



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: November 4, 2025

TO: LaTanya Bellow, City Manager

FROM: Mohamed Alaoui, Public Works Director

SUBJECT: **Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A First Amendment To The Maintenance Agreement With George S. Hall, Inc. To Increase The Contract Amount By An Additional \$130,000, For A Total Contract Amount Not To Exceed \$1,146,750, To Cover Additional, Unforeseen Maintenance Work**

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute the First Amendment to the Maintenance Agreement with George S. Hall, Inc. to increase the contract amount by an additional \$130,000 for a total contract amount not to exceed \$1,146,750.

BACKGROUND

The City entered an agreement with George S. Hall, Inc. on June 18, 2024, for an amount not to exceed \$1,016,750 to provide maintenance and management services at all City owned buildings and facilities. Due to an addition, unforeseen maintenance work that was required to maintain the functionality of these facilities, the amount billed by the Contractor exceeded the contract amount approved by the City Council by \$130,000.

DISCUSSION

During the second half of Fiscal Year 2024-2025, there were delays in the issuance of invoices by the Contractor. Additional time sensitive maintenance work was required to maintain the functionality of City owned buildings and facilities. In order to maintain facility operations, additional, unforeseen maintenance work was required which caused the contract costs to surpass the Council approved contract amount. This work includes, but is not limited to, unplanned facility maintenance, emergency repairs, and safety compliance services, including HVAC, roofing, pest control, lighting, and fire alarm work, performed across multiple City buildings and facilities between late 2024 and mid-2025.

FISCAL IMPACT

There is sufficient funding budgeted in the operating budget for Fiscal Year 2025/2026 in Major Maintenance Fund 650-77030 and in the General Major Maintenance Program project 15650008 Fund 650.

STAFF COMMUNICATION WITH THE PUBLIC

There was no staff communication with the public about this item.

CONFLICT OF INTEREST

There are no conflicts of interests as part of this agenda item.

CONCLUSION

Staff recommends that the City Council authorize the City Manager to execute the First Amendment to the Maintenance Agreement with George S. Hall, Inc. to increase the contract amount by an additional \$130,000 for a total contract amount of \$1,146,750.

PREPARED BY: Saleh Aboutaleb, Operations and Facilities Manager

APPROVED AND FORWARDED TO THE CITY COUNCIL OF THE CITY OF EMERYVILLE:



LaTanya Bellow, City Manager

ATTACHMENTS

- Attachment A – Original GSH Maintenance Contract
- Draft Resolution
 - Exhibit A – 1st Amendment Contract Maintenance Work