



AGENDA REPORT


TO: Justin D. Johnson
City Administrator

FROM: Michael Kashiwagi,
Interim Director, OPW

SUBJECT: Resolution Awarding A Contract to
R&S Overhead Garage Doors, Inc.

DATE: June 18, 2024

City Administrator Approval


Justin Johnson (Jul 10, 2024 09:05 PDT)

Date: Jul 10, 2024

RECOMMENDATION

A Resolution Awarding A Contract To R&S Overhead Garage Door Inc., The Lowest Responsive And Responsible Bidder For Overhead Garage Doors And Rolling Gates, Maintenance And Repair Services For 149 Roll-Up Doors And 39 Rolling Gates At 37 City Facility Locations In The Amount Not-To-Exceed Five Hundred Thousand (\$500,000) Per Year For A Four-Year Term, October 1, 2024 To September 30, 2028; With One (1) - Year Option To Extend The Agreement In The Amount Not-To-Exceed Five Hundred Thousand (\$500,000) Per Year, For Total Not-To Exceed Contract Amount Of Two Millions Five Hundred Thousand (\$2,500,000) Over A Five-Year Term, In Accord With Specification No. 910-00/Rfq 271286 And Contractor's Bid Proposal, And Waive The Local And Small Local Business Enterprise Program Requirements

EXECUTIVE SUMMARY

Adoption of the proposed resolution will allow the Oakland Public Works Facilities Services Division to continue ensuring that City-Owned facilities with overhead doors and rolling gates are operational, fully maintained, and respond to any emergency repairs in a timely manner.

BACKGROUND / LEGISLATIVE HISTORY

The Public Works Facilities Services Division is responsible for the repair and maintenance of all City of Oakland facilities. Currently, the City has 37 facilities with 149 roll-up doors and 39 rolling gates. Of the 188 roll-up doors and rolling gates, 96 are at fire stations where emergency response equipment is housed (**Table 1**). Maintenance and service of the doors requires specific expertise and knowledge, a failure of the door or gate could be critical at any of the City's Fire Stations, Police Stations, or other emergency response facility or Corp yard. City staff are not equipped or trained to perform installations, maintenance repairs, service, or installation, and the expertise required to install and maintain these doors and gates makes having a contractor necessary.

Table 1

Public Works Committee
July 23, 2024

No.	Facility	Address	Rolling Gates	Roll Up Doors
1	Fire House 1	1605 MLK Way	1	6
2	Fire House 2	47 Clay St	1	4
3	Fire House 3	1445 - 14th St.	0	6
4	Fire House 4	1235 International Blvd	0	2
5	Fire House 5	934 34th St	2	2
6	Fire House 6	7080 Colton Blvd	0	2
7	Fire House 7	1006 Amito Ave	1	2
8	Fire House 8	463 51st St	1	2
9	Fire House 10	172 Santa Clara	1	1
10	Fire House 12	822 Alice St	1	2
11	Fire House 13	1225 Derby	0	3
12	Fire House 15	455 27th St	1	4
13	Fire House 16	3600 13th Ave	1	3
14	Fire House 17	3344 High St	1	2
15	Fire House 18	5008 Bancroft Ave	1	4
16	Fire House 19	5776 Miles Rd	1	3
17	Fire House 20	1401 98th Ave	2	6
18	Fire House 21	13150 Skyline Blvd	0	3
19	Fire House 23	7100 Foothill Blvd	1	2
20	Fire House 24	2900 Shepard Canyon Rd	0	3
21	Fire House 25	2795 Butters Dr	0	2
22	Fire House 26	2611 - 98th Ave	1	4
23	Fire House 27	8501 Pardee Dr	1	3
24	Fire House 28	4615 Grass Valley Rd	0	2
25	Fire House 29	1016 - 66th Ave	1	4
26	81st Ave Library	1021 81st Ave	3	1
27	Animal Shelter	1101 29th Ave	2	2
28	City Hall	1 Frank H Ogawa Plaza	0	1
29	Dalziel Building	250 Frank H Ogawa Plaza	0	4
30	Eastmont Substation	2651 73rd Ave	4	3
31	Heavy Duty Truck Shop	5050 Coliseum Way	2	23
32	KOCB	750 50th Ave.	1	0
33	Main Library	125 14th St	0	2
34	Municipal Service Center	7101 Edgewater	6	32
35	Police Admin Building	455 7th St	2	2
36	West Oakland Library	1801 Adeline St	0	1
37	Wilson Building	150 Frank H Ogawa Plaza	0	1
	Total		39	149

ANALYSIS AND POLICY ALTERNATIVES

The Oakland Public Works Department (OPW), Bureau Maintenance and Internal Services (BMIS), Facilities Division must procure professional services for installation, maintenance, and repair for 149 roll-up doors and 39 rolling gates at 37 City facilities.

The City lacks the equipment and qualified personnel to perform the necessary work, that the performance of this contract is in the public interest because of economy or better performance and that this contract is of a professional, scientific, or technical nature. City-Owned facilities with overhead roll-up doors and rolling gates are aging; most are at fire stations, where services are often needed, so 24-hour immediate service is essential.

As such, the City of Oakland conducted a Request for Proposal (RFP) for installation, maintenance, and repair services for 149 roll-up doors and 39 rolling gates.

On February 16, 2024, Specification No. 910.00/RFQ 271386 to provide on-call overhead door and rolling gate installation and repair was sent to ten (10) qualified business enterprises and posted on the City's web and advertised in the City's official newspaper in accordance with the City of Oakland Municipal Code (OMC) 2.04.050.

On March 14, 2024, the City Clerk's Office received three (3) bid proposals from R&S Garage Doors, Inc, San Leandro, CA, McKendry Door Sales, Santa Fe Springs, CA, and Nor-Cal Overhead, Inc, Oakley, CA (**bid amount listed in Attachment 1**) for specification No. 910.00/RFP/Q 271386 to provide on-call overhead door and rolling gate installation and repair, and R&S Overhead Garage Doors, Inc. was deemed as the lowest, responsive, and responsible bidder.

Resolution No. [13460 C.M.S.](#) and [13467 C.M.S.](#) require a minimum 50-percent (50%) Local Business Enterprise/Small Local Business Enterprise (LBE/SLBE) participation for all purchase of commodities, goods, and associated services for contracts valued at or over fifty thousand dollars (\$50,000) when there are at least three certified business listed in the industry, trade, or profession that constitutes a major category of work. However, the Council may waive the City's LBE/SLBE requirements due to a lack or limited availability of SLBEs or LBEs and because it is in the best interests of the City to do so.

The Purchasing Department did not receive bids from any certified LBEs/SLBEs that can perform the services to the City that are required under this contract. Thus, staff requests that the Council waive the LBE/SLBE utilization requirements for this proposed contract award on this basis and because it is in the best interests of the City to do so because of the reasons discussed in this report.

Staff recommends that the City Council adopt the proposed resolution awarding a contract to R&S Overhead Garage Doors, Inc., the lowest responsive and responsible bidder, to provide on-call overhead door and rolling gate installation and repair services in the amount not-to-exceed \$500,000 per year for a four-year term, October 1, 2024, to September 30, 2028, with one (1) one-year option to extend the contract, in the amount not-to-exceed \$500,000 per year for a total not-to-exceed contract amount of \$2,500,000 over a five-year term in accord with specification No. 910-00/RFQ 271386 and contractor's bid proposal, and waive the local and small local business enterprise program requirements.

Approval of the proposed resolution will keep City-Owned facilities with rolling gates and roll up doors operational and fully maintained which allowing for ongoing Oakland Public Works operations to support City critical services and Citywide priorities, including **holistic community safety** and **vibrant, sustainable infrastructure**.

FISCAL IMPACT

The contract will be for \$500,000 annually for the amount not-to-exceed \$2,500,000 over the five-year period term from FY2025 to FY2030.

This contract will be funded from the FY2025 budget Facilities Services Fund (4400) Facilities: Maintenance ORG (30556), DP300 Administrative Project (1000010), and within each requesting City Department. There is no minimum commitment to this contract, and funds will not be committed unless funding is identified.

PUBLIC OUTREACH / INTEREST

The services do not require any further public outreach other than the required posting on the City's website and the City's official Newspaper.

COORDINATION

The Oakland Public Works Department prepared the requested action. This report and resolution were reviewed by the Office of the City Attorney and Budget Bureau.

SUSTAINABLE OPPORTUNITIES

Economic: Implementation of the proposed contract for service will ensure continuous upkeep and safety to the City's facilities with roll-up doors and rolling gates.

Environmental: The Facilities Services Division strives to maintain current industry standards to all City facilities. There are no negative impacts on the surrounding environments.

Race & Equity: The services this cooperative agreement will support City of Oakland operations. As the City's budgeted activities increasingly prioritize race & equity, these agreement services support that mission.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (No significant effect on the environment) and 15268 (ministerial projects).

ACTION REQUESTED OF THE CITY COUNCIL

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For questions regarding this report, please contact Derin Minor, Building Services Manager, at 510-238-3998.

Respectfully submitted,

Michael Kashiwagi

Michael Kashiwagi
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Reviewed by:
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Bureau of Maintenance and Internal Services

Attachments (1):
A: Bid Recap