

AGENDA ITEM FOR ADMINISTRATIVE MEETING

( ) Discussion only  
( X ) Action

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Juvenile Facility Painting

<p>Background: The County issued a Request for Proposals for the repainting of the exterior of the juvenile facility. Five proposals were received:  A Sharp Painter - \$44,640  DePaolo's Painting - \$35,670  Paintmaster Services - \$56,850  Patriot Painting - \$69,875  Tino's Painting - \$35,387.32  The recommendation is to award the contract to the lowest proposal.</p>	<p>Requested Action: Approve notice of intent to award contract for juvenile facility painting to Tino's Painting in the amount of \$35,387.32</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

**Juvenile Facility, Umatilla County, Oregon**  
**817 SE 13<sup>th</sup> Street, 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 concrete block siding, and trim, metal doors and frames, as follows:

Exposed CMU and Concrete walls

- Power wash to remove dust and debris.
- Apply one (1) coat Rodda Heavy-Duty Block Filler, back-rolled to fill concrete pores.
- Caulk major cracks and joints with Pro-Stretch Acrylic Urethane Elastomeric Joint Sealant.
- Apply two (2) coats Rodda Cover-Coat Exterior Satin Paint (100% acrylic coating system).

Exposed metal panels at façades and entry soffits:

- 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 Cover-Coat Exterior Satin Paint (100% acrylic coating system).

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**

COLOR #1 – MAIN BODY

Walls, flashings, conduits, entry-area soffit panels, exit doors

COLOR #2 – MAIN TRIM

Façade Panels at entry

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

**\$44,640**

Forty-four thousand, six-hundred and forty 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

23279



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

(541) 276-9679

5006 NW B Ave. Pendleton OR 97801

CCB # 132851



**DEPAOLO'S PAINTING INC**

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

# Estimate

Date	Estimate #
11/30/2023	366

<b>Name / Address</b>
Dan Lonai/ Juvenile Facility Umatilla Co Adm 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 block 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 siding.</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>		35,670.00	35,670.00

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



DEPAOLO'S PAINTING INC

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# Estimate

Date	Estimate #
11/30/2023	366

Name / Address
Dan Lonai/ Juvenile Facility Umatilla Co Adm 216 SE 4th Street, Room 30 Pendleton, Or. 97801

Project

Item	Description	Qty	Rate	Total
Exterior Pain...	<p>In our professional opinion after walking the exterior of the building with Umatilla maintenance personnel the coatings specified are not adequate given the substrate- CMU cement masonry units.</p> <p>We propose to:</p> <ul style="list-style-type: none"> <li>Power wash</li> <li>Apply Sherwin Williams Pro-block blokfiller</li> <li>Apply 2 coats of LOXON XP to all ares of block to produce a breathable system that will not trap moisture and bubble paint.</li> <li>Apply two (2) coats Sherwin Williams I Semi-Gloss Paint or the equivalent to exterior side of doors and frames.</li> </ul> <p>This estimate is valid for 120 days</p>		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>	\$35,670.00
<b>Sales Tax (9.0%)</b>	\$0.00
<b>Total</b>	\$35,670.00

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](mailto: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 | 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
1141	12/11/2023	04/10/2024

Title: Juvenile Facility

**CUSTOMER**

Umatilla County  
 216 Southeast 4th Street  
 Pendleton, OR 97801

**SERVICE ADDRESS**

817 Southeast 13th Street  
 Pendleton, OR 97801

**SUMMARY**

The work will consist of painting all existing block siding and trim, metal doors and frames.

- Power-wash all exterior surfaces to be repainted.
- Repair holes in siding.
- 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	\$56,850.00
<b>Total</b>	<b>\$56,850.00</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>Juvenile Facility</b>		<b>City/State:</b> Pendleton, OR
<b>Project Address:</b> 817 SE 13th street Pendleton, WA		<b>Phone Number:</b> (541)278-6260 <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 BOLI Wages.</p> <p>Bse bid is for power washing of existing cmu, priming all cmu and applying two full coats sprayed and backrolled to include all hm doors and frames as per specs and walk though.</p> <p>Bid Proposal is valid for 6 months.</p>
<b>Base Bid</b>	<b>\$69,875</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- Juvenile Facility	Tino' Painting – 84026 Hwy 11, Milton-Freewater, Or 97862 Office/Fax: 541-861-3611			
Project Address:	817 SE 13 <sup>th</sup> St	Email:			
City/State/Zip:	Pendleton, Oregon 97801	Phone: 541-913-1383			
Type of Work:	<b>Exterior Repaint</b>	Valid For 120 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 (CMU Walls), Upper Band/Soffits, Court Yard Walls &amp; Lower Wall,</i>				<b>\$ 30,463.32</b>	
<i>15 Square Columns:</i>				<b>\$ 1,800.00</b>	
<i>6 HM Man Doors &amp; 6 HM Door Frames:</i>				<b>\$ 1,440.00</b>	
<i>Boom Lift Rental:</i>				<b>\$ 1,300.00</b>	
<i>TSP Pressure Wash:</i>				<b>\$ 384.00</b>	
<b>Primer, Paint, Materials, &amp; Labor Included</b>					
<b>Project Notes: Bid at prevailing wages. Bid accordingly to specs provided. Work</b>					
<b>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>\$ 35,387.32</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>					

# Tinos Painting, Inc

Danny Martinez- Estimator

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541-861-3611

[Bids.tinospainting@gmail.com](mailto:Bids.tinospainting@gmail.com)

CCB: 230008

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**Dear Umatilla County,**  
ATTN; Mark Tanner

Enclosed are our detailed proposals to paint the Justice Center & Juvenile Center. Submitted with the specs provided in the RFP documents. Tinos Painting acknowledges the proposal is valid for 120 days and the work to be completed by June 1 2024.

Enclosed are prevailing wage references and projects completed in the last 2 years:

Stanfield School District (Stanfield)- 2021

Boardman Fire Station 81 (Boardman)-2022

McLoughlin High School Steam Building (Milton-Freewater)- 2023

Rattlesnake Shooting Facility (Benton City)- 2023

Aspen Springs Community Solutions TI (Hermiston)-2023

Whitman College Baseball Building (Walla Walla)-2023

Port Of Walla Walla-SRE Snow Removal Building & Gurman Building (Walla Walla-2023

Should you have any questions please let me know.

Sincerely,  
Danny Martinez