



CITY OF

NEWPORT BEACH

City Council Staff Report

May 14, 2019
Agenda Item No. 9

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: David A. Webb, Public Works Director - 949-644-3311,
dawebb@newportbeachca.gov

PREPARED BY: Kyle Brodowski, Equipment Maintenance Superintendent,
kbrodowski@newportbeachca.gov

PHONE: 949-644-3059

TITLE: Approval and Award of Three (3) Maintenance and Repair Services
Agreements for As-Needed Painting Services

ABSTRACT:

The City currently utilizes three (3) on-call contractors to perform as-needed maintenance and repair and painting services at various City facilities. The current agreements expired on March 31, 2019. Upon completion of a recent request for proposal and selection process, staff requests City Council's approval to enter into three (3) new three-year agreements with Black and White Painting, Inc., Piana Construction & Painting, Inc., and TL Veterans Construction, Inc. to provide these services.

RECOMMENDATION:

- 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 three (3) on-call maintenance and repair and painting services agreements for three-year terms with Black and White Painting, Inc., Piana Construction & Painting, Inc., and TL Veterans Construction, Inc. for a total of \$300,000 per agreement, and authorize the Mayor and City Clerk to execute the agreement(s).

FUNDING REQUIREMENTS:

Expenses for as-needed maintenance and repair and painting services are anticipated to be approximately \$300,000 per year for the next three years. The current and proposed budget includes sufficient funding for these services. It will be expensed to the Maintenance & Repair Building account in the Public Works Department, Account No. 0109041-851016, for most Facilities Maintenance projects.

DISCUSSION:

The City utilizes multiple on-call repair and maintenance and painting contractors in order to perform as-needed painting services at various City facilities. Many City structures (buildings, sheds, fences, gates, etc.) are affected by the corrosive nature of the sun, salt air, and high level of public use. Beach and park restrooms, Lifeguard towers, Lifeguard Headquarters, and our public piers require frequent painting due to the heavy usage and sea spray. In order to maintain all City structures in good working conditions and extend their useful life, regular painting is necessary. Having contractors on-call to perform this service ensures that all facilities around the City remain in good and presentable condition.

The City's current agreement(s) with Fox Painting Contractors, Piana Construction & Painting, Inc., and Tony Painting for as-needed repair and maintenance and painting services expired on March 31, 2019. Request for Proposals (RFP) was sent out in January 2019 and the City received seven proposals in response. A committee of three evaluators from the Public Works Department, as well as the City's Purchasing Agent reviewed the proposals and costs. Evaluators reviewed technical expertise based on responsiveness and experience. Three of the seven proposals received less than a score of 70 and were removed from consideration. Of the four remaining, technical ability was comparable; however, there was a wide range in pricing. The top three rated proposers scored well in technical and were the most competitive; therefore, staff recommends award, as shown below.

RANK	PROPOSER	TOTAL SCORE	Hourly Rate
1	Piana Construction & Painting, Inc.	93.33 / 100	\$52.00
2	Black and White Painting, Inc.	79.13 / 100	\$61.00
3	TL Veterans Construction, Inc.	77.88 / 100	\$67.22
4	Corner Keystone Construction Corporation	71.42/100	\$84.34

Staff recommends award of three new agreements for a three-year term for as-needed painting services with Piana Construction & Painting, Inc., Black and White Painting, Inc., and TL Veterans Construction, Inc. for a total not-to-exceed amount of \$900,000, or \$300,000 per agreement.

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 Black and White Painting, Inc.

Attachment B – Agreement with Piana Construction & Painting, Inc.

Attachment C – Agreement with TL Veterans Construction, Inc.