



NEWPORT BEACH

City Council Staff Report

April 15, 2025
Agenda Item No. 7

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Approval of Amendment No. Three to On-Call Maintenance and
Repair Services Agreement with Ray Brian Carmody dba Carmody
Construction Company (C-8480-1A)

ABSTRACT:

The City of Newport Beach's on-call agreement for general building maintenance services with Ray Brian Carmody dba Carmody Construction Company (Carmody Construction) expires February 21, 2027, and is nearing its current not-to-exceed funding limit. With the Public Works Department assuming responsibility for maintaining the Library Services and Recreation & Senior Services Departments' facilities, staff requests the City Council approve an amendment increasing the total not-to-exceed (NTE) amount by \$200,000 for a total amount of \$387,500.

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 Amendment No. Three to On-Call Maintenance and Repair Services Agreement with Ray Brian Carmody dba Carmody Construction Company to increase the not-to-exceed amount by \$200,000 for a new not-to-exceed amount of \$387,500, and authorize the Mayor and City Clerk to execute the amendments.

DISCUSSION:

The City contracts various as-needed building maintenance and repair services to help maintain safe, functional and aesthetically pleasing facilities. These on-call services are essential for addressing urgent needs or completing necessary projects when City staff are potentially unavailable due to time constraints and competing priorities, or occasionally where projects require highly specialized skills or equipment.

The City's on-call agreement for general building maintenance services with Carmody Construction expires February 21, 2027, and its total NTE amount is \$187,500. After completing recent projects, there will be approximately \$20,000 remaining on the contract.

Based on this, and with the Public Works Department assuming responsibility for maintaining the Library Services and Recreation & Senior Services Departments' facilities, staff requests the City Council approve an amendment increasing the total NTE amount by \$200,000 for a total NTE amount of \$387,500.

Service rates will not change, and the recommended contract increase should cover anticipated costs for as-needed building maintenance services at all locations. In general, Carmody Construction responds well, provides quality services, and is familiar with the City's administrative processes and operational needs. Recent general examples of services provided include demolition, carpentry, painting, plumbing, electrical repairs, flooring repairs and assembling manufactured items.

City Council approved the original agreement with Carmody Construction on February 22, 2022, for an initial three year-term, with a total NTE amount of \$150,000. Since then, it was first amended to increase the total NTE amount to \$187,500 for emergency repairs at the Oasis Senior Center and then amended a second time to extend the agreement term through February 21, 2027.

FISCAL IMPACT:

The adopted budget includes sufficient funding for these additional services. Work will primarily be expensed to the Building Maintenance and Repair account in the Public Works Department, 0108041-851016. Special request projects may occasionally be expensed to other department accounts for facilities not maintained by the Public Works Department.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section [insert exemption section number (short description of section)] 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).

ATTACHMENTS:

- Attachment A – On-Call Maintenance and Repair Services Agreement
- Attachment B – Amendment No. One
- Attachment C – Amendment No. Two
- Attachment D – Amendment No. Three