council adopted a total project budget of \$2,850,000 for the City Hall Renovation Project (Project No. 90.19004), which is sufficient to cover the proposed contract.

Background:

The City constructed City Hall approximately 90 years ago. Over the decades, the City has maintained the building and periodically invested in necessary capital improvements. City Hall last experienced a significant improvement in the early 1990s. As part of the Civic Center Master Plan, the City received feedback from the community that City Hall remains an important piece of history and should be preserved for continued civic use. As part of the Civic Center Master Plan, the City Council subsequently approved a budget for a comprehensive remodel of the entire building. The City Hall Renovation Project commenced in 2024 and consists of a range of improvements, including window replacement, kitchen and restroom upgrades, lighting and electrical enhancements, front counter and lobby upgrades, and improvements to the City Council Chambers.

To minimize long lead times associated with material procurement, on February 13, 2024, the City Council approved an agreement with Mohawk for the purchase and installation of new flooring. The City executed the agreement under Purchasing Ordinance Section 3.20.120(e) through a cooperative purchasing agreement with Sourcewell (Contract #080819-MCD). Mohawk's scope of work included the removal of existing carpet and vinyl flooring, as well as the installation of new carpet and vinyl tile planks.

The Public Works Department had initially scheduled the construction for the City Hall Renovation Project to begin in the fall of 2024 and conclude in early 2025. However, during the demolition of the window openings, the Public Works Department discovered unforeseen structural conditions, including misaligned rebar and framing deficiencies that failed to meet current standards. These issues delayed construction for several months and prompted staff to select new flooring options after Mohawk discontinued the original products. As a result of these delays, the Mohawk contract expired, and the Sourcewell rates from the prior contract no longer applied.

Analysis:

On August 28, 2023, Sourcewell awarded Mohawk Contract #061323-MCD for flooring materials, supplies, and services, with an expiration date of August 9, 2027. This contract remains valid and consistent with the City's purchasing requirements. Staff requested Mohawk revise its proposal under the current Sourcewell contract to reflect updated material selections and pricing for the City Hall flooring.

Staff recommends that the City Council enter into a new agreement with Mohawk under Contract No. 061323-MCD in the amount of \$157,373.54 for the purchase and installation of flooring at City Hall.

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The revised agreement ensures compliance with the City's Purchasing Ordinance and reflects current rates and materials. If approved by the City Council, installation would begin in October 2025, with completion anticipated by February 2026.

Reviewed for Fiscal Impact:

Siamlu Cox

Attachment:

A. Agreement - Mohawk Commercial, Incorporated