

AGENDA ITEM FOR ADMINISTRATIVE MEETING

( ) Discussion only  
( X ) Action

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Justice Center Painting

<p>Background: The County issued a Request for Proposals for the repainting of the exterior of the Justice Center. Five proposals were received:  A Sharp Painter - \$48,750  DePaolo's Painting - \$56,700  Paintmaster Services - \$76,800  Patriot Painting - \$48,980  Tino's Painting - \$61,893.98  The recommendation is to award the contract to the lowest proposal.</p>	<p>Requested Action: Approve notice of intent to award contract for Justice Center painting to A Sharp Painter in the amount of \$48,750</p>
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ATTACHMENTS: Proposals

Checkoffs:

- ( ) Dept. Head (copy)
- ( ) Budget (copy)
- ( ) Legal (copy)

To be notified of Meeting:  
Mark Tanner

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Scheduled for meeting on: December 20, 2023

Action taken:



December 7, 2023

Dan Lonai  
Umatilla County Administrative Services Department  
216 SE 4<sup>th</sup> Street, Room 30  
Pendleton, Oregon 97801

**Justice Center, Umatilla County, Oregon  
4700 NW Pioneer Place, Pendleton, OR  
Exterior Painting Bid**

**GENERAL INFORMATION:**

- This bid is valid for 120 days after bid due date.
- Work to be completed prior to June 01, 2024.
- A Sharp Painter is available to begin this project as soon as the weather allows.
- A Sharp Painter is an Oregon Commercial Specialty Contractor Level 2, with \$2M liability insurance. (Some local painters only hold residential licenses, employee exempt).
- Page two is a list of some of our local paint projects you may check as quality references.

**DESCRIPTION OF PROJECT:** provide all labor, equipment, and materials to prepare and repaint all existing exterior stucco siding and trim, metal doors and frames.

**Stucco Siding and trim pieces**

- Power-wash all exterior surfaces to be repainted.
- Repair holes in stucco (skim voids with concrete filler, reapply texture finish coat).
- Repair caulk joints.
- Spot prime any bare areas or stains with Rodda Prime Solutions First Coat Bonding Primer.
- Apply two (2) coats Rodda Cover Coat Satin Paint to all existing siding and trim.

**Steel Doors and Frames (exterior side).**

- Power wash to remove dust and surface oxidation.
- Apply one (1) coat Rodda Prime Solutions First Coat Primer to promote adhesion.
- Apply two (2) coats Rodda Unique II Semi-Gloss Paint.

PROPOSED COLOR SCHEDULE: match existing colors


**EXTERIOR BID AMOUNT (Labor, Equipment, and Materials):**

**\$48,750**

Forty-eight thousand, seven-hundred and fifty dollars

*Payment due upon completion. All accounts past 30 days will be subject to 1.5% monthly finance charge.*

Sincerely,

  
Randal D. Thomas  
Senior Member, LLC

23280



We are very proud of our work. Please drive by and check out some of recent Pendleton exterior commercial painting projects (I also provided some older jobs so you can see how they are holding up):

**Pendleton Commercial Projects**

- Eastern Oregon Regional Airport 2023
- McDonald's Restaurant 2022
- Radisson Hotel 2022
- Les Schwab Tire (Pendleton, LaGrande) 2022
- BiMart (Pendleton, Walla Walla) 2022
- Moto Lodge, Pendleton 2021
- Pendleton Hotel (former Marigold Inn) 2022
- Blue Mountain Community College (Morrow Hall, Pioneer Hall) 2022, 2023
- Pendleton Round-Up new Retail/Ticketing/Admin Bld. 2019
- Pendleton Round-Up Centennial Grandstand Project 2010
- St. Anthony Hospital
- Arrowhead Truck Plaza
- Nixyaawii Governance Center, CTUIR
- Pendleton Early Learning Center (school)
- Sherwood Elementary School
- Nixyaawii Charter School
- Dave's Chevron
- 1910 CrossFit gym 421 SE 6<sup>th</sup>
- Coldwell Banker: 37 SE Dorion
- Buckin' Bean Coffee Roasters: 405 NW Despain
- Pendleton Convention Center

Randal D. Thomas  
Senior Member, LLC



**DEPAOLO'S PAINTING INC**

3624 E Ferry Ave.  
 Spokane, WA 99202  
 (509) 482-0825  
 depaolospainting@outlook.com

# Estimate

Date	Estimate #
11/30/2023	365

<b>Name / Address</b>
Dan Lonai/ Justice Center Painting Umatilla Co Adm Svcs 216 SE 4th Street, Room 30, Pendleton, Or. 97801

<b>Project</b>

Item	Description	Qty	Rate	Total
Exterior Pain...	<p>The work will consist of painting all existing stucco siding and trim, metal doors and frames.</p> <p>This project will include:</p> <ul style="list-style-type: none"> <li>- Power-wash all exterior surfaces to be repainted.</li> <li>- Repair holes in stucco.</li> <li>- Repair caulk joints.</li> <li>- Spot prime any bare areas or stains with Sherwin Williams Solutions First Coat Bonding Primer or the equivalent.</li> <li>- Apply two (2) coats Sherwin Williams Satin Paint or the equivalent to all existing siding and trim.</li> <li>-Apply two (2) coats Sherwin Williams I Semi-Gloss Paint or the equivalent to exterior side of doors and frames.</li> </ul>		56,700.00	56,700.00

	<b>Subtotal</b>
	<b>Sales Tax (9.0%)</b>
	<b>Total</b>



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11/30/2023	365

<b>Name / Address</b>
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<b>Project</b>

Item	Description	Qty	Rate	Total
Exterior Pain...	General. Submit your proposal in a sealed envelop clearly marked on the envelope "Proposal for Justice Center Painting". Respondents must submit a complete and concise response to this RFP. Proposals must include a statement as to the period of time the proposal remains valid. Proposals submitted by fax or electronically will not be accepted. All proposals received in response to this RFP will be retained by Umatilla County. Proposals should provide complete details concerning the proposers ability to meet the requirements of this RFP. Umatilla County reserves the right to waive informalities and minor irregularities in proposals, to reject any and all proposals, to select the most responsive proposal that best meets the needs of the citizens of Umatilla County, and to select proposals for one or more of the components, and to award components to different firms		0.00	0.00

	<b>Subtotal</b>
	<b>Sales Tax (9.0%)</b>
	<b>Total</b>



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# Estimate

Date	Estimate #
11/30/2023	365

<b>Name / Address</b>
Dan Lonai/ Justice Center Painting Umatilla Co Adm Svcs 216 SE 4th Street, Room 30, Pendleton, Or. 97801

<b>Project</b>

Item	Description	Qty	Rate	Total
Exterior Pain...	This proposal is valid for 120 days after 12/11/23		0.00	0.00

We hereby propose to furnish material and labor complete in accordance with the above specifications. All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. ACCEPTANCE OF PROPOSAL. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.  
 Signature \_\_\_\_\_

<b>Subtotal</b>	\$56,700.00
<b>Sales Tax (9.0%)</b>	\$0.00
<b>Total</b>	\$56,700.00

Countywide Painting/ Red Soils

Marcus Gorton

1810 Red Soils Ct. #140, Oregon City, OR 97045

Office 503-557-6416, Mobile 503-781-3221

MGorton@clackamas.us

Prep and Paint Portable classrooms 38

Bob Kenworthy

Assistant Director, Capital Projects

Auburn School District #408

Telephone: (253) 931-482 Dan Lonai, Umatilla County Administrative Services Department, 216 SE  
4th Street, Room 30, Pendleton, Oregon, 97801

[bkenworthy@auburn.wednet.edu](mailto:bkenworthy@auburn.wednet.edu)

Fort Simcoe/ Paint/ Carpentry

Alex McMurry

Historic Preservation Planner

PO Box 42650, Olympia, WA 98504-2650

p. 360.902.0930 | c. 360.608.5962

e. [Alex.McMurry@parks.wa.gov](mailto:Alex.McMurry@parks.wa.gov)

Campbell House Museum/ Paint/ Stucco repair/Epoxy repair

Lee Stickelmeyer I Sr. Project Manager DES JOC

Burton Construction

C: 509.954.5266 O: 509.468.4932 | F: 509 468-5006

[lstickelmeyer@burtonconstruction.net](mailto:lstickelmeyer@burtonconstruction.net)

King County South Treatment Plant/ Phase A and C Painting

1200 Monster Rd SW, Renton, WA 98057

Iha Khilfeh

Cell (206)384-1277

Iha.Khilfeh@kingcounty.gov





ESTIMATE #	DATE	EXPIRES
1140	12/11/2023	04/10/2024

Title: Justice Center

**CUSTOMER**

Umatilla County  
 216 Southeast 4th Street  
 Pendleton, OR 97801

**SERVICE ADDRESS**

North West Pioneer Place  
 Pendleton, OR 97801

**SUMMARY**

- Power-wash all exterior surfaces to be repainted.
- Repair holes in stucco.
- Repair caulk joints.
- Spot prime any bare areas or stains with Sherwin Williams Solutions First Coat Bonding Primer or the equivalent.
- Apply two (2) coats Sherwin Williams Satin Paint or the equivalent to all existing siding and trim.
- Apply two (2) coats Sherwin Williams I Semi-Gloss Paint or the equivalent to exterior side of doors and frames.

	<b>Total</b>
Exterior Painting	\$76,800.00
<b>Total</b>	<b>\$76,800.00</b>



2670 1<sup>st</sup>. Street • Richland, WA 99354 • 509-588-6421 • [www.Paintmasterservices.com](http://www.Paintmasterservices.com)

## **Paintmaster Services Qualification Statement**

**Paintmaster Services has a long history successful projects in Commercial, Industrial and Residential painting. Our team includes over 30 painters and 10 full-time office staff. Recently completed comparable jobs include:**

**Toppenish Justice Center – Interior and Exterior Painting**

**Toppenish Preschool/Middle School/High School – Interior and Exterior**

**Hermiston High School Addition – Interior and Exterior**

**Pilot Rock Middle School Gym – Interior and Exterior**

# Patriot Painting

## *Bid Proposal*

<b>Bid Date : 12/11/23</b>		<b>Contractor Information:</b>
		<b>NAME:</b> Umatilla county public works
<b>Project Name</b>		<b>Address:</b> 3920 Westgate,
<b>Painting Justice Center.</b>		<b>City/State:</b> Pendleton, OR
<b>Project Address:</b>		<b>Phone Number:</b> (541)278-6260
4700 NW pioneer place, Pendleton,OR		<a href="mailto:dan.lonai@umatillacounty.net">dan.lonai@umatillacounty.net</a>

Location	Color/Product	Description
Exterior Painting	As per specs and finish schedule.	<p>Price includes all paint, primer, sundries, tools, equipment, lifts and labor.</p> <p>Price is for power washing of the exterior stucco to remove all dirt, stains etx. Sanding of doors, door frames, priming where needed and painting of two coats on hm doors and door frames. Repairing stucco cracks, holes and any damage to existing stucco, Priming where needed and painting two full coats of paint (sprayed and backrolled) all walls around the building as well as trim, pillars and cmu as per walk through.</p> <p>Bid Proposal is valid for 6 months.</p>
<b>Base Bid</b>	<b>\$48,980</b>	
<b>Total</b>		

Customer Signature: \_\_\_\_\_

Acceptance of Contract: The above price, specifications and conditions are satisfactory and are hereby accepted.

Patriot Painting LLC is authorized to do work as specified. Payment will be made upon completed. Progress billing/ payments may be required, depending on duration of project.

***Thank You for Your Business!***

5615 Topeka Dr. - Pasco - WA - 99301

(509) 528- 4275 - Cell - Email: [apatriotpainting1@gmail.com](mailto:apatriotpainting1@gmail.com)

<b>Estimate:</b>		Customer #		Date	12/6/2023
Name:	Umatilla County- Justice Center	Tino' Painting – 84026 Hwy 11, Milton-Freewater, Or 97862 Office/Fax: 541-861-3611			
Project Address:	4700 NW Pioneer Place	Email:			
City/State/Zip:	Pendleton, Oregon 97801	Phone: 541-913-1383			
Type of Work:	<b>Exterior Repaint</b>	Valid For 30 Days			
<b>Work Included:</b>				<b>Amount of Bid</b>	
We, the contractor, hereby propose to furnish all material and perform all labor necessary for the completion of the following:					
<i>Exterior: Body (Stucco Walls), Soffits, Sitting/Railing Walls</i>				<b>\$ 52,125.98</b>	
<b>6 Round Columns:</b>				<b>\$ 1,080.00</b>	
<b>Railing &amp; Guardrails:</b>				<b>\$ 2,080.00</b>	
<b>11 HM Man Doors &amp; 10 HM Door Frames:</b>				<b>\$ 2,520.00</b>	
<b>2 Overhead Doors:</b>				<b>\$ 360.00</b>	
<b>Boom Lift Rental:</b>				<b>\$ 2,600.00</b>	
<b>TSP Pressure Wash:</b>				<b>\$ 768.00</b>	
<b>Primer, Paint, Materials, &amp; Labor Included</b>					
<b>Project Notes: Bid at prevailing wages. Bid accordingly to specs provided. Work To be completed by June 1 2024.</b>					
<b>All Necessary Prep &amp; Coating:</b>					
<b>Scraping, Sanding, Caulking, Masking, Hole/Crack Filling (if necessary)</b>					
<b>Application Of Spot/Full Prime Bare Surfaces &amp; 2 Coat Finish for Superior Coverage</b>					
We, the contractor, propose hereby to furnish material and labor-complete in accordance with above specifications for the sum of;					
<b>Total Bid</b>				<b>\$ 61,893.98</b>	
Exclusions and Qualifications: ANY ALTERATIONS OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COST WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. <b>Paint Samples Not Included</b>					