



FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2016 MAY 12 PM 7: 32

# AGENDA REPORT

**TO:** Sabrina B. Landreth  
City Administrator

**FROM:** Brooke A. Levin  
Director, OPW

**SUBJECT:** EOSC Property Management and  
Maintenance Contract

**DATE:** April 11, 2016

City Administrator Approval

Date:

5/12/16

## RECOMMENDATION

**Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator, Or Her Designee, To:**

**(1) Enter Into A Professional Services Agreement With ABM Onsite Services For Property Management And Maintenance Of The East Oakland Sports Complex (Eosc) For A Term Of Two- (2) Years In An Amount Of One Million, Four Thousand, Seven Hundred And Eighty Five Dollars (\$1,004,785), With**

**(A) Two (2) One (1) Year Options To Extend The Agreement In An Amount Of \$553,426 In The Third Year And \$586,632 In The Fourth Year Of The Agreement, And**

**(B) An Option To Extend On A Month-To- Month Basis At The End Of The Term Of The Agreement, Or Any Extensions Thereof, Pending A New Request For Proposals To Secure A New Contractor, And**

**(2) Increase the Current Contract With ABM Onsite Services By An Amount Of Two Hundred Thousand (\$200,000) For Six (6) Months To Pay For Services Incurred From February 2016 Until The New Contract Is Executed.**

## EXECUTIVE SUMMARY

The Oakland Public Works Department is responsible for ensuring facility management and maintenance services for the East Oakland Sports Complex (EOSC). The EOSC opened in 2011 and has been managed and maintained through contracted services.

The EOSC is located at 9175 Edes Avenue at Ira Jenkins Park. It is a LEED-Certified, two-story 22,500 sq. ft. facility which consists of a 4,500 sq. ft. leisure pool and water slide inside a 9,000 sq. ft. natatorium, 3,000 sq. ft. fitness room, 11,000 sq. ft. of multipurpose rooms and all applicable mechanical, electrical and plumbing equipment for these features. The perimeter consists of 20,000 sq. ft. parking lot, and 18,000 sq. ft. of landscaping. There is an auxiliary mechanical building that separately houses the pool controls and equipment.

Item: \_\_\_\_\_  
Public Works Committee  
May 24, 2016

It is the intent and goal of the City to provide a well maintained, clean, safe, fully operational recreational facility for its residents. It is further intended that the facility will be operated and maintained in accordance with all applicable health and safety regulations ensuring the safety of the building occupants and the preservation of public property and assets.

The services required at EOSC require a vast array of facilities maintenance expertise in all key areas including HVAC, landscaping, custodial, mechanical, electrical and plumbing (MEP), and elevator and pool maintenance.

OPW issued a Request for Proposals (RFP) to solicit services required to maintain and operate the EOSC. Two firms responded. Only one firm was qualified to perform the work. The qualified firm is ABM Onsite Services, which is the firm that is currently under contract providing the management and maintenance services.

The current contract authorizing the City to contract with ABM Onsite Services for maintenance and management was for four years and expired December 31, 2015. Last fall OPW requested an extension of the ABM contract which was authorized through December 31, 2016 to allow for the necessary time to execute a new contract. The dollar amount of the existing contract however, was limited to \$1,508,500 and this amount was fully expended by the end of January 31, 2016. The existing contract monthly invoices vary from \$24,000 to \$30,000 per month, based on actual time and materials used that month. Additional spending authority in the amount of \$200,000, is needed to pay for the additional months of service through August when the new contract is expected to be fully executed.

### **BACKGROUND / LEGISLATIVE HISTORY**

The Oakland Public Works Department is responsible for the management and maintenance of the EOSC supporting Oakland Parks and Recreation (OPR) which programs the activities for this multi-purpose sports facility. OPR manages the schedule for the activities at the EOSC including swimming, aerobics, dance, spin classes, fitness training, private parties and other various recreational activities. The EOSC is open seven days per week, year round for drop-in visitors and monthly membership holders who benefit from the various fitness programs provided at the EOSC.

The City solicited requests for proposals (RFP's) to select the most qualified building management and maintenance firm to meet the operational needs of the EOSC. The RFP was issued on May 12, 2015, and was publicized according to the standard City process, including electronic notices through i-Supplier and advertisements in the Oakland Tribune. A mandatory pre-proposal meeting and site tour of the EOSC to familiarize potential proposers with the facility and the scope of work was held on May, 20, 2015. Three attended the meetings.

The proposals were due by June 5, 2015; two of the three participating firms submitted proposals to the City by the proposal due date. The proposals were reviewed by OPW Facility Management staff for completeness, qualifications and each firm's ability to perform the services required in the RFP at the EOSC. One of the proposers failed to adequately communicate or demonstrate qualifications, including the company's relevant background and experience managing and operating facilities comparable to the EOSC or their ability to provide the necessary services needed to operate the EOSC; this firm was not selected. Additionally,

their proposal was also three times higher than that of ABM Onsite Services, the recommended company. ABM Onsite Services provided sufficient documentation demonstrating their firms background, relevant past experience, and their ability to manage a project of this complexity and to provide the required services and support needed at the EOSC.

### **ANALYSIS AND POLICY ALTERNATIVES**

Adopting the attached resolution will enable the City to contract with a qualified contracted property management and maintenance firm to operate the EOSC. The scope of services includes highly specialized HVAC maintenance, mechanical, electrical and plumbing (MEP), elevator, aquatic, janitorial and landscaping maintenance as well as supplying all necessary materials, tools and equipment required to support the operations. These services allow OPR to conduct a wide variety of recreational programs year-round at the EOSC. The contract requires ABM Onsite Services to provide a full range of building maintenance and management services to operate the EOSC.

The City does not have the internal resources or expertise to provide the required level of maintenance service at the EOSC. The EOSC is unlike any other City Recreation and Pool Facility where as; it has specialized exercise equipment, such as; stationary bicycles, treadmills, weight stations, elliptical machines and other various types of fitness equipment that requires regular inspections and maintenance to ensure it is safe to operate for its users.

The EOSC is also the only facility owned and operated by the City of Oakland with an indoor pool and natatorium.

This facility requires specialized maintenance for the critical operations of the dehumidifier and ventilation systems. These systems need constant monitoring, servicing, adjusting and balancing along with the building's primary HVAC system to meet the required air quality standards and to ensure the safe and healthy operation of the facility. The pool and recreational slide require constant maintenance and balancing of the chemicals, pool pumps, filtration and heating systems along with the required ongoing and preventative maintenance which is imperative to ensure that the pool is operating in compliance with the required health and safety codes and so the equipment and natatorium fixtures, railing and equipment do not oxidize or corrode prematurely causing malfunctions or safety issues.

In addition to the specialized maintenance above, the EOSC requires the maintenance services and efforts listed, but not limited to, below:

- Daily water quality testing, chemical balancing, cleaning and maintenance of the pool.
- All required testing, servicing, record keeping, inspections, maintenance and repairs necessary to comply with permits and operation of the pool systems equipment
- Preventative treatment and polishing of metal railings, bolts, stair cases, door hardware to prevent corrosion
- Daily maintenance, monitoring and balancing of the natatorium dehumidifier system
- Daily Maintenance of the heating, ventilating and air condition ( HVAC) system
- Fire and Life Safety Systems/Security Alarm Systems
- Energy Management Systems (EMS)
- Elevator Maintenance

- Plumbing
- Electrical and Lighting system maintenance
- Exercise equipment maintenance and servicing
- Roof Maintenance
- Landscape Maintenance (approx. 18,000 square feet)
- Preventive maintenance functions to meet specified requirements for warranties guarantees of building systems; logging and recording all maintenance efforts to satisfy audits from the State and other Health and Safety Agencies, and submitting required documentation to meet and maintain regulatory permit requirements.
- Cleaning/ Janitorial services for all interior and exterior building spaces, such as restrooms, lunch room, office spaces, community meeting rooms, natatorium pool deck, locker rooms, showers, fitness space, dance studio, building perimeter and entryways.
- Supplying all necessary materials, tools and equipment required to support the programming and operations.

The EOSC provides a top quality recreation facility in an Oakland neighborhood that was previously underserved. Continuing to maintain the facility in a clean, safe and secure manner enhances the quality of life for residents and provides top quality recreational opportunities to the community. Award of the management and maintenance contract is necessary to continue operations of the EOSC facility for OPR to provide recreation programs to the community. The attached resolution authorizes the City Administrator to enter into a professional services agreement with ABM Onsite Services for the property management and maintenance services of the EOSC for a two-year term with extensions.

#### **COMPLIANCE WITH CITY SLB/LBE PROGRAMS**

The Division of Contracts and Compliance in the City Administrator's Office, reviewed the proposal from ABM to evaluate for the minimum 50% Local and Small Local Business Enterprise (L/SLBE) participation requirement and for compliance with the Equal Benefits Ordinance (EBO) See **Attachment A**.

The compliance analysis demonstrates that ABM Onsite Services, initially committed to 9.00% participation. Staff will seek to increase participation to the fullest extent possible during negotiations.

#### **FISCAL IMPACT**

Approval of the resolution would authorize the City Administrator to enter into a professional services contract with ABM Onsite Services for a two (2) year contract in an amount not to exceed one million, four thousand, seven hundred and eighty five dollars (\$1,004,785). The resolution also provides for two one-year extension options at the City's discretion, one year at a time, in an amount not-to-exceed up to five hundred, fifty three thousand, four hundred and twenty six dollars (\$553,426) in the third year and five hundred, fifty eight thousand, six hundred and thirty two dollars (\$558,632) in the fourth year, which includes an increase of 10% in the third year over the previous two years and an increase of 6% in the fourth year over the third year's contract amount based on escalations for labor, material, and equipment and or supply costs. The City will continue to pay for utility costs, power and water, to operate the facility.

The existing contract authorizing the City to contract with ABM Onsite Services for maintenance and management was extended through December 31, 2016, however; the dollar amount of the initial contract was limited to \$1,508,500. This amount was fully expended in January 2016. The funding exists in the FY 2015-17 Budget, and is allocated in the Facilities Maintenance Fund (4400) for this contract service. The spending authorized for the existing ABM Maintenance and Management Services contract for the EOSC needs to be increased in the amount of \$200,000, to pay for the additional months of service through August when the new contract is expected to be fully executed.

The funds for this professional services contract are budgeted in FY 2015-2017 in the Facilities Services Fund (4400); Organization 30634; Account 54919.

### **PUBLIC OUTREACH / INTEREST**

The selection processes for the property maintenance and management contract was conducted in accordance with Oakland Municipal Code (OMC) 2.04.051.

### **COORDINATION**

In designing this contract and evaluating the maintenance and management proposals, OPW Facilities Services Division coordinated with the Office of Oakland Parks and Recreation, OPW Bureau of Engineering and Construction, the City Attorney's Office, and the Contracts & Compliance Division of the City Administrator's Office. The Controller's Office reviewed the proposed contract for fiscal impacts.

### **PAST PERFORMANCE, EVALUATION AND FOLLOW-UP**

ABM is the incumbent firm that holds the current maintenance and management contract for the EOSC. Project managers completed and submitted Schedule L evaluations for this firm in 2015. The firm achieved an overall rating of average with several areas being marked excellent. Reference interviews were also performed with current entities utilizing the services of ABM Onsite Services. The reviews were favorable and positive.

### **SUSTAINABLE OPPORTUNITIES**

**Economic:** The local economy will benefit from having a vibrant facility in the neighborhood, job opportunities through the services provided by the terms of this contract as well as the generating of business tax revenue.

**Environmental:** The contractor has experience and knowledge of required compliance with the City's recycling and waste reduction program and the State of California's mandated water reduction goals.

**Social Equity:** The EOSC provides a top quality recreation facility in a neighborhood in Oakland that was previously underserved. Continuing to maintain the facility in a clean, safe

and secure manner enhances the quality of life and provide top quality recreational opportunities to the community.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator, Or Her Designee, To:

(1) Enter Into A Professional Services Agreement With ABM Onsite Services For Property Management And Maintenance Of The East Oakland Sports Complex (Eosc) For A Term Of Two- (2) Years In An Amount Of One Million, Four Thousand, Seven Hundred And Eighty Five Dollars (\$1,004,785), With


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(2) Increase The Current Contract With ABM Onsite Services By An Amount Of Two Hundred Thousand (\$200,000) For Six (6) Months To Pay for Services Incurred From February 2016 Until The New Contract Is Executed.

For questions regarding this report, please contact Derin Minor, Building Services Manager, at 238-3998.

Respectfully submitted,

  
\_\_\_\_\_  
BROOKE A. LEVIN

Director, Oakland Public Works Department

Reviewed by:

Susan Kattchee, Assistant Director  
Bureau of Facilities and Environment

Prepared by:

Derin Minor, Building Services Manager

Facility Services Division

Attachment:

A: Compliance Analysis for Property Management and Maintenance Services for East Oakland Sports Center.

Item: \_\_\_\_\_  
Public Works Committee  
May 24, 2016



**INTER OFFICE MEMORANDUM**

**TO:** Derin Minor,  
Building Service Manager

**FROM:** Deborah Barnes, Director, *Deborah Barnes*  
Contracts and Compliance

**SUBJECT:** Compliance Analysis  
**RFP for Property Management and Maintenance Services for East Oakland Sports Center**

**DATE:** July 2, 2015 Revised 5/3/16

City Administrator’s Office, Contracts and Compliance Unit conducted compliance reviews for two (2) proposals in response to the above referenced project. Below is the outcome of the compliance evaluation for the minimum 50% Local and Small Local Business Enterprise (L/SLBE) participation requirement. In addition, firms are reviewed for compliance with the Equal Benefits Ordinance (EBO).

Below are the results of our findings:

Compliant with EBO and L/SLBE Policies		Proposed Participation					Earned Credits and Discounts		Oakland Workforce Preference Points	EBO Compliant? Y/N
Company Name	Original Bid Amount	Total LBE/ SLBE	LBE	SLBE	*VSLBE	Total Credited participation	L/SLBE Participation Preference Points	Years in Oakland Preference Points		
Seasonal Window Cleaning	NA	80.00%	0.00%	40.00%	40.00%	80.00%	5 pts.	0 pt.	0 pt.	N

**Comments:** As noted above, Seasonal Window Cleaning met the minimum 50% L/SLBE participation requirement. They are not EBO compliant. They will to come into compliance prior to contract execution.

\* Seasonal Window Cleaning’s proposed VSLBE/LPG participation valued at 40.00%, however, per the L/SLBE Program a VSLBE/LPG’s participation and preference points are double counted towards meeting the requirement. Therefore, the VSLBE/LPG values for Seasonal Window Cleaning is 80.00%.

Non-Compliant with EBO and L/SLBE Policies		Proposed Participation					Earned Credits and Discounts		Oakland Workforce Preference Points	EBO Compliant? Y/N
Company Name	Original Bid Amount	Total LBE/ SLBE	LBE	SLBE	*VSLBE	Total Credited participation	L/SLBE Participation Preference Points	Years in Oakland Preference Points		
ABM OnSite Service West, Inc.	NA	9.00%	3.00%	6.00%	0.00%	NA	NA	NA	NA.	N

**Comments:** As noted above, firm failed to meet the minimum 50% L/SLBE participation requirement. Therefore, they are deemed non-compliant at this point in the process. As this is a negotiated agreement, the firm could revise its team and meet L/SLBE participation requirements.

Should you have any questions you may contact Sophany Hang, Contract Compliance Officer at (510) 238-3723.





**CONTRACTS AND COMPLIANCE**

**Compliance Division**

**PROJECT COMPLIANCE EVALUATION FOR :**

**RE:** RFP for Property Management and Maintenance Services for East Oakland Sports Center

**CONSULTANT/CONTRACTOR:** Seasonal Window Cleaning

<b><u>Engineer's Estimate:</u></b> NA	<b><u>Contractors' Bid Amount</u></b> NA	<b><u>Over/Under Engineer's Estimate</u></b> NA
<b><u>Bid discounted amount:</u></b> N/A	<b><u>Preference Points:</u></b> 5	


- 1. Did the 50% local/small local requirement apply: **YES**
- 2. Did the contractor meet the 50% requirement
  - a) % of LBE participation **0.00%**
  - b) % of SLBE participation **40.00%**
  - c) % of VSLBE participation **40.00%** **80.00% (double counted value)**
- 3. Did the contractor receive bid discount/preference points? **YES**  
(If yes, list the points received) **5 points**


**5. Additional Comments.**

Proposed VSLBE/LPG participation is valued at 40.00%, however, per the L/SLBE Program a VSLBE/LPG's participation is double counted towards meeting the requirement. Therefore, the VSLBE/LPG value is 80.00%.

**6. Date evaluation completed and returned to Contract Admin./Initiating Dept.**

7/2/2015  
Date

**Reviewing Officer:** 

**Approved By:** 

**Date:** 7/2/2015

**Date:** 7/2/2015

## LBE/SLBE Participation Seasonal Window Cleaning

Project Name: RFP for Property Management and Maintenance Services for East Oakland Sports Center

Project No.:		NA		Engineer's Estimate			Under/Over Engineers Estimate:					
Discipline	Prime & Subs	Location	Cert. Status	LBE	SLBE	VSLBE	Total LBE/SLBE %	Total Percentages	For Tracking Only			
									Ethn.	MBE	WBE	
PRIME  Landscape	Seasonal Window Cleaning	Oakland	CB			40.00%	40.00%	40.00%	AA	40.00%		
	Del Conte Landscaping	Fremont	UB					20.00%	NL			
	Act General Bldg. Construction	Oakland	CB		30.00%		30.00%	30.00%	H	30.00%		
	Starline Janitorial	Oakland	CB		10.00%		10.00%	10.00%	C		10.00%	
<b>Project Totals</b>				0.00%	40.00%	40.00%	80.00%	100.00%		40.00%	10.00%	
<b>Requirements:</b> The 50% requirement can be satisfied by a combination of 25% LBE and 25% SLBE. The SLBE requirement is waived for Oakland certified prime consultants. An VSLBE's participation is double counted toward meeting the requirement.				LBE 25% OR 50%	SLBE 25%	VSLBE	TOTAL LBE/SLBE 50%	TOTAL	<b>Ethnicity</b> AA = African American A = Asian C = Caucasian H = Hispanic NA = Native American O = Other NL = Not Listed			
<b>Legend</b>		LBE = Local Business Enterprise SLBE = Small Local Business Enterprise Total LBE/SLBE = All Certified Local and Small Local Businesses NPLBE = NonProfit Local Business Enterprise NPSLBE = NonProfit Small Local Business Enterprise				UB = Uncertified Business CB = Certified Business MBE = Minority Business Enterprise WBE = Women Business Enterprise						

\*\* Proposed VSLBE/LPG participation is valued at 40.00%, however per the L/SLBE Program a VSLBE/LPG's participation is double counted towards meeting the requirement. Double counted percentages are reflected on the evaluation form and cover memo.



**CONTRACTS AND COMPLIANCE**

**Compliance Division**

**PROJECT COMPLIANCE EVALUATION FOR :**

**RE:** RFP for Property Management and Maintenance Services for East Oakland Sports Center

**CONSULTANT/CONTRACTOR:** ABM OnSite Services West, Inc.

<u>Engineer's Estimate:</u>	<u>Contractors' Bid Amount</u>	<u>Over/Under Engineer's Estimate</u>
NA	NA	NA
<u>Bid discounted amount:</u>	<u>Preference Points:</u>	
N/A	0	

1. Did the 50% local/small local requirement apply: **YES**
2. Did the contractor meet the 50% requirement **NO**
  - a) % of LBE participation **3.00%**
  - b) % of SLBE participation **6.00%**
  - c) % of VSLBE participation **0.00%**
3. Did the contractor receive bid discount/preference points? **NO**  
 (if yes, list the points received) **0 points**

**5. Additional Comments.**

Firm failed to meet the minimum 50% l/slbe participation requirement. Therefore, they are non-compliant with L/SLBE requirement at this point in the process. As this is a negotiated agreement, the firm could revise its team and meet L/SLBE participation requirement.

**6. Date evaluation completed and returned to Contract Admin./Initiating Dept.**

7/2/2015  
Date

**Reviewing Officer:**

*[Signature]*

**Date:** 7/2/2015

**Approved By:**

*[Signature]*

**Date:** 7/2/2015

## LBE/SLBE Participation ABM OnSite Services West, Inc.

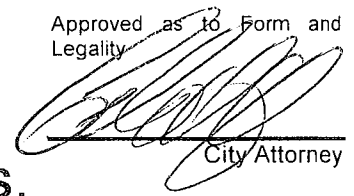
Project Name: RFP for Property Management and Maintenance Services for East Oakland Sports Center

Project No.:		NA		#REF!			Under/Over Engineers Estimate				
Discipline	Prime & Subs	Location	Cert. Status	LBE	SLBE	VSLBE	Total LBE/SLBE %	Total Percentages	For Tracking Only		
									Eth	MBE	WBE
PRIME	ABM OnSite Services West, Inc.	SF	UB					76.00%	NL		
Janitorial	Cosmos Building Maintenance, Inc.	Vallejo	UB					10.00%	NL		
Landscaping	RMT Landscape Contractors, Inc.	Oakland	CB	3.00%			3.00%	3.00%	H	3.00%	
Supplies & Materials	Starline Supply Company	Oakland	CB		6.00%		6.00%	6.00%	C		6.00%
Elevator Maintenance	Otis Elevator Services	Chicago, IL	UB					1.00%	NL		
HVAC Services	ABM Building & Engergy Services, Inc.	Benicia	UB					3.00%	NL		
Fitness Equipment Maintenance	ClubCare, Inc.	Pacheco	UB					1.00%	NL		
<b>Project Totals</b>				3.00%	6.00%	0.00%	9.00%	100.00%		3.00%	6.00%
<b>Requirements:</b> The 50% requirement can be satisfied by a combination of 25% LBE and 25% SLBE. The SLBE requirement is waived for Oakland certified prime consultants. An VSLBE's participation is double counted toward meeting the requirement.				LBE 25% or 50%	SLBE 25%	VSLBE	TOTAL LBE/SLBE 50%	TOTAL	<b>Ethnicity</b> AA = African American A = Asian C = Caucasian H = Hispanic NA = Native American O = Other NL = Not Listed		
<b>Legend</b> LBE = Local Business Enterprise SLBE = Small Local Business Enterprise Total LBE/SLBE = All Certified Local and Small Local Businesses NPLBE = NonProfit Local Business Enterprise NPSLBE = NonProfit Small Local Business Enterprise								UB = Uncertified Business CB = Certified Business MBE = Minority Business Enterprise WBE = Women Business Enterprise			

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND  
2016 MAY 12 PM 7:32

# OAKLAND CITY COUNCIL

Approved as to Form and  
Legality



City Attorney

RESOLUTION No. \_\_\_\_\_ C.M.S.

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR, OR HER DESIGNEE, TO:**

**(1) ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH ABM ONSITE SERVICES FOR PROPERTY MANAGEMENT AND MAINTENANCE OF THE EAST OAKLAND SPORTS COMPLEX (EOSC) FOR A TERM OF TWO- (2) YEARS IN AN AMOUNT OF ONE MILLION, FOUR THOUSAND, SEVEN HUNDRED AND EIGHTY FIVE DOLLARS (\$1,004,785), WITH**

**(A) TWO (2) ONE (1) YEAR OPTIONS TO EXTEND THE AGREEMENT IN AN AMOUNT OF \$553,426 IN THE THIRD YEAR AND \$586,632 IN THE FOURTH YEAR OF THE AGREEMENT, AND**

**(B) AN OPTION TO EXTEND ON A MONTH-TO- MONTH BASIS AT THE END OF THE TERM OF THE AGREEMENT, OR ANY EXTENSIONS THEREOF, PENDING A NEW REQUEST FOR PROPOSALS TO SECURE A NEW CONTRACTOR, AND**

**(2) INCREASE THE CURRENT CONTRACT WITH ABM ONSITE SERVICES BY AN AMOUNT OF TWO HUNDRED THOUSAND (\$200,000) FOR SIX (6) MONTHS TO PAY FOR SERVICES INCURRED FROM FEBRUARY 2016 UNTIL THE NEW CONTRACT IS EXECUTED**

**WHEREAS**, the City operates and maintains the East Oakland Sports Complex (EOSC) an specialized aquatics and recreation facility; and

**WHEREAS**, the City initiated the request for proposals (“RFP”) to select the most qualified property management and building maintenance firm to meet the operational needs of the EOSC; and

**WHEREAS**, the RFP process was successfully completed and produced one highly qualified building management and maintenance company with a vast array of facilities expertise that can provide the services, products, parts and other materials needed to maintain the EOSC; and

**WHEREAS**, through the City’s competitive RFP process in accordance with Oakland Municipal Code section 2.04.051 for professional services, the firm named in the title was identified as the most responsive and qualified firm to provide the desired professional services described herein; and

**WHEREAS**, staff recommends that the City contract with ABM Onsite Services to provide property management and building maintenance services and products at the EOSC for an initial term of two (2) years at an amount not-to-exceed \$1,004,785 (\$502,392.50 annually), and that the City Council authorize the City Administrator to exercise two (2) one (1) year options to extend said contract, at the City's discretion, under the same terms and conditions of the original contract, and to increase the contract in the third year to an amount not-to-exceed \$553,426 and in the fourth year in an amount not-to-exceed \$586,632, to cover increased costs due to Oakland's Living Wage Ordinance or federal or state law, if any; and

**WHEREAS**, the City Council finds that the agreement with ABM Onsite Services are of a professional and temporary nature and shall not result in the loss of employment or salary by any person having permanent status in the competitive service; and

**WHEREAS**, the funds for this professional services contract are budgeted in FY 15-17 in the Facilities Services Fund (4400) now, therefore be it

**RESOLVED**, That the City Administrator or his/her designee is hereby authorized to enter into a property management and maintenance contract with ABM Onsite Services to manage, maintain for said management and maintenance of the City of Oakland Facility known as the East Oakland Sports Complex, located at 9175 Edes, Avenue, Oakland California for a term of two (2) years in an amount not-to-exceed \$1,004,785 (\$502,392.50, annually); Funding for year one (1) of the contract is available in the Department of Public Works FY2016-17 budget, in the Facilities Fund (4400), and in the contract account (54919); Funding for the outer years of this contract will be included as part of the baseline budget and will be contingent upon the availability of funding; and be it

**FURTHER RESOLVED**, That the City Administrator or his/her designee is hereby authorized to exercise two (2) one (1) year options to renew said Agreement under the same terms and conditions and to increase the contract by up to 10% in the third year in an amount not-to-exceed \$553,426 and by up to 6% in the fourth year in an amount not-to-exceed \$586,632 in the fourth year to cover costs increased costs due to increases in labor costs under Oakland's Living Wage Ordinance or federal or state laws, if any; and be it

**FURTHER RESOLVED**, That the City Administrator or his/her designee is hereby authorized to extend the new contract with ABM Onsite Services on a month-to-month basis after the term of the new Agreement expires or after the initial extension options are exhausted while an RFP process for a new contract is completed; and be it

**FURTHER RESOLVED**, That the City Administrator or her designee is hereby authorized to increase the dollar amount, and extend the term of the current contract with ABM Onsite Services in the amount of \$200,000 to pay for maintenance and management services incurred since February 2016 until a new contract is executed, and be it

**FURTHER RESOLVED**, that the contract and amendments authorized hereunder shall be reviewed and approved by the City Attorney for form and legality and shall be placed on file in the office of the City Clerk

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID and PRESIDENT GIBSON MCELHANEY

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_

LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California