



Office of the City Manager

CONSENT CALENDAR
May 31, 2022

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 \$50,000 for a total contract amount not to exceed \$130,000; and to extend the contract term through June 30, 2024.

FISCAL IMPACTS OF RECOMMENDATION

Funding is available in the FY2022 budget in the Building Purchase and Management Fund (636-54-624-692-0000-000-474-624110) and the Building Maintenance Fund (673-54-624-692-0000-000-474-624110).

Spending for this contract in future fiscal years will be subject to Council approval of the proposed citywide budget and annual appropriation ordinances.

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 Building Maintenance Division. 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. The previously amended contract not to exceed (NTE) amount of \$80,000 has been expended. Amending the Contract to increase the NTE amount by \$50,000 and extending the term for an additional two years, through June 30, 2024, 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 as well as an essential component.

BACKGROUND

The City's Public Works Facilities Building 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 an additional twelve months, and again in June 2019 for twelve more 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.

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.

ALTERNATIVE ACTIONS CONSIDERED

None. Contractor has provided consistently responsive, reliable service over the life of the Contract. Extending the term through June 30, 2024 and increasing the NTE amount allows for uninterrupted HVAC service to maintain the ventilation systems in City buildings.

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 Contract No. 108037-1 for on-call and emergency HVAC services, effective November 9, 2015 and extended through June 30, 2022; and;

WHEREAS, Marken Mechanical Services was purchased by and is now a wholly owned subsidiary of MSR Mechanical LLC; and;

WHEREAS, Funding is available in the FY 2022 budget in the Building Purchase and Management Fund 636 and the Building Maintenance Fund (673 and subsequent funding for FY2023 is subject to appropriation; and;

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

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 \$50,000 for a total contract not to exceed amount of \$130,000 and extending the contract term to June 30, 2024.

