



NEWPORT BEACH

City Council Staff Report

April 28, 2026
Agenda Item No. 8

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Award of Maintenance / Repair Services Agreement with Superior Property Services, Inc., for Graffiti Abatement Services

ABSTRACT:

The Utilities Department manages graffiti abatement services to remove graffiti from public property or public view. Graffiti abatement services, primarily performed by contract resources, include graffiti and sticker removal, color matching of painted surfaces and participating in a county-wide graffiti reporting system. For the City Council's considerations is a three-year agreement with Superior Property Services, Inc. for graffiti abatement.

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 and Repair Services Agreement with Superior Property Services, Inc., for Graffiti Abatement Services, for a term of three years with an option to extend the agreement for two additional years, with a total contract amount of \$775,000 and authorize the Mayor and City Clerk to execute the agreement.

DISCUSSION:

The Utilities Department contracts for graffiti abatement services to remove approximately 6,500 incidents of graffiti per year from public property, public right-of-way or private structures immediately facing public property. Graffiti incidents have increased over the years, and the City of Newport Beach is aggressive in responding to incidents and removing graffiti. Through this approach, the goal is to deter and discourage future tags, which will mitigate the further spread of graffiti, and reduce other acts of defacement/vandalism of property in the city. It is the Utilities Department's goal to remove the graffiti the same day or within 24 hours of being reported.

Graffiti incidents often occur in high public contact areas such as public parking lots, public restrooms, bike trails, city parks, beach areas and private walls immediately adjacent to

public property. These areas are known as hotspots and are inspected by the contractor every day, including weekends, to proactively remove graffiti and stickers prior to the incident being reported by the public. Graffiti incidents are also often reported by the public and other City staff on the City's graffiti hotline phone number or online through the City's website or MYNB mobile app. The graffiti and stickers are removed by using spray paint remover compounds, sticker remover compounds, pressure washing (usually on concrete), or painting over the affected surfaces using a sprayer with a custom color matching onsite. The graffiti is photographed, mapped and uploaded into the Orange County Sheriff's Department system as a law enforcement tool.

Under the existing and proposed contract, graffiti removal services are typically performed every day of the week Monday through Sunday, with an additional graffiti removal technician in the city one weekday per week. As-needed and after-hours graffiti is handled by on-call City staff, or the service provider is called in. During the summer months, staff also expands services by adding an additional graffiti removal technician on one weekend day, usually Sundays, based on increased need and volume.

In February, the City issued and advertised for bids on the City's online public bidding platform, PlanetBids, along with a notice of inviting bids in the Daily Pilot publication. On March 26, 2026, three proposals were received, of which two were considered responsive to the minimum qualifications requirements and scope of services. Due to the nature of the scope of services and the prevailing wage determination by the California Department of Industrial Relations for graffiti removal services, the bid cost items were itemized by quantities of weekday and weekend work.

At 1 p.m. on March 26, 2026, the City Clerk opened and read the following bids for this project:

Rank	<u>BIDDER</u>	<u>ANNUAL BID AMOUNT</u>
Low	Skyline Drone Wash*	\$241,850.00
2 nd	Superior Property Services, Inc.	\$255,355.00
3 rd	Urban Graffiti Enterprises, Inc.	\$574,624.00

The apparent low bidder, Skyline Drone Wash, was deemed non-responsive jointly by the Purchasing Division staff and the Utilities Department. Purchasing Division staff deemed the company non-responsive due to an incomplete submittal, as Skyline did not submit a mandatory hard copy of the bid bond with its submittal by the deadline. The Utilities Department deemed the bid to be non-responsive for not being able to meet the minimum requirements to perform the scope of services as required.

Utilities staff recommends awarding the agreement to the 2nd low bidder, Superior Property Services, Inc. Over the past four years, Superior Property Services has delivered reliable, responsive and satisfactory performance in performing graffiti abatement

services for the City. The agreement would be for a three-year initial term with an option to extend for two additional years, with a total contract amount of \$775,000.

FISCAL IMPACT:

The annual cost of this graffiti abatement work is approximately \$255,000. The current Fiscal Year 2025-26 adopted budget includes sufficient funding to cover this contract's graffiti abatement services for the remainder of the fiscal year. The Fiscal Year 2026-27 proposed budget also includes sufficient funding to cover the new contract. The contract services will be expensed to the General Fund Storm Drain/Street Sweeping program, Graffiti Abatement Services account in the Utilities Department, 0109062-811064.

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 – Agreement with Superior Property Services, Inc.