



Folsom City Council Staff Report

MEETING DATE:	9/8/2026
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11706 – A Resolution Authorizing the City Manager to Execute an Agreement with Affordable Quality Painting Inc. in the Amount of \$200,000 for the City Hall Campus Exterior Painting Project and Add Alternates from the Facility Rehabilitation Fund (Fund 602)
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council approve Resolution No. 11706 – A Resolution Authorizing the City Manager to Execute an Agreement with Affordable Quality Painting Inc. in the Amount of \$200,000 for the City Hall Campus Exterior Painting Project and Add Alternates from the Facility Rehabilitation Fund (Fund 602).

BACKGROUND / ISSUE

The City of Folsom maintains numerous municipal facilities to support public operations and community services. Routine exterior painting and surface sealing are essential maintenance practices that protect municipal structures from weather exposure, UV degradation, and moisture intrusion, thereby preventing costly substrate repairs.

Over time, weather and UV exposure have caused significant fading, peeling, and surface wear across the City Hall campus buildings. Most of these facilities date to 1992 and retain their original exterior paint, which has far exceeded its useful life. Comprehensive preparation, repair, and repainting are now required. The only exception is the Senior Center at 48 Natoma Street, which was repainted in 2023. Additionally, Fire Stations 35 and 37 and the Parks Maintenance Shop require exterior repainting.

On June 25, 2026, the Parks & Recreation Department solicited qualifications and proposals on PublicPurchase.com. Following bid reviews, staff identified a discrepancy in the solicitation documents prior to award. Consequently, City Council approved a resolution on August 11 to

reject all bids and re-advertise the project. Staff re-solicited bids on August 12 and held a bid opening on August 28, which yielded a similar turnout and slightly lower overall pricing.

The colors selected for the City Hall Campus by an internal selection committee consist of Dover White for the body and Baked Cookie for the trim.



POLICY / RULE

In accordance with Chapter 2.36.120 of the Folsom Municipal Code, contracts for supplies, equipment, services, and construction with an estimated value of \$77,426 or greater shall be awarded by the City Council.

ANALYSIS

On August 12, 2026, staff released a formal Notice Inviting Bids for exterior painting across the following four designated facilities:

- City Hall
- Community Center
- Police Department Headquarters
- Public Library

Additionally, the bid package identified the following facilities as Bid Alternates, to be awarded based upon available funding:

- Fire Station 35
- Fire Station 37
- Parks Maintenance Shop

On August 28, 2026, eight bids were submitted to the City Clerk. Parks and Recreation Department staff publicly opened and read the proposals in compliance with the Public Contract Code. All eight submissions were determined to be responsive bids from responsible contractors:

Firm	Base Bid Price	Add Alternates	Total Bid Price
Affordable Quality Painting Inc.	\$167,200	\$32,800	\$200,000
Primal Paint Inc.	\$222,000	\$60,734	\$282,734
Anchor Singh Painting Inc.	\$225,000	\$108,000	\$333,000
Diamond Painting Co.	\$232,000	\$31,000	\$263,000
Color New Corp	\$238,000	\$52,000	\$290,000
Perfection Painting Corp	\$248,000	\$155,000	\$403,000
Satellite Painting Inc.	\$296,000	\$70,000	\$366,000
CMA Painting Inc.	\$385,000	\$115,000	\$500,000

The scope of work includes:

- Surface preparation and substrate repair
- Caulking and sealing joints
- Full primer application and two coats of commercial exterior paint
- Scheduling and phased access coordination to prevent disruption to public services, library patrons, community events, and 24/7 police operations

Affordable Painting provided a price of an additional \$32,000 to complete the three add alternates, for a total project bid of \$200,000 inclusive of the base bid and all bid alternates. Staff recommends proceeding with contract award to Affordable Painting for the base bid and add alternates 1, 2 and 3. Should City Council approve this contract, staff will use the City's standard Construction Agreement in a form acceptable to the City Attorney.

FINANCIAL IMPACT

The contract with Affordable Painting would be authorized for \$200,000, with a 10% contingency amount of \$20,000 for a total not-to-exceed amount of \$220,000 funded through the Facility Rehabilitation Fund (Fund 602) using American Rescue Plan Act (ARPA) grant proceeds. Sufficient funds are budgeted and available in the Facility Rehabilitation Fund (Fund 602) to cover the cost of the agreement.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines Section 15301- Existing Facilities. None of the exceptions to use of the categorical exemption apply in this case.

ATTACHMENT

1. Resolution No. 11706 – A Resolution Authorizing the City Manager to Execute an Agreement with Affordable Painting in the Amount of \$200,000 for the City Hall Campus Exterior Painting Project and Add Alternates from the Facility Rehabilitation Fund (Fund 602)

Submitted,

Kelly Gonzalez
Parks & Recreation Director

Attachment 1

RESOLUTION NO. 11706

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH AFFORDABLE QUALITY PAINTING INC. IN THE AMOUNT OF \$200,000 FOR THE CITY HALL CAMPUS EXTERIOR PAINTING PROJECT AND ADD ALTERNATES FROM THE FACILITY REHABILITATION FUND (FUND 602)

WHEREAS, the City of Folsom maintains municipal facilities including City Hall, the Public Library, the Police Department Station, and the Community Center, and routine exterior painting is necessary to protect these public assets from weather exposure, ultraviolet degradation, and moisture intrusion; and

WHEREAS, the existing exterior paint on these facilities is original to the buildings, most of which were constructed in 1992, and have deteriorated due to normal aging and weathering; and

WHEREAS, on August 12, 2026 the City issued a construction advertisement and formal solicitation of bids and on August 28, 2026 received eight (8) responsive bids for the project; and

WHEREAS, Affordable Quality Painting Inc. is a responsible bidder that submitted the lowest responsive bid in the amount of \$200,000 for the base bid plus all bid alternates; and

WHEREAS, the contract with Affordable Quality Painting Inc. would be authorized for \$200,000 with a 10% contingency amount of \$20,000 for a total not-to-exceed amount of \$220,000 funded through the Facility Rehabilitation Fund (Fund 602) using American Rescue Plan Act (ARPA) grant proceeds ; and

WHEREAS, sufficient funds are budgeted and available in the Facility Rehabilitation Fund (Fund 602) to cover the cost of the agreement; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney.

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the City Manager to execute an agreement with Affordable Painting in the amount of \$200,000, with the project budgeted to include a 10% contingency in the amount of \$20,000 for potential change orders, for a total not-to-exceed amount of \$220,000 for the City Hall Campus Exterior Painting Project and Add Alternates.

PASSED AND ADOPTED this 8th day of September 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Justin Raithel, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK