



Agenda Item No: 1.k

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: September 2, 2025

Submitted by: Samantha Byfield

From: Public Works

Subject:

Award of Contract to CO Brothers, LLC, for the Old Town Façade Improvement Project at 330 West Santa Fe Avenue

Financial Impact:

Fiscal Impact:

Expense: \$226,099.20 Total Contract Amount

\$196,608.00 Construction Amount

\$ 29,491.20 Construction Contingency

Budgeted: \$229,179.00 FY 2024-25 CDBG Budget (204-40000-6315)

Summary:

The Fiscal Year (FY) 2024-25 Operating Budget includes Community Development Block Grant (CDBG) funds for a façade improvement project. The project includes improvements such as new signage, awnings, exterior lighting, windows, façade treatments and masonry repairs. The project was publicly solicited, and four responsive bids were received on July 17, 2025. Staff recommends that the City Council award a contract to CO Brothers, LLC, in the amount of \$196,608. In addition to the construction cost, there is a 15% construction contingency amount of \$29,491.20 included to cover unforeseen conditions and to address possible asbestos remediation within the existing project budget. The total construction contract cost including the contingency amount is \$226,099.20.

Recommendation:

Recommended Action: It is recommended that the City Council take the following actions:

1. Award a Public Works Agreement to CO Brothers, LLC, for the Old Town Façade Improvement Project located at 330 West Santa Fe Avenue, Mi Casita Restaurant, in the amount of \$196,608; and
2. Reject all other bids received and authorize the return of the bid bonds; and
3. Authorize the City Administrator to approve contract change orders up to 15% or \$29,491.20 for a total construction contract not-to-exceed amount of \$226,099.20; and
4. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

Strategic Plan Statement:

This item is consistent with the City Council approved Five-Year Strategic Goal 6 to Improve City Beautification under Object 6.3, which is to allocate more funding for façade improvement

projects within eligible census tracts.

Discussion:

On December 5, 2017, the City Council formally approved the Old Town Placentia Façade Improvement Program (Program). The Program provides financial assistance in the form of a grant to commercial properties and/or business owners to make façade improvements to the exterior of commercial buildings located within the Old Town Placentia District (Old Town). To date, the Program has funded a total of five façade improvements, three of which included new murals on buildings that serve as bookends to the core historic portion of Old Town. The overall goal of the Program is to promote Old Town as a positive venue for quality business, incentivize property and business improvements, and enhance local economic growth.

The next proposed project under the Program will renovate the existing building façade of the commercial property located at 330 West Santa Fe Avenue, Mi Casita Restaurante. The proposed improvements include replacement of existing storefront windows, frames and hardware; replacement of existing lighting with new LED light fixtures at the exterior; new architectural and decorative foam and cast concrete; and new painting of exterior walls and decorative façade elements.

Bids for the project were publicly solicited and on July 17, 2025, the City received eight responsive bids. The results are displayed in the table below.

Contractor	Bid Amount
CO Brothers LLC	\$196,608.00
YMC	\$204,590.00
Aza Construction	\$204,623.31
Union Construction Company	\$230,349.67
Premo Constuction Inc	\$242,560.74
Harbor Coating and Restoration	\$263,489.00
US Builders and Consultants Inc	\$419,200.00

A total of nine bids were received, however, after review, one bid was deemed nonresponsive. Based on a review, it was determined that CO Brothers, LLC, submitted the lowest responsive and responsible bid. Staff recommends that City Council award a construction contract to CO Brothers, LLC, for the Old Town Facade Improvement Project.

Fiscal Impact Summary:

The total construction for this project amounts to \$226,099.20. The cost includes the \$196,608 bid amount as well as the construction contingency in the amount of \$29,491.20. A total of \$229,179 was budgeted in the FY 2024-25 CDBG grant funds for this project. As such, sufficient funds exist for the recommended actions.

Attachments

[Public Works Agreement with CO Brothers USA](#)