



Midpeninsula Regional  
Open Space District

## PROCUREMENT AGENDA ITEM

R-25-13  
Meeting 25-03  
January 22, 2025

## AGENDA ITEM 5

### AGENDA ITEM

Award of Contract to Primal Paint Inc., for the Exterior Painting of three (3) Residences and Two (2) Accessory Structures located within El Corte de Madera, La Honda Creek and Thornewood Open Space Preserves

### GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to award a contract to Primal Paint Inc., to paint the exteriors of three residences and two accessory structures located in El Corte de Madera, La Honda Creek and Thornewood Open Space Preserves for a not-to-exceed base contract amount of \$60,630.00.
2. Authorize a 10% contingency of \$6,063.00 to cover unforeseen tasks beyond the current scope, bringing the total not-to-exceed contract amount to \$66,063.

### DISCUSSION

Open space lands acquired by Midpeninsula Regional Open Space District (District) will at times include various structures, such as residences, barns, sheds, etc. Provided the structure is sound and functional, the District will often retain and reuse/repurpose these buildings for operational needs or as rentals. Periodic maintenance is required to keep these structures functional, including the painting of exterior walls and trim to protect from the elements (rain, wind, sun). The average life expectancy for exterior paint is 5 to 10 years, depending on the quality of paint and application. All the structures included in this project have surpassed the paint life expectancy. A multi-family residence and accessory structure (garage) in El Corte Madera Open Space Preserve was last painted in 2010. A residence and accessory structure in La Honda Creek Open Space Preserve was last painted in 2009. The last time the exterior of the Thornewood residence was painted is unknown, however, the present condition of the exterior paint indicates the need for a repainting.

### BUDGET / FISCAL IMPACT

#### The current fiscal year budget contains:

- sufficient funds.
- insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other project budgets to cover for this expenditure.

- insufficient funds; approval of this item requires a fiscal year budget augmentation.
- future fiscal year budgets will include additional funds to complete the contracted work.

**Measure AA**

- No, this contract is not part of a Measure AA project.
- Yes, this contract is part of a Measure AA project.

**PROCUREMENT PROCESS AND SELECTION**

Staff issued a Request for Bid via Periscope. A mandatory pre-bid meeting and site tour were held on November 21, 2024, and attended by 13 companies. Six vendors provided proposals for the project by the December 17 deadline. A summary of the proposals follows.

Company	Location	Proposed Cost
Primal Painting Inc.	San Jose	\$ 60,630
Pro Group Painting	Sacramento	\$ 77,419.77
Aiden’s Quality Painting	Santa Clara	\$ 86,942
Onsite Construx	Half Moon Bay	\$ 143,000
PARC Environmental	Fresno	\$ 161,586
Satellite Painting	San Jose	\$ 271,000
Color New Corp.	Woodland Hills	\$ 336,000

The proposals were evaluated following the District’s Board Policy 3.03 *Public Contract Bidding, Vendor and Professional Consultant Selections and Purchasing Policy*, and Primal Painting Inc., emerged as the lowest, responsible and responsive bidder.

**PRIOR BOARD ACTION SUPPORTING THE PROJECT**

None

**PUBLIC NOTICE**

Public notice was provided as required by the Brown Act.

**CEQA COMPLIANCE**

Repainting the exterior of the structures in El Corte de Madera, La Honda Creek and Thornewood Open Space Preserves as described herein is exempt in accordance with State CEQA Guidelines Section 15301 (Existing Facilities).

**NEXT STEPS**

Following Board approval, the General Manager will execute a contract with Primal Painting Inc., to have the three residences and two accessory structures exteriors painted.

Attachment(s)

1. Location Map of the El Corte de Madera multi-family residence and garage.

2. Location Map of the La Honda Creek residence and accessory structure.
3. Location Map of the Thornewood Residence.

Responsible Department Head:

Brandon Stewart, Department Manager, Land and Facilities Services

Contact person and Preparation by:

Susan Weidemann, Property Management Specialist II, Land and Facilities Services

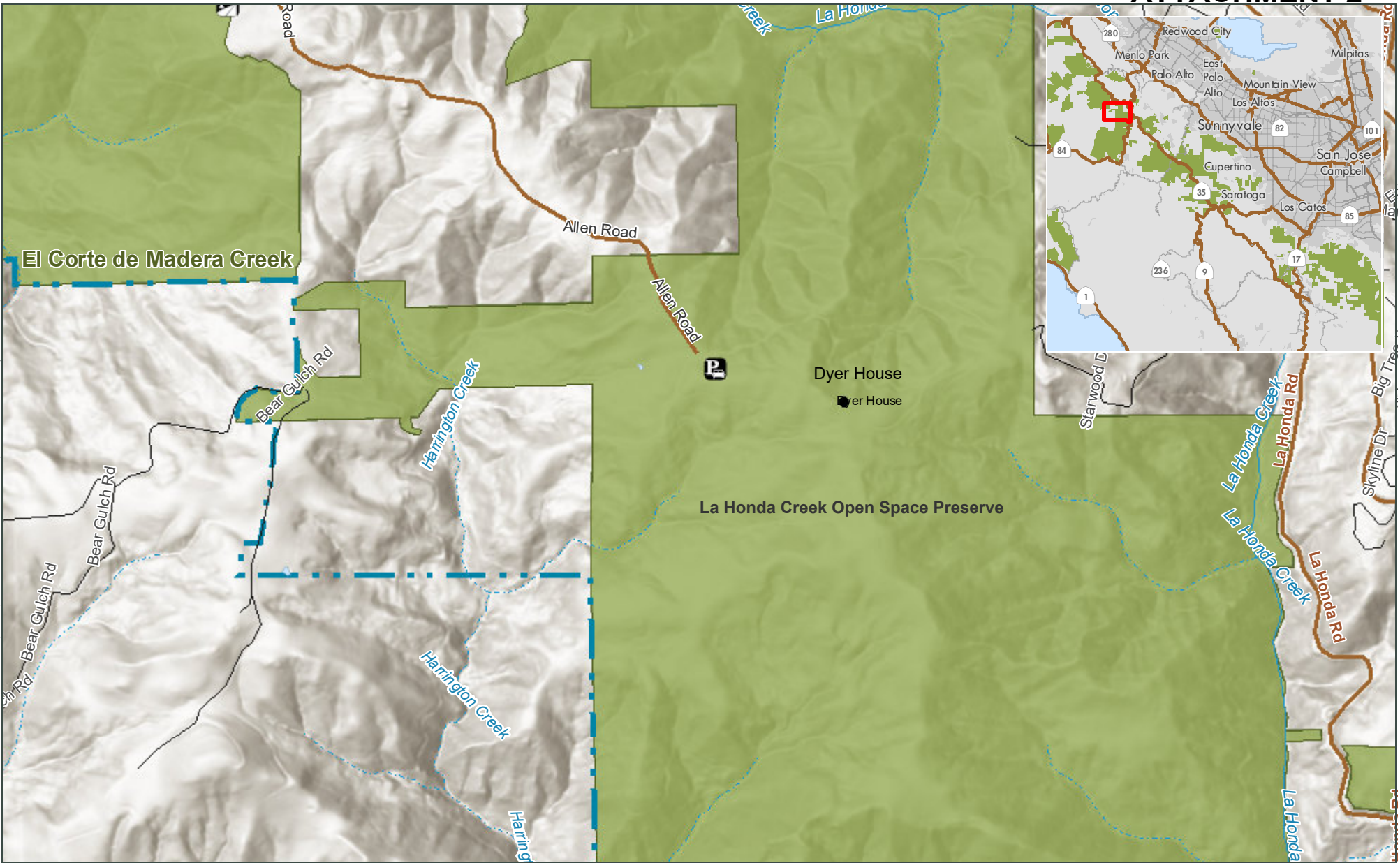


### Hosking Barn in El Corte de Madera Open Space Preserve

<b>Gate</b>	<b>Trail (classes)</b>	<b>Road Centerline (major)</b>
● Present	— Paved Road	— Highway
🚻 Restroom	— Unpaved All-Season Road	<b>Road Centerline (minor)</b>
<b>Building</b>	— Unpaved Seasonal Road	— Road
■ Present	- - - Trail	

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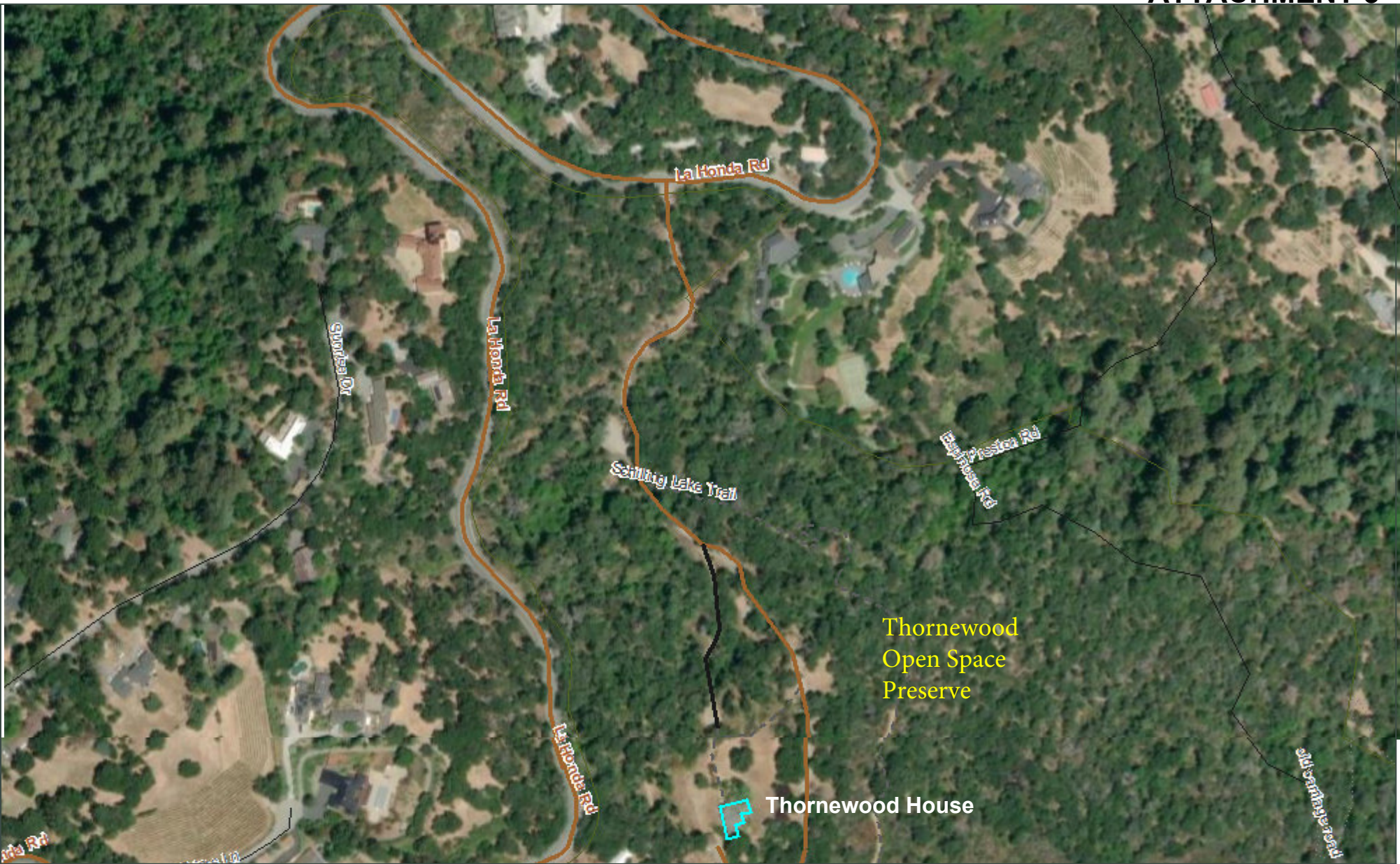
## Dyer House in La Honda Creek Open Space Preserve

<b>Parking Location</b>	<b>Landmark</b>	<b>Road Centerline (major)</b>
Lot	Other Landmark	Highway
Roadside	<b>Trail (classes)</b>	<b>Road Centerline (minor)</b>
	Paved Road	Road
	Preserve Boundary (fill)	

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Data Source(s): Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGLAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijksvastgoed, GSA, Geobind, FEMA, Intermap, and the GIS user community



### Thornewood Residence

- |                           |                                     |
|---------------------------|-------------------------------------|
| <b>Trail (classes)</b>    | ..... Abandoned / Unmaintained Road |
| — Paved Road              | <b>Road Centerline (major)</b>      |
| — Unpaved All-Season Road | — Highway                           |
| — Unpaved Seasonal Road   | <b>Road Centerline (minor)</b>      |
| - - - Trail               | — Road                              |

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Data Source(s): Source, Esri, Maxar, Earthstar Geographics, and the GIS User Community