



# CITY OF SAN MATEO

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## Agenda Report

Agenda Number: 8

Section Name: {{section.name}}

Account Number: 82-4681

File ID: {{item.tracking\_number}}

**TO:** City Council  
**FROM:** Alex Khojikian, City Manager  
**PREPARED BY:** Public Works Department  
**MEETING DATE:** October 16, 2023  
**SUBJECT:**  
Main Library Interior Painting Phase 1 – Contract

### RECOMMENDATION:

Adopt a Resolution approving an alternative purchasing procedure to award a construction contract to Angeles Contractor, Inc. to paint the Main Library in the amount of \$435,648.48; establish a contingency reserve in the amount of \$14,000; and authorize the Public Works Director to execute the contract in substantially the form presented and issue change orders within the contingency amount.

### BACKGROUND:

The Main Library was built in 2006 and has provided resources and services to San Mateo County by offering a variety of media to meet the needs of individuals and groups for education, information, and personal development. The general lifespan for interior paint is twelve to fifteen years, so the facility is due for repainting. The project involves coordination with various library and community groups and involves phasing, relocation of collections, and shutdowns.

The scope of work for Phase 1 is limited to the building's third floor, three parking garage levels and stairwells. The work includes furniture protection, safety barriers, scaffolding, repairs to damaged walls, installation of wall materials, scraping and sanding, removal and reinstallation of doors, priming and painting. The description was used to develop a fixed-price proposal utilizing a process called "job order contracting" (JOC). The JOC process includes a contract for a fixed term or maximum dollar value in which a contractor is selected based on a competitive bid to perform various and separate job orders in the future, during the life of the contract. The JOC contract serves as an "on call" contracting program that is procured through one umbrella or framework contract. The contract is competitively procured at the onset of the program using a unit price book (UPB), unit price list construction catalog, or custom list of construction prices as a basis for pricing in the procurement process. Each individual job order is then priced from that UPB and allows for rapid deployment of projects with a transparent pricing mechanism.

The JOC process is a competitive procurement method for construction services approved by the City Council by resolution on March 18, 2019, pursuant to San Mateo Municipal Code section 3.60.070(h)(3), which permits the use of procedures approved by the Council that are not set forth in the purchasing ordinance. Specifically, this process involves the development of a detailed project list, establishment of a firm price using a unit price book, and the selection of a pre-qualified construction contractor upon the City's authorization to proceed.

In this case, a multi-step process was used to select Angeles Contractor, Inc. to perform the work, subject to Council approval. First, Sourcewell (formerly known as the National Joint Powers Alliance or NJPA) conducted a competitive proposal process to select The Gordian Group, Inc. (Gordian) to implement JOC on behalf of Sourcewell member agencies. Second, Gordian competitively bids and administers the JOC process with the use of Gordian's unit price book that will provide the best price to the City. This allows the City to complete required public improvements efficiently by eliminating

the need to develop project specifications and eliminating solicitation of bids through a project-specific competitive bidding process. Here, Gordian used the JOC process to select Angeles Contractor, Inc., the low bidder and pre-qualified contractor selected to construct the improvement project.

With contract approval, the procurement of materials will begin in October 2023 with the work being performed through the end of 2023. Based on the above, staff recommends award of the contract to Angeles Contractor, Inc. because of their experience and availability to perform these services.

**BUDGET IMPACT:**

There is sufficient funding available in the Main Library Painting (46F016) project for the construction contract and contingency.

**ENVIRONMENTAL DETERMINATION:**

This project is categorically exempt from CEQA as an “existing facility,” because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. (CEQA Guidelines Section 15301.)

**NOTICE PROVIDED**

All meeting noticing requirements were met.

**ATTACHMENTS**

Att 1 - Proposed Resolution

Att 2 - Contract

**STAFF CONTACT**

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