

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

**Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter A One (1) Year Maintenance Contract In The Amount Of \$1,024,000 That Includes Subcontracting Vendor Services With Commercial Maintenance Management Services Inc., 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 Value Of \$4,440,424.80, Contingent Upon The City Council Appropriating Funds For The Applicable Fiscal Year**

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

**WHEREAS**, on May 9, 2025, the City issued a Request for Proposals for a multi-year citywide maintenance and construction services contract; and

**WHEREAS**, in response to the Request for Proposals, the City received five proposals, all of which were reviewed and scored based on qualifications, references, samples of work, resumes, and bid schedules; and

**WHEREAS**, staff performed reference checks and identified Commercial Maintenance Management Services Inc. (CMMS) as a qualified and responsible contractor to perform and manage preventative, corrective, and emergency maintenance services at City-owned facilities; 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 contract; now, therefore, be it

**RESOLVED**, that the City Manager is authorized to enter into an agreement with CMMS for Citywide Maintenance Services in the amount of \$1,024,000.00, attached hereto as Exhibit A; and, be it, further

**RESOLVED**, that the City Manager is authorized to extend the agreement 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 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.

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Facilities Maintenance Services Contract  
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**ADOPTED**, by the City Council of the City of Emeryville at a regular meeting held Tuesday, September 2, 2025, by the following vote:

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

ATTEST:

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

**ATTACHMENTS**

- Exhibit A – Maintenance Services Contract

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MAYOR

APPROVED AS TO FORM:

Signed by:  
*Christie Crowl, Acting City Attorney*  
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\_\_\_\_\_  
SPECIAL COUNSEL