



Office of the City Manager

CONSENT CALENDAR
October 10, 2023

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Liam Garland, Director, Public Works
 Subject: Contract No. 108037-1 Amendment: MSR Mechanical, LLC for on-call heating, ventilation and air conditioning services

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute an amendment to Contract No. 108037-1, with MSR Mechanical LLC to increase the contract amount by \$350,000 for a total contract amount not to exceed \$480,000 and to extend the contract term through June 30, 2025.

FISCAL IMPACTS OF RECOMMENDATION

Funding in the amount of \$125,000 in the Building Maintenance Fund and \$100,000 in the Capital Improvement Fund is available in the FY24 baseline budget.

Additional funding will be appropriated as part of the Second Annual Appropriations Ordinance.

CURRENT SITUATION AND ITS EFFECTS

MSR Mechanical LLC (MSR) provides a comprehensive range of on-call and emergency heating, ventilation and air conditioning (HVAC) services to support the Public Works' Facilities Maintenance Division.

There is an urgent need for emergency repairs to support critical infrastructure including the Civic Center and the Public Safety Building. Services include inspection, trouble shooting and research into repairs or replacements. Timely inspection and maintenance of ventilation systems in City buildings is critical to ensuring optimum system performance. Amending the contract to increase the NTE amount by \$350,000 and extending the term through June 30, 2025 will allow continued, uninterrupted use of MSR Mechanical's services for critical HVAC system maintenance and repairs.

This contract amendment supports the City's Strategic Plan Goal of providing state-of-the-art, well-maintained infrastructure, amenities, and facilities.

BACKGROUND

The City's Public Works' Facilities Maintenance Division contracted with Marken Mechanical Services in November 2015 for an initial contract term of two years and eight months. The contract term was extended by City Manager authority in June 2018 for twelve months, and again in June 2019 for an additional twelve months. On September 22, 2020, the City Council authorized an amendment (Resolution 69,574 N.S.) to increase the contract amount by \$30,000 and extend the contract for twenty-two months ending June 30, 2022. On May 31, 2022, the City Council authorized an amendment (Resolution 70,393-N.S.) to increase the contract amount by \$50,000 for a new not to exceed amount of \$130,000 and extend the contract to June 30, 2024.

In 2018, Marken Mechanical Services was purchased by and became a wholly owned subsidiary of MSR Mechanical LLC. MSR Mechanical has provided reliable, timely, and consistently satisfactory HVAC service for the City.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

A well-maintained HVAC system helps to reduce indoor levels of airborne pollutants and runs at closer to peak efficiency which consumes less energy.

RATIONALE FOR RECOMMENDATION

MSR Mechanical is a valued contractor who has provided timely, quality service for the City since 2015. The contractor is knowledgeable about and familiar with the City's equipment. Their services have been essential to maintaining the City's HVAC systems at optimal performance levels and have been highly responsive during emergency situations.

ALTERNATIVE ACTIONS CONSIDERED

None. Contractor has provided consistently responsive, reliable service over the life of the contract.

CONTACT PERSON

Aaron Baker, Facilities Superintendent, Public Works (510) 981-6452

Attachment:
1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT NO. 108037-1 AMENDMENT: MSR MECHANICAL LLC., FOR ON-CALL HEATING, VENTILATION AND AIR CONDITIONING SERVICES

WHEREAS, the City of Berkeley owns and operates buildings with heating, cooling and ventilation systems which regulate the temperature and quality of indoor air; and

WHEREAS, Public Works Facilities and Building Maintenance staff rely upon supplemental contractor provided HVAC services to help maintain properly performing HVAC systems for optimal indoor air quality and reduced energy usage; and

WHEREAS, the City and Marken Mechanical Services entered into Contact No. 108037-1 for on-call and emergency HVAC services, effective November 9, 2015 and extended through June 30, 2022; and

WHEREAS, on May 31, 2022 City Council authorized Resolution No. 70,393-N.S. to increase the contract by \$50,000 for a new not to exceed amount of \$130,000 and extend the contract term to June 30, 2024; and

WHEREAS, funding is available in the FY2024 budget in the Building Purchase and Management Fund and the Building Maintenance Fund, and the Capital Improvement Fund; and

WHEREAS, MSR Mechanical LLC is a valued contractor who has provided consistently reliable, timely, and satisfactory service for the City since 2015; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute an amendment to Contract No. 108037-1 with MSR Mechanical LLC, to provide on call and emergency HVAC services for the City's HVAC systems, increasing the Contract amount by \$350,000 for a total contract not to exceed amount of \$480,000 and extending the contract term to June 30, 2025.

