

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: LUKE MORSE, PARKING PROGRAM COORDINATOR, FINANCE
DEPARTMENT
BRANDALYN TRAMEL, PURCHASING AGENT, FINANCE
DEPARTMENT
JENNIFER MYLES, AUTHOR, SENIOR BUYER, FINANCE
DEPARTMENT
SUBJECT: BID AWARD – GENERAL SERVICES AGREEMENT NUMBER
F002232 WITH NEIL ROBERT LUNDY JR. DBA ZERO TURN
POWER WASHING

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Finance Department that the Council, by resolution, approve General Services Agreement Number F002232 with Neil Robert Lundy Jr. dba Zero Turn Power Washing, San Carlos, California, for a period of two years, with three one-year renewal options, for Parking Garage power washing and steam cleaning services in an amount of \$219,637.80, plus \$10,000 contingency, for a total not to exceed an amount of \$229,637.80.

EXECUTIVE SUMMARY

The Parking Division of the Finance Department submitted Purchase Request R155500 to solicit competitive bids for Parking Garage power washing and steam cleaning services.

BACKGROUND

Power washing and steam cleaning services include the use of a closed, high pressure, hot water cleaning system to remove oil, grease, metals and solids from the parking spaces, ramps and stairwells in the parking garages. These services use defined discharge procedures as outlined by the Environmental Compliance department of the City, including continuous maintenance of a Wastewater Discharge Permit issued by the City of Santa Rosa. The contract shall be in compliance with the laws and regulations of the State of California and of the Occupational Safety and Health Administration (“OSHA”).

To comply with Public Health and Safety Standards, the cleaning process shall remove all accumulated and compacted grease, liquid oil, dirt, grime, tire rubber, chewing gum and spilled liquids with minimal wear to the existing concrete surface.

The Parking Division will determine the areas to be cleaned on an as needed basis. The City will determine whether the cleaning on a level will be wall to wall or parking spaces only and/or include vertical surfaces or stairwells. It is the City's intent to clean as many parking garage levels as allowed based on availability of funds and City schedules.

On January 28, 2020 Council approved General Service Agreement F002066 to Brandon Weinholz dba Kleen Solution Environmental, Santa Rosa, CA for Parking Garage power washing and steam cleaning services resulting from competitive solicitation Invitation for Bid 19-66. On July 20, 2020 the City received a cancellation of agreement notice from the vendor that due to COVID19 and various business challenges they will not be able to perform this service.

PRIOR CITY COUNCIL REVIEW

Not applicable

ANALYSIS

On October 28, 2020, Invitation for Bid (IFB) 20-102 was opened by Purchasing. Of the fifty (50) vendors notified, nine (9) prospective bidders downloaded the documents for this solicitation. Three bid responses were received, and two were determined responsive and responsible, see table below:

Vendor	Bid Total
Neil Robert Lundy Jr San Carlos, CA	\$219,637.80
Walker Building Maintenance Inc Santa Rosa, CA	\$244,800

The contingency request for \$10,000 is for any miscellaneous service that might arise during the term of the agreement that is not identified in the regular service provided.

FISCAL IMPACT

Funds for this expense have been allocated in the Fiscal Year 2020-21 budget within the Parking Fund's operating budget, and as a regular operating expenditure and will be included in subsequent years' budget requests when presented to the City Council. There is no impact to the General Fund.

ENVIRONMENTAL IMPACT

This action is categorical exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 as it will result in ongoing maintenance of an existing parking structure.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Resolution/Exhibit A – General Services Agreement Number F002232 with Neil Robert Lundy Jr. DBA Zero Turn Power Washing

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