



CITY COUNCIL STAFF REPORT



April 23, 2024

ITEM TITLE

Contract: Award a Citywide Pest Control Service Contract to Corky's Pest Control, Inc.

Report Number: 24-0065

Location: City Facilities, City Maintained Parks, and Right-of-Way/Open Space areas

Department: Public Works

G.C. § 84308: Yes

Environmental Notice: The activity qualifies for Exemption pursuant to California Environmental Quality Act (CEQA) State Guidelines Section 15251(i) (List of Certified Programs). Notwithstanding the foregoing, the activity qualifies for an Exemption pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

Recommended Action

Adopt a resolution awarding a contract for Citywide pest control services to Corky's Pest Control, Inc. in an amount not to exceed \$950,000 for up to five years.

SUMMARY

The City of Chula Vista requires pest control services at City maintained facilities and areas for rodent, insect, and other vermin management. On February 2, 2024, the City issued Request for Proposals (RFP) 21-2024, seeking a contractor to provide an Integrated Pest Management Program encompassing City facilities, parks, and right-of-way/open space areas. The City received 10 proposals in response to the advertised RFP on February 20, 2024. A staff committee reviewed the proposals and selected Corky's Pest Control, Inc. Staff's recommendation is that Council award the pest control services contract to Corky's Pest Control, Inc. and approve the two-party agreement.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA), and has been determined that the activity qualifies for an Exemption pursuant to State CEQA Guidelines Section 15251(i) (List of Certified Programs) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Notwithstanding the foregoing, it has also been determined that the activity qualifies for an

Exemption pursuant to Section 15061(b)(3) of the State CEQA Guidelines. Thus, no environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Not applicable.

DISCUSSION

The City of Chula Vista requires pest control services at City maintained facilities and areas for rodent, insect, and other vermin management. On February 2, 2024, the City of Chula Vista issued an RFP seeking a contractor to provide an Integrated Pest Management Program encompassing City facilities, parks, and right-of-way/open space areas. The RFP was posted and made available on PlanetBids. The RFP closed on February 20, 2024. Ten (10) proposals were received from the following vendors: Agricultural Pest Control Services (AGPest), Baja Wildlife Control, Bugmizer, Corky's Pest Control, Inc., Habitat Protection Inc., Pestmaster, Plateau Pest Solution, Premier Pest Control, Suncoast Pest Management, and We Got Ya Pest Control. A review was conducted of all responsive proposals and an evaluation committee assessed, scored, and ranked the responses based on the following criteria: pest control management approach, emergency response plan, qualifications and experience, references, and price.

The top two respondents were invited to meet with the evaluation committee and interviews were held on March 20, 2024. As a result of these interviews, Corky's Pest Control, Inc. ranked as the top contractor.

Key provisions of the contract include, but are not limited to, the following:

Services – the contractor will provide pest control services at designated City facilities, parks, and right-of-way/open space areas. These services generally include maintaining control of the following pests: ants, spiders, earwigs, slugs, snails, roaches, mice, rats, rabbits, gophers, stinging insect control.

Facilities – The proposed contract includes a variety of City facilities and parks as listed in Attachment A. It also includes stinging insect control as it applies to City facilities, parks, and right-of-way/open space areas.

Term – The initial contract term is from May 1, 2024 to June 30, 2026 (26 months). The value of the initial term is estimated at \$400,000 for monthly maintenance and as-needed services. If Corky's Pest Control's work performance is satisfactory, the parties may mutually agree in writing to extend the contract for three (3) additional one (1) year periods. The optional one-year renewals would be effective from July 1 to June 30 – concurrent with the City's fiscal year. If the vendor's work performance is not satisfactory, the City reserves the right to not renew the contract without penalty. If the parties agree to extend the contract for the option years, acceptable price increases may be agreed to and such increases would be based on changes in the annual San Diego Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), in an amount not to exceed 5%. The value of the optional extensions is estimated at \$550,000 for monthly maintenance and as-needed services. The not-to-exceed amount of the initial contract and optional extensions totals \$950,000.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Council members and has found that Mayor McCann, Councilmember Chavez, and Councilmember Morineau have property holdings within 1,000 feet of the boundaries of the properties which are the subject of this action. However, the decision solely concerns repairs, replacement or maintenance of existing streets, water, sewer, storm drainage or similar facilities, and the member's property will not be affected disproportionately to other properties receiving the same services. Consequently, pursuant to California Code of Regulations Title 2, sections 18700 and 18702.2(d)(1)), this item does not present a real property-related conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100, et seq.).

Staff is not independently aware, and has not been informed by any Councilmember, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

CURRENT-YEAR FISCAL IMPACT

Approval of this resolution will award an agreement to Corky's Pest Control, Inc. for providing Pest Control Services to the City. The contract will begin May 1, 2024, leaving two months to be paid out of the current fiscal year at a cost of approximately \$25,000. Pest control expenditures are paid out of the Public Works Department Budget. The Public Works Department will absorb the anticipated impact in the current fiscal year for this expense. There is no additional current-year fiscal impact anticipated as a result of this action.

ONGOING FISCAL IMPACT

The anticipated ongoing net impact on the Public Works Department Budget is estimated at \$93,173 each fiscal year. Staff will work with the Finance Department in order to incorporate estimated impacts into future budgets as part of the annual budget development process.

ATTACHMENTS

1. Chula Vista Citywide Pest Control Contract with Corky's Pest Control, Inc.

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