



CITY OF

NEWPORT BEACH

City Council Staff Report

July 28, 2026
Agenda Item No. 16

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Zachary Gentry, Municipal Operations Director - 949-644-3055,
zgentry@newportbeachca.gov

PREPARED BY: John Salazar, Municipal Operations Superintendent - 949-718-3460, jsalazar@newportbeachca.gov

TITLE: Approval of Maintenance/Repair Services Agreement with Superior Property Services, Inc., for Sidewalk Steam Pressure Washing Services (Contract No. 9832-1)

ABSTRACT:

The City of Newport Beach (City) contracts for steam/pressure washing services for various City-owned facilities including sidewalks, streets, bridges, piers, parks and other public spaces to maintain a clean environment for residents, business owners and visitors. The City currently has an agreement with Quality Commercial Cleaning, Inc., doing business as (dba) Spectrum Facility Maintenance (Spectrum). The term of the current agreement ends on September 30, 2026. Staff recently issued Request for Bids (RFB) No. 21-02 and received proposals for this service. Based upon the review of the proposals, staff requests City Council approval to enter into a five-year agreement for a total not-to-exceed amount of \$1,570,310 with Superior Property Services, Inc. to provide these services.

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) Approve a Maintenance/Repair Services Agreement with Superior Property Services, Inc. for Sidewalk Steam Pressure Washing Services for a total not-to-exceed amount of \$1,570,310, with a term of five years and authorize the Mayor and City Clerk to execute the Agreement.

DISCUSSION:

A contractor currently provides steam/pressure washing services for heavily trafficked areas such as Balboa Village, Marine Avenue, McFadden Square, Corona del Mar, Balboa Island, Lido Bridge, and the Balboa and Newport Piers. The cleaning schedule varies depending on location and seasonal needs. The current five-year agreement for steam pressure washing services with Spectrum expires on September 30, 2026, and has a total not-to-exceed amount of \$1,471,703.

The Municipal Operations Department posted an RFB for Sidewalk Steam Pressure Washing Services on February 19, 2026. To accommodate current and potential future increases in service levels, staff incorporated additional scope and reserve capacity for steam pressure washing in the RFB. A total of five proposals were received by the closing date of March 17, 2026. End Result Services, LLC was the lowest bid but did not provide proof of projects exceeding \$150,000 and did not have a C-61 License for a minimum of three continuous years. Its bid was deemed non-responsive for not meeting the minimum requirements. Therefore, Superior Property Services, Inc. was deemed the lowest responsive bid.

VENDOR	VENDOR TYPE	ANNUAL BID AMOUNT	FORMAT	RANKING
End Result Services LLC	CADIR	\$238,000	Electronic	Disqualified
Superior Property Services, Inc.	CADIR	\$314,062	Electronic	1
Spectrum Facility Maintenance	MBE, CADIR	\$331,825	Electronic	2
SoCal Concrete Cleaners LLC	CADIR	\$520,046	Electronic	3
D & B Property Maintenance LLC	CADIR	\$1,153,042	Electronic	4

Based upon staff's review and scoring of the proposals, staff recommends that the City Council award a five-year contract with Superior Property Services, Inc. for Steam Pressure Washing services for a total not-to-exceed amount of \$1,570,310. This cost includes the regularly scheduled pressure washing services.

FISCAL IMPACT:

The adopted budget includes sufficient funding for this contract. It will be expensed to the Streets and Beaches Steam Cleaning account, 0108561-811032, in the Municipal Operations Department.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this action is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

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 – M/RSA with Superior Property Services, Inc. for Sidewalk Steam Pressure Washing Services