



AGENDA REPORT

TO: Jestin D. Johnson
City Administrator

FROM: Josh Rowan
Interim Director, OPW


SUBJECT: Oakland Public Works Facilities
Services Division Cooperative
Agreements

DATE: December 16, 2025

City Administrator Approval

Date:

Dec 11, 2025


Jestin Johnson (Dec 11, 2025 17:09:03 PST)

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Approving Ongoing Cooperative Purchase Agreements Exceeding \$250,000 For Oakland Public Works, Bureau Of Maintenance And Internal Services (Facilities Services Division) Commodities And Services Contracts As Set Forth In Table 1 In An Amount Not To Exceed Three Million Five Hundred Thousand (\$3,500,000) Dollars; And Adopting Appropriate California Environmental Quality Act (CEQA) Findings.

EXECUTIVE SUMMARY

The Facilities Services Division (FSD) of Oakland Public Works (OPW) is responsible for performing preventive maintenance of equipment, infrastructure, and/or building components of over 300 City facilities and properties citywide. Preventive maintenance consists of conducting inspections and assessments, cleaning, maintenance, service, and repair of said equipment, infrastructure, and/or building components to ensure life safety standards for users, including staff and the public at City facilities or properties.

To support the essential and required critical preventative maintenance of equipment, infrastructure, and/or building/facility components, the division must procure commodities and services from various vendors to remain in compliance with Local and State codes and regulations, and ensure services are continuous and uninterrupted, it is essential that the City maintain valid contracts with sufficient capacity for use at any time. Without the ability to conduct these essential and required preventative maintenance utilizing the procurement of these commodities and services through Cooperative Agreement contracts, the City would be subject to significant liability and forced to shut down and/or close non-compliant facilities and properties used by City staff, citizens of Oakland, and the public.

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These commodity goods and services are commonly procured through cooperative agreements, as provided for under Oakland Municipal Code (OMC) 2.04.080, where advantageous for the City, the City Administrator may purchase supplies or services as defined in Section 2.04.010, through legal contracts of other governmental jurisdictions or public agencies that were awarded pursuant to an appropriate competitive process without further contracting, solicitation, or formal bidding.

OMC 2.04.080 provides broad authority for the City Administrator to efficiently procure goods and services through cooperative agreements and sets no limit on the dollar threshold of cooperative agreements that may be entered into by the City Administrator, whereas, as per OMC 2.04.030, the City Council may award any purchase orders or contracts in excess of the City Administrator's Authority.

BACKGROUND / LEGISLATIVE HISTORY

Oakland Municipal Code (OMC) 2.04.080 articulates that, where advantageous for the City, the City Administrator may purchase supplies or services as defined in Section 2.04.010, through legal contracts of other governmental jurisdictions or public agencies that were awarded pursuant to an appropriate competitive process without further contracting, solicitation, or formal bidding.

City Council adopted [Resolution 89845 C.M.S.](#) on July 18, 2023, [Resolution 90007 C.M.S.](#) on December 5, 2023, [Resolution 90154 C.M.S.](#) on March 19, 2024 and [Resolution 90212 C.M.S.](#) on May 7, 2024 approving ongoing cooperative agreements exceeding \$250,000 for commodities and services contracts. The Oakland Public Works, Facilities Services Division has since identified four additional cooperative agreements essential to providing life/safety standards at City facilities and properties exceeding \$250,000 for the City Council's consideration.

ANALYSIS AND POLICY ALTERNATIVES

The use of cooperative agreements allows the City to ensure services are uninterrupted and provides the City with access to commodities and services at the lowest prices. This results in significant cost savings for the City, and significantly shortens the contract process cycle because the competitive solicitation process has been completed by another governmental jurisdiction or public agency, thereby saving staff time and resources.

Many City facilities and properties often contain and utilize outdated equipment, infrastructure, and building components/systems that are difficult to repair and maintain. Since most of this equipment, infrastructure, and building components/systems are old and outdated, it is common that more frequent maintenance and repair, and complete replacement of failed components and systems are necessary, parts/supplies/materials are very difficult to procure, and improvements/upgrades and emergency repairs are becoming more frequent. Maintenance and repairs require skilled professional services or procurement of industry-specific tools, equipment, and materials, and labor staff familiar with these older systems and components. To support the essential and required critical preventative maintenance of equipment, infrastructure and/or building/facility components, the division must procure commodities and service from

various vendors to remain in compliance with Local and State codes and regulations, and ensure services are continuous and uninterrupted, it is essential that the City maintain valid contracts with sufficient capacity for use at any time. Without the ability to conduct these essential and required preventative maintenance utilizing the procurement of these commodities and services through Cooperative Agreement contracts, the City would be subject to significant liability and forced to shut down and/or close non-compliant facilities and properties used by City staff, citizens of Oakland, and the public.

The Facilities Services Division has identified four essential Cooperative Agreements contracts that were competitively awarded by another governmental entity or public agency in compliance with OMC § 2.04.080, currently valued at \$250,000 or less (listed on **Table 1**), that require capacity increases to support its operations.

Table 1, Proposed Facilities Services Division Ongoing Cooperative Agreements to increase Contract Value.

Contract No.	Supplier	Original Contract Amount	Expires	Used Amount	Balance	Increased Proposed	New Proposed Contract Value	Services/Commodities Provided
2025001432	Chain Link Fence	250,000.00	4/25/2027	\$246,980	\$3,020	\$1,000,000	\$1,250,000	Fence and Security Supplies/Materials Repair
2024007658	Johnson Controls	250,000.00	4/22/2026	\$241,913	\$8,087	\$500,000	\$750,000	Fire and Security Alarm Panel and System Controls Supplies/Materials, Service and Repairs
2023002207	KONE INC	1,200,000.00	9/30/2027	\$1,185,147	\$14,853	\$1,500,000	\$2,700,000	Elevator Supplies/Materials, Service and Repair
2025009062	Sentry Alarm	250,000.00	4/21/2026	\$125,740	\$124,259	\$500,000	\$750,000	Fire and Security Alarm Panel and System Controls Supplies/Materials, Services and Repair
Total		\$1,950,000		\$1,799,780	\$150,219	\$3,500,000	\$5,450,000	

The proposed contract value increases of these Cooperative Agreement contracts will advance the citywide priorities of providing **community and safety**, improving the **quality of life**, and providing a **vibrant, sustainable infrastructure** by providing essential and required life/safety standards at City facilities and properties.

FISCAL IMPACT

The proposed new contracts, as set forth in **Table 1**, totaling \$3,500,000, will be funded by Fund 4400 (Facilities Service Division), Organization (TBD), Project (TBD), Program (TBD), and other funding from various specified requesting Departments for the next two fiscal years from FY25-26 to FY26-27. The use of these contracts is subject to the availability of Council authorized

appropriations and Budget Office's funding availability analysis performed at the time a standard purchase order request submission or before funds are encumbered.

There is no minimum commitment to any awarded contract, and funds will not be committed beforehand unless funding is identified.

PUBLIC OUTREACH / INTEREST

No outreach was deemed necessary for the proposed policy action beyond the standard City Council agenda noticing procedures.

COORDINATION

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

SUSTAINABLE OPPORTUNITIES

Economic: The Oakland Municipal Code (OMC) 2.04.080 provides authority for the City to procure commodities and services through cooperative agreements through legal contracts of other governmental jurisdictions or public agencies enabling the City to procure commodities and services at lower prices, which results in significant cost savings for the City, and significantly shortens the contract cycle because the competitive solicitation process has been completed by another governmental jurisdiction or public agency thereby saving staff time and resources.

Environmental: The City's equipment, infrastructure, and/or building components/systems require specialized parts requiring service and preventive maintenance by skilled professionals to ensure that City complies with Local, State and Federal environmental codes and regulations.

Race & Equity: Approval of this resolution assists in providing upgrades/improvements to city facilities and properties that are used by the users, including City staff, residents of Oakland, visitors, and the public. Furthermore, this legislation will assist in providing life/safety standards at City facilities and properties while addressing Americans with Disabilities Act (ADA) compliance requirements.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This action is exempt from the California Environmental Quality Act (CEQA) under the following CEQA Guideline Sections: Section 15060(c)(2) (no direct or reasonably foreseeable indirect physical change in the environment); Section 15061(b)(3) (no significant effect on the environment); Section 15301 (existing facilities); Section 15307 (protection of natural resources); Section 15308 (protection of the environment); and Section 15309 (inspections), each of which provides a separate and independent basis

for CEQA clearance and when viewed collectively provide an overall basis for CEQA clearance.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution Approving Ongoing Cooperative Purchase Agreements Exceeding \$250,000 For Oakland Public Works, Bureau Of Maintenance And Internal Services (Facilities Services Division) Commodities And Services Contracts As Set Forth In Table 1 In An Amount Not To Exceed Three Million Five Hundred Thousand (\$3,500,000) Dollars; And Adopting Appropriate California Environmental Quality Act (CEQA) Findings.

For questions regarding this report, please contact Craig Pon, Building Services Manager, at (510) 615-5560.

Respectfully submitted,



Josh Rowan (Dec 11, 2025 15:53:19 PST)

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