



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 26-1518

Agenda Date: 6/17/2026

Agenda #: 11.

DATE: June 17, 2026

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

TITLE: ANNUAL PURCHASE ORDERS FOR SERVICES, SUPPLIES, AND MATERIALS IN AMOUNTS OVER \$100,000 FOR FISCAL YEAR 2026-27 FOR THE PUBLIC WORKS DEPARTMENT AND APPROVAL OF A PUBLIC WORKS AGREEMENT WITH CHARLES DOHERTY CONCRETE, INC FOR AS-NEEDED CONCRETE REPAIRS AND APPROVAL OF AMENDMENT 2 TO RANCHO DEL ORO LANDSCAPE PUBLIC WORKS AGREEMENT AND APPROVAL OF AMENDMENT 1 TO BRIGHTVIEW LANDSCAPE SERVICES PUBLIC WORKS AGREEMENT, INCREASE TWO PURCHASE ORDERS, APPROPRIATE FUNDS FROM ASSIGNED GENERAL CAPITAL AND UNRESTRICTED CITY BUILDING SERVICES, AND APPROVAL OF A PURCHASE ORDER TO BATTISTA FLOORING, LLC

RECOMMENDATION

Staff recommends that the City Council approve annual purchase orders and change orders for services, supplies, and materials in amounts over \$100,000 for FY 2026-27 for routine and recurring maintenance, repairs, and operations, including sole source approvals in a total amount of \$3,795,000, for the Public Works Department; approve a Public Works Agreement (PWA) with Charles Doherty Concrete Inc (Doherty Concrete) in the amount of \$1,599,464; approve Amendment 2 to the Rancho Del Oro Landscape PWA for AB1572 Nonfunctional Turf Compliance, in the amount of \$555,409 plus a contingency of \$15,000 for a total amendment amount of \$570,409 and a revised contract amount of \$1,490,409; approve Amendment 1 to the Brightview Landscape Services PWA for AB1572 Non-Functional Turf compliance in the amount of \$400,000 for a revised total contract amount of \$3,584,529; appropriate \$470,409 from the Assigned General Capital projects account 501.3020; approve an increase to the Executive Pros FY 2025-26 purchase order in the amount of \$20,000; approve an increase to the Golden Eagle Management FY 2025-26 purchase order in the amount of \$80,000; approve a purchase order to Battista Floor Covering LLC in the amount of \$18,800 for the repair of El Corazon Senior Center flooring; appropriate \$18,800 from the Assigned Parks & Rec Building Maintenance fund to the Parks & Rec Building Maintenance account; appropriate \$80,000 from the City Building Services Unrestricted Fund Balance 851.3100.0002; and authorize the City Manager, or designee, to execute the amendments upon receipt of all supporting documents; and authorize the Financial Services Director, or designee, to execute the purchase orders and change orders.

BACKGROUND AND ANALYSIS

In April 2026, the City issued a Request for Bids to solicit bids for as-needed concrete services city-wide. Four (4) companies responded to the bid. The apparent low bid was Ray White Cement, but with the City's permission the bidder withdrew their bid. The second lowest bidder was Doherty Concrete. The City will enter into a PWA for a one-year term with four (4) renewable options to

include the Consumer Price Index (CPI). Projects and services will be based on availability of funding within each respective account.

The State of California recently revised the California Water Code via AB1572 Potable Water, Non-Functional Turf. The new regulation prohibits using potable water to irrigate non-functional turf on commercial and publicly owned properties, including street medians and parkways. The restriction becomes effective for city-owned properties on January 1, 2027.

Staff has identified specific city properties affected by this new regulation and obtained quotes on the elimination of non-functional turf. The FY 26/27 CIP budget has programmed \$500,000 for the AB1572 Non-Functional Turf project.

On June 21, 2023, the City Council approved a PWA with Rancho Del Oro Landscaping for Citywide Landscape Services in the amount of \$180,000. On January 10, 2024, the City Council approved Amendment 1 in the amount of \$50,000 for additional irrigation and landscape repair.

In May 2022, the City Council approved a Public Works Agreement with Brightview Landscape Services, Inc. (Brightview) for landscape maintenance services for the City's eleven landscape maintenance districts throughout the City. Amendment 1 to the Agreement will update the scope of work within Section 8.28 of the \$400,000 Agreement, "Extra Work", adding a subsection D, to provide language allowing for a conversion of non-functional turf medians, streetscapes and parkway areas within the public right-of-way for the Santa Fe Mesa LMAD, and the Del Oro Hills LMAD, as may be requested by the City pursuant to a specific scope of work determined by the City in its sole discretion, and pursuant to the requirements of Assembly Bill ("AB") 1572. The City will utilize this provision within the Agreement to satisfy the requirements of AB1572 related to municipalities, thereby requiring the non-functional turf to be in compliance by January 1, 2027. The City will utilize funds from the General Fund for any work completed by BrightView related to this added provision in the Agreement. This work will not be paid for by the landscape maintenance districts, as this work is not regular maintenance activity and was not originally included in the Engineers Report created at the origination of the LMAD. This work is considered capital improvements.

The El Corazon Senior Center flooring is in immediate need of repair. Three quotes were obtained and Battista Flooring, LLC was the lowest quote at \$18,800. Due to the Public Works Department cumulative total with Battista Flooring, LLC, the purchase order for the repairs prompts council approval as per Administrative Directive 21.

Staff solicited proposals in accordance with the City's Procurement of Goods and Services Directive in FY 25/26 for bids that were good for a period of two (2) years. Exhibit "A" lists the specific requested purchase orders and change orders and provides the vendor, equipment, supplies, services or materials to be purchased, amount of purchase, corresponding Public Works Program, and the selection process for the purchase orders over \$100,000. Purchase order under \$100,000 without specific quotes will be established based on amounts previously used and needed for purchase.

FISCAL IMPACT

The FY 2026-27 proposed budget for each Public Works Division account includes funds for the purchase of equipment, supplies, materials and services to support the day-to-day operations of the Department. Purchase orders totaling \$3,795,000 are not issued for more than the amounts budgeted. Therefore, sufficient funds will be available.

The Doherty Concrete PWA in the amount of \$1.6M for as-needed services will be charged to various accounts based on availability of funding.

Amendment 2 to the Rancho Del Oro Landscape Agreement for Citywide Landscape Services is in the amount of \$555,409 plus a contingency of \$15,000 for an amendment amount of \$570,409 and will be charged to the AB1572 Non-Functional Turf account 912205526501.5320.10600. The CIP Budget has \$500,000 programmed as part of the FY 26/27 budget. An appropriation in the amount of \$70,409 will be needed from the General Capital Projects Assigned account 501.3020 to the AB1572 Non-Functional Turf account 912205526501.5320.10600 to cover the difference..

Amendment 1 with Brightview in the amount of \$400,000 will be charged to the AB 1572 Non-Functional Turf account as shown in the table below. An appropriation in the amount of \$400,000 will be needed from the General Fund Assigned Infrastructure account 101.3020.0054 to the AB1572 Non-Functional Turf account 912205526501.5320.10600. A transfer from 1101.6900.0501 to 912205526501.6800.0101 in the amount of \$400,000 will be needed.

An increase to the Executive Pros FY 2025-26 purchase order in the amount of \$20,000 is needed to cover the costs of plumbing repairs and will be charged primarily to the COC building maintenance account 630603851.5320 or other accounts as needed and based on availability of funding. The purchase order with Executive Pros is currently at \$168,000, so any additional increases require council approval. An increase to the Golden Eagle Management, LLC FY 2025-26 purchase order in the amount of \$80,000 is needed to cover the Common Area Maintenance costs and repair costs in the Mission Plaza Real Center at the Police Department and Library as per the maintenance agreement. An appropriation in the amount of \$80,000 from the City Building Services Unrestricted Fund Balance 851.3100.0002 to the OPD/Library building maintenance account 630615851.5335. The purchase order with Battista Flooring, LLC in the amount of \$18,800 will be charged to the Parks & Rec Building Maintenance account 630640851.5320. An appropriation in the amount of \$18,800 will be needed to cover the cost of the repairs. \$18,800 will be transferred from 851.3100.0183 to the Parks & Rec Building Maintenance account 630640851.5320

Description	Amount	Appropriation	Funding Source	Account	Available Balance
Rancho Del Oro Landscape Amendment 2	\$ 570,409	\$70,409	501.3020 Assigned General Capital Projects	912205526501.5320.10600 AB1572 Non-Functional Turf	\$ 31.2M
Doherty	\$1,599,464			Various Public Works Accounts	

Brightview Landscape Services, Inc.	\$400,000	\$400,000	501.3020 Assigned General Capital Projects	912205526501.532 0.10600 AB1572 Non-Functional Turf	\$31.2M
Executive Pros	\$20,000			630605851.5320 COC Building Maintenance	\$82,925
Golden Eagle Management, LLC	\$80,000	\$80,000	851.3100.0002 Unrestricted Fund Balance Building Maint.	630615851.5335 OPD/Library Building Maintenance	\$3.2M
Battista Flooring, LLC	\$18,800	\$18,800	851.3100.0183 Restricted- Parks & Rec Building Maintenance	630640851.5320	\$367,745

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

Purchases must be made according to the procedures set forth in Chapter 28A of the City Code.

Prepared by: Carmen Ryan, Principal Management Analyst

Reviewed by: Hamid Bahadori, Public Works Director

Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. FY 26-27
2. Rancho Del Oro Landscaping Amendment 2
3. Exhibit A - RDO Proposal
4. Doherty PWA
5. Brightview Landscape Services, Inc Amend 1
6. Brightview Proposal
7. AB1572 Square Footage List
8. Battista Quotes