


CITY COUNCIL ACTION REQUEST

Department(s): Finance	CEQA: Not a Project, File No. PP17-008, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment	Coordination: PW, OEA, CAO, CMO-Budget Office	Dept. Approval: /s/ Julia H. Cooper
Council District(s): Citywide			CMO Approval:  4/1/2021

SUBJECT: AMENDMENT TO THE PURCHASE ORDER OP 57257 WITH TUCKER CONSTRUCTION FOR BUILDING MAINTENANCE & REPAIR SERVICES FOR CITYWIDE FACILITIES

RECOMMENDATION:

Adopt a resolution authorizing the City Manager to amend purchase order OP 57257 with Tucker Construction Company (San José, CA) for building maintenance and repair services, to increase compensation by \$200,000 for a revised total amount not-to-exceed \$520,000 through June 30, 2021.

Desired Outcome: To ensure City facilities and buildings are preserved and operating in optimal condition.

BASIS FOR RECOMMENDATION:

The Facilities Management Division of the Public Works Department is responsible for overseeing the maintenance and repair of over 400 citywide facilities and structures such as police facilities, fire stations, community centers, libraries, parks, and corporate yards etc. It is critical to maintain essential facilities operating in optimal condition and keep City-owned facilities safe. Building repair and maintenance work from various departmental groups has increased and services are high in demand. Currently, Tucker Construction (Tucker) is the only contractor providing these services for all City buildings and a corresponding increase in compensation to their purchase order is necessary to keep up with demand.

Tucker was awarded a purchase order as a result of a Request for Proposal (RFP) for building maintenance and repairs services conducted in April 2015. Tucker was awarded an initial one (1) year-term purchase order (PO) and four (4), one-year options, with the last option expiring on June 30, 2020. Due to the COVID-19 pandemic last year, competitive bidding was deferred so that staff could prioritize COVID-19 procurements on behalf of the City's Emergency Operations Center. In order to avoid interruption in services, staff extended the period of the current PO to June 30, 2021. Staff released a new competitive procurement for these services in February 2021. The bid is expected to close in March 2021. Staff plans to take a new recommendation to Council for approval by June 2021.

The approval of this recommendation will enable staff to respond to requested services before a new recommendation will be brought to City Council for approval.

Climate Smart San José: No proposed changes to service delivery, programs or staffing that has significant community/resource impacts, including any negative impact on Climate Smart San José energy, water, or mobility goals.

Commission Recommendation/Input: There is no commission recommendation or input associated with this action.

This Council item is consistent with the City's 2020-2021 Adopted Operating Budget City Service Areas Delivery Framework "for a safe and functional public infrastructure, facilities, and equipment."

COST AND FUNDING SOURCE:

Services provided under this purchase order are managed by the Public Works Facilities Management Division on behalf of various City Departments. Project scope, cost and funding source(s) will vary. Facilities Management will be responsible for facilitating all services and processing invoices. In most instances, building maintenance and repair work performed under this contract is budgeted within the Public Works Department or paid from the Unanticipated/Emergency Maintenance Capital Improvements appropriation in the General Fund, which has a budget of \$3.1 million budget in 2020-2021 and an ongoing allocation of \$750,000. In limited instances, facility enhancements and alterations, or repairs to specialized equipment is funded by owning departments that are directly charged after the work is completed.

FOR QUESTIONS CONTACT: Jennifer Cheng, Deputy Director of Finance at
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