



NEWPORT BEACH

City Council Staff Report

January 24, 2023
Agenda Item No. 8

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Award of On-Call Plumbing Maintenance and Repair Services Agreements with Pacific Plumbing of Southern California, Verne's Plumbing, Inc., and ACCO Engineered Systems

ABSTRACT:

The Public Works Department is responsible for the maintenance and repair of public buildings and facilities citywide, including standalone restroom buildings at City of Newport Beach (City) parks and beaches. Although the City's two current on-call agreements will not expire until February 1, 2024, the contract not-to-exceed amount of \$155,000 per agreement will very likely be exceeded before then. Therefore, staff published a recent Request for Proposals (RFP) and selected three plumbing contractors. Staff recommends approving three on-call agreements with contractors to ensure emergency plumbing needs are met, while also providing routine maintenance and repairs.

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 On-Call Maintenance and Repair Service Agreements with Verne's Plumbing Inc., Pacific Plumbing of Santa Ana (dba Pacific Plumbing of Southern California), and ACCO Engineered Systems Inc., with each agreement being for a term of three years and total not-to-exceed amount of \$200,000 per agreement, and authorize the Mayor and City Clerk to execute the agreements.

DISCUSSION:

The Public Works Department is responsible for the maintenance and repair of various plumbing systems and public restrooms located in buildings citywide, including park and beach buildings. Most public restrooms in the city (approximately 26) are open 24 hours a day and receive frequent, high use.

Broken pipes and clogged drains are a common occurrence, especially at the park and beach restrooms. During seasonal peaks, emergency repairs are often requested at multiple locations throughout the City. To ensure quick response and repair, staff requests agreements with three on-call plumbing contractors. Plumbing contractors will provide the following services: Repair and replacement of plumbing fixtures, detection and repair of water leaks, and the clearing of clogged drains and sewer lateral lines. The City's two current on-call agreements with Verne's Plumbing Inc., and PHA Professional Services expire February 1, 2024, however, not-to-exceed spending limits are very near capacity and contractual spending limits will not be sufficient to provide plumbing services for the remainder of each term.

RFP No. 23-44 was published on December 6, 2022, and the City received seven proposals. A committee of four evaluators from the Public Works, Recreation and Senior Services (RSS), Fire, and Utilities Departments reviewed the proposals. Evaluators reviewed technical expertise based on responsiveness and experience, overall cost based upon labor rates for a varied range of skilled workers, and rates for afterhours and holiday services. Two of the seven proposals received less than a score of 70 and were removed from consideration. Of the five remaining, pricing was comparable as well as technical ability. The top three rated proposers have been deemed most qualified and competitive.

In an effort to provide services and streamline the bidding process citywide, these plumbing agreements will also serve multiple departments including Fire, Utilities, Police, and RSS. Therefore, staff recommends approving three separate agreements with the top three plumbing contractors to provide staff with options and flexibility in providing responsive and adequate service to these departments and the general public.

RANK	PROPOSER	Technical Review (Out of 60)	Cost Ratio (Out of 40)	Aggregate Score (Out of 100)
1	Verne's Plumbing Inc.	60.00	40.00	100.00
2	Pacific Plumbing of Santa Ana	60.00	38.46	98.46
3	ACCO Engineered Systems	53.00	33.56	86.56
4	Pro Craft Construction	50.00	30.00	80.00
5	GM Plumbing	55.00	21.16	76.16

Upon completion of this review and ranking, staff requests approval to enter three separate On-Call Plumbing Services Agreements. The first is with Verne's Plumbing, Inc., (Attachment A), the second is with Pacific Plumbing of Santa Ana (dba Pacific Plumbing of Southern California), (Attachment B) and the third is with ACCO Engineered Systems, Inc., (Attachment C). The agreements have three-year terms and a total not-to-exceed amount of \$200,000 per agreement.

Expenses for as-needed maintenance and repair plumbing services during the previous contract term have averaged \$144,000 per year, but only included public restrooms at the City parks and beaches, the restrooms and kitchenettes at the Public Works Corporation Yard, the Utilities Yard, and the Civic Center. Other City facilities for the Library, Police, Fire and RSS Departments were not included in the prior overall on-call contract scope of services. There are also several known upcoming replacement and repair projects that include plumbing fixtures at the Lifeguard Headquarters and Central Library, main line piping repairs at the Balboa Yacht Basin, and renovation of outdoor showers at Corona del Mar State Beach. Considering these on-call plumbing services will also now serve multiple Departments, which staff estimates to be \$50,000 annually (based upon the previous spending records), staff anticipates future annually plumbing expenditures to increase and now is requesting three agreements for a total of \$200,000 per year for the next three years.

FISCAL IMPACT:

Funding for the work done under these on-call contracts will be primarily expensed to the Maintenance & Repair Building account in the Public Works Department, 0108041-851016, and to the respective maintenance accounts of other Departments requesting plumbing services from these contractors.

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).

ATTACHMENTS:

- Attachment A – Agreement with Verne's Plumbing
- Attachment B – Agreement with Pacific Plumbing
- Attachment C – Agreement with ACCO Engineered Systems