

RESOLUTION NO. 98-11

**RESOLUTION OF THE COUNCIL OF THE CITY OF RICHMOND, CALIFORNIA,
AUTHORIZING SERVICE CONTRACTS FOR AS-NEEDED MECHANICAL
BUILDING MAINTENANCE CONTRACT SERVICES FOR AN AMOUNT NOT TO
EXCEED \$150,000 PER CONTRACTOR OVER A THREE YEAR PERIOD,
OCTOBER 2011 THROUGH SEPTEMBER 2014**

WHEREAS, the Richmond Public Works Department anticipates that several major mechanical building maintenance contracts funded by Public Works Facilities Maintenance Operational Budget will require the use of mechanical building maintenance contracts Services; and

WHEREAS, Richmond Public Works Department further anticipates that additional major mechanical building maintenance projects not currently scheduled will arise during the period October 2011-2014 that will require the use of mechanical building maintenance contracts Services; and

WHEREAS, the project-by-project selection process for mechanical building maintenance contracts can take up to six months and involve significant per-project contracting costs; and

WHEREAS, the Richmond Public Works Department has demonstrated that the use of a pool of mechanical building maintenance contractor firms that have passed a competitive bidding process on an as-needed basis eliminates much of the delay and costs associated with project-by-project bidding; and

WHEREAS, in May 2011 the City issued a Request for Proposals for as-needed mechanical building maintenance services through the City's BidsOnline system; and

WHEREAS, twenty two firms received the Request for Proposal, of which three presented proposals; and

WHEREAS, the three proposals the City received were reviewed by a panel consisting of Public Works Director Yader A. Bermudez, and Facilities Maintenance Superintendent Al Shanklin; and

WHEREAS, in evaluating proposals, the panel considered four criteria: (1) the relevant experience and strengths of each firm; (2) the organization of the firm, the availability of resources, and the firm's ability to meet project schedules; (3) the qualifications of the identified project manager and project team; and (4) the firm's ability to provide high quality customer service to the City and the community; and

WHEREAS, the panel accepted the proposals of three firms, finding that all have the technical expertise to perform the work required, and that each clearly demonstrated their understanding of the technical complexities and regulatory issues involved in implementing public capital improvement projects; and

WHEREAS, the three firms selected are:

Bay City Mechanical, Inc. (Richmond)
Valley Facilities Management Corp. (San Jose)
Legacy Mechanical & Energy Services Inc. (San Ramon); and

WHEREAS, each service contract with an approved firm would be for an amount not-to-exceed \$150,000 over the three year period October 2011 through September 2014; and

WHEREAS, firms hired for these as-needed mechanical building maintenance services will provide major mechanical building maintenance services as requested by the City; and

WHEREAS, firms on the list will be asked to submit proposals for particular projects; and

WHEREAS, the Public Works Department will manage the contracts;

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Richmond, California, hereby authorizes the Public Works Department to enter into service contracts for as-needed mechanical building maintenance services, with the following firms for an amount not to exceed \$150,000 per vendor over the three year period October 2011 through September 2014:

Bay City Mechanical, Inc. (Richmond)
Valley Facilities Management Corp. (San Jose)
Legacy Mechanical & Energy Services Inc. (San Ramon)

I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond, California at a joint meeting thereof held November 15, 2011 by the following vote:

Ayes: Councilmembers Bates, Beckles, Booze, Ritterman, Rogers, and Mayor McLaughlin.

Noes: None.

Abstentions: None.

Absent: Vice Mayor Butt.

DIANE HOLMES
Clerk of the City of Richmond

Approved:

GAYLE MCLAUGHLIN
Mayor

Approved as to form:

RANDY RIDDLE
City Attorney

State of California }
County of Contra Costa } : ss.
City of Richmond }

I certify that the foregoing is a true copy of Resolution No. 98-11, finally passed and adopted by the City Council of the City of Richmond at a joint meeting held on November 15, 2011.