

**RESOLUTION NO. \_\_\_\_\_**

**Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A One (1) Year Maintenance Contract In The Amount Of \$1,024,000.00 With Commercial Maintenance Management Services (CMMS) For Citywide Maintenance Services At Various City Owned Buildings, And Authorizing The City Manager To Execute Up To Four (4) Additional One-Year Extensions, Not To Exceed A Total Contract Amount Of \$4,440,424.80, Contingent Upon The City Council Appropriating Funds For The Applicable Fiscal Year**

**WHEREAS**, the City of Emeryville contracts for facility maintenance and management of all City-owned building facilities; and

**WHEREAS**, on May 9, 2025, the City issued a Request for Proposals (“RFP”) for a multi-year citywide maintenance services contract; and

**WHEREAS**, in response to the RFP, the City received five proposals, all of which were reviewed and scored based on the criteria set forth in the RFP, including each proposer’s qualifications and experience, billing rates, and understanding of the scope of work; and

**WHEREAS**, based on CMMS’s proposal, staff has determined that CMMS possesses the qualifications necessary for satisfactory performance of the Citywide facility maintenance services required by the City; and

**WHEREAS**, the approved operating budget for fiscal year 2025/26, in Major Maintenance Fund 650-77030 and General Major Maintenance Program Project 15650008, Fund 650, includes sufficient funds to cover the cost of the one-year maintenance contract; now, therefore, be it

**RESOLVED**, by the City Council of the City of Emeryville that the City Manager is authorized to enter into a one-year maintenance contract with CMMS for Citywide Maintenance Services in the amount of \$1,024,000.00, attached hereto as Exhibit A; and, be it, further

**RESOLVED**, by the City Council of the City of Emeryville that the City Manager is authorized to extend the contract for fiscal year 2026/27 in the amount of \$836,000.00, for fiscal year 2027/28 in the amount of \$842,720.00, for fiscal year 2028/29 in the amount of \$859,856.00, and for fiscal year 2029/30 in the amount of \$877,848.80, for a total contract amount not to exceed \$4,440,424.80; and, be it, further

**RESOLVED**, by the City Council of the City of Emeryville that the City Manager is authorized to enter into minor amendments provided they do not increase the total compensation of the contract.

Resolution No. \_\_\_\_\_  
Facilities Maintenance Contract  
City Council Meeting | July 1, 2025  
Page 2 of 2

**ADOPTED**, by the City Council of the City of Emeryville at a regular meeting held Tuesday, July 1, 2025, by the following vote:

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
CITY CLERK

**ATTACHMENTS**

- Exhibit A – Facilities Maintenance Contract

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

DocuSigned by:  
*John Kennedy*  
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\_\_\_\_\_  
CITY ATTORNEY