



CITY OF

NEWPORT BEACH

City Council Staff Report

October 28, 2025
Agenda Item No. 14

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Fiscal Year 2025-26 Citywide Facilities Painting Project – Award of
Contract No. 9861-1 to D and T Painting (26F02)

ABSTRACT:

The City of Newport Beach received construction bids for the Fiscal Year 2025-26 Citywide Facilities Painting Project as part of the Facilities Maintenance Master Plan (FMMP). Staff requests City Council approval to award the construction contract to D and T Painting of Manteca, California. The project involves preparing mock-ups; removing cracked, peeled, or nonadherent paint and stain; repairing and patching damaged exterior surfaces; cleaning, preparing, and painting exterior surfaces; refinishing stone veneers, and removing existing wall signs and installing new or refurbished signs at the Civic Center, Central Library and Carroll Beek Community Center.

RECOMMENDATIONS:

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(d), Class 1 (restoration or rehabilitation of deteriorated facilities involving negligible or no expansion of existing use) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, 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. 9861-1 to D and T Painting for the total bid price of \$224,500 for the Fiscal Year 2025-26 Citywide Painting Project, and authorize the Mayor and City Clerk to execute the contract; and
- d) Establish a contingency of \$22,450 (10% of the total bid) to cover the cost of unforeseen work not included in the original contract.

DISCUSSION:

As part of the FMMP, City buildings are periodically inspected for maintenance and repair issues. Staff prioritize the various capital maintenance needs of facilities with an emphasis on scopes that will keep them in service. Staff have identified the exterior wood roof at

Civic Center and various exterior building surfaces at both the Central Library and Carroll Beek Community Center as needing maintenance and painting. This project addresses protective coatings on various facilities to protect the building materials from deterioration. This proactive approach will protect the metal, wood and other building materials from further damage that could result in more costly repair work in the future, while providing an additional benefit of a more aesthetically pleasing appearance of these facilities.

At 1 p.m. on September 25, 2025, the City Clerk opened and read the following bids for this project:

	<u>BIDDER</u>	<u>TOTAL BID AMOUNT</u>
Low	D and T Painting	\$224,500
2 nd	AJ Fistes Corporation	\$225,500
3 rd	Astro Painting Co, Inc.	\$277,000
4 th	Tony Painting	\$366,200
5 th	Optimus Construction & Painting, Inc.	\$391,000
6 th	Piana Construction & Painting, Inc.	\$394,000
7 th	Signature Painting, Inc.	\$396,000
8 th	United Contracting, LLC	\$406,210
9 th	Prime Painting Contractors, Inc.	\$408,000
10 th	Perfection Painting Corp	\$423,000
11 th	Color New Corp	\$430,000
12 th	ACC & Engineering, LLC.	\$431,488
13 th	R Dependable Const, Inc.	\$440,000
14 th	Mear Construction, Inc.	\$454,000
15 th	T&B Painting Co, Inc.	\$480,921
16 th	First Trade, LLC dba YMC	\$483,500

The City received 16 bids for this project. Staff recommends awarding to the lowest bidder, D and T Painting, which is registered with the Department of Industrial Relations and possesses a California State Contractor's License Classification "C-33", as required by the project specifications. A review of references for D and T Painting shows completion of similar contracts for various school districts.

D and T Painting's total bid amount was approximately 52% below the engineer's estimate of \$470,700. The difference between the low bid and the engineer's estimate is due to the lower cost to prepare and paint the Civic Center and Central Library and an increasingly competitive bid environment.

Pursuant to the contract specifications, the contractor will have 120 consecutive working days to complete the project. Work is scheduled to begin in the fourth quarter of 2025 or first quarter of 2026.

The project plans and specifications will be available for review at the October 28, 2025, 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.

The following funds will be expended:

<u>Account Description</u>	<u>Account Number</u>	<u>Amount</u>
FMMP	57101-980000-26F02	\$ 246,950

Proposed fund uses are as follows:

<u>Vendor</u>	<u>Purpose</u>	<u>Amount</u>
Contractor	Construction Contract	\$ 224,500
Contractor	Construction Contingency	\$ 22,450
	Total:	\$ 246,950

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.

Staff recommends establishing \$22,450 (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 15303(d), Class 1 (restoration or rehabilitation of deteriorated facilities involving negligible or no expansion of existing use) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, 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