



CITY OF

NEWPORT BEACH

City Council Staff Report

August 26, 2025
Agenda Item No. 12

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Sidewalk Steam Pressure Washing Services – Reject All Bids for Contract No. 9832-1 and Approve Amendment No. One to Maintenance and Repair Services Agreement with Quality Commercial Cleaning, Inc.

ABSTRACT:

Staff conducted a formal request for bids (RFB) for sidewalk steam pressure washing services to replace the expiring current contract. Two bids were received and both were deemed non-responsive due to bid document discrepancies. The current contract expires on September 30, 2025, and because this is a critical service, staff recommends that the City Council reject all bids and approve amending the current contract with Quality Commercial Cleaning, Inc. dba Spectrum Facility Maintenance (Spectrum), to extend the term one year to September 30, 2026, and increase the not-to-exceed amount by \$310,000.

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;
- b) Reject all bids received for Contract No. 9832-1; and
- c) Approve Amendment No. One to the Maintenance and Repair Services Agreement with Quality Commercial Cleaning, Inc. dba Spectrum Facility Maintenance to extend the term to September 30, 2026, and increase the not-to-exceed amount by \$310,000, for a new not-to-exceed amount of \$1,781,703, and authorize the Mayor and City Clerk to execute the agreement.

DISCUSSION:

The term of the current contract for sidewalk steam pressure washing services is scheduled to expire September 30, 2025. This contract provides steam pressure cleaning services to heavily trafficked and high-profile areas across the City including Balboa Village, Corona del Mar, Balboa Island, the Lido Bridge, the Balboa and Newport

Piers, and McFadden Plaza. These services are critical for maintaining a clean, healthy and enjoyable environment for residents, business owners and visitors.

Staff issued RFB No. 9832-1 through the PlanetBids website on April 29, 2025. At 3 p.m. on May 20, 2025, the City Clerk received and opened two bids. The bids, from Spectrum and Superior Property Services, Inc., were deemed non-responsive due to bid document discrepancies relating to bid costs and bonding.

With the current contract expiration drawing near and in order to maintain this key service, staff worked with the current vendor, Spectrum, to continue with its current contracted service and rates, plus a CPI increase, for one additional year. If the Council approves the extension, staff will review and update the previous RFB documents and re-advertise the contract, with the intent to enter a new contract prior to the expiration of this amended contract.

Therefore, staff recommends that the City Council reject all bids and approve amendment No. One to the current contract with Spectrum to extend the term to September 30, 2026, and increase the not-to-exceed amount by \$310,000 for a new not-to-exceed amount of \$1,781,703.

FISCAL IMPACT:

The adopted budget includes sufficient funding for this contract. Funds will primarily be expended from the Steam Cleaning account in the Public Works Department, 0108061-811032. Operating accounts for other departments may also occasionally be expensed for as-needed services when requested.

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 – Amendment No. One to the Maintenance and Repair Services Agreement