



Consent Item

RE: The Pointe at Ballwin Commons Painting

Department/Program: Parks and Recreation

Explanation:

The city has budgeted \$25,100 in 2026 operating budget for painting of the elevator column, the slide stair tower and slide support structure at The Pointe at Ballwin Commons. Elevator column painting will include sand/scuff & clean tile wall then prime with extreme bond primer apply two coats of an industrial water based catalyzed epoxy. Work on the slide structure and stair tower will include spot prime and 1 coat of paint. Requests for proposals were solicited directly from local contractors, advertised in Countian and on the city website for several weeks. A total of five (5) bids were received and read aloud on December 19, 2025

Recommendation:

Approve contract with low bidder Joseph Ward Painting Company for \$18,142. The City last contracted with them in 2024 to paint the exterior of The Pointe and staff was pleased with the result of the project.

Submitted By: Chris Conway, CPRP, Director of Parks and Recreation

Date: January 12, 2026



TABULATION OF BIDS

Project: PAINT SLIDE STRUCTURE & ELEVATOR SHAFT RFP:26-04

Date: 12-19-2025 at 11:00 am

VENDOR	Joseph Ward Painting Co	TMI Coatings	All American Paintings	Bazan	Raw custom coatings
BID BOND	✓	✓	✓	✓	✓
BASE BID	\$18,142.00	\$99,200.00	\$28,226.00	\$26,405	\$60,074
ALTERNATE #1			\$13,976.00	\$11,495	
ALTERNATE #2				- \$500 - \$1200	
TOTAL GROSS COST					
TOTAL NET COST					