



City Council Communication

AGENDA DATE: April 21, 2025

LEGISTAR ITEM #: Res 202-051

SUBMITTED BY: Jeff Bowman

DEPARTMENT: Public Works

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Presentation
<input type="checkbox"/> Admin Business	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Other

REQUEST

Approve Resolution 2025-051 authorizing the City Manager to negotiate a First Amendment to Master Services Agreement for mechanical repair services for City buildings with Braconier Plumbing and Heatin Co., Inc..

BACKGROUND

In March of 2023, the City issued a Request for Proposals for HVAC maintenance and repairs of City-owned and operated facilities. Braconier Plumbing and Heating Co., Inc. was the winning bidder, and City Council approved awarding a three-year Master Services Agreement (MSA) with Braconier for a not to exceed contract value of \$800,000.00. That agreement expires on July 31, 2026 and is not renewable.

Since the MSA was executed in summer of 2023, Braconier has done an excellent job of maintaining, repairing, and replacing the City's heating and cooling systems across our various facilities. Braconier's skilled union workers have completed critical tasks that have allowed City facilities to operate smoothly. For example, Braconier has replaced the pool heaters at Paradise Island and Bison Ridge Recreation Center, repaired the roof top units at both Eagle Pointe Recreation Center and Bison Ridge Recreation Center, and other miscellaneous projects. Due to the age of many of the Heating, ventilation, and air conditioning (HVAC) systems in our facilities, efforts to repair and replace parts have been more costly than anticipated in 2023. As such, the not to exceed contract value needs to be increased to allow repair and replacement work to continue through the end of the contract with Braconier.

CITY COUNCIL COMMUNICATION CONTINUED

In order to fund the contract through its expiration date of July 31, 2026, additional funds need to be approved for the MSA.

Once approved, the City will be able to continue the process of replacing and repairing HVAC units across City facilities. In addition, the HVAC system at the Municipal Services Center (MSC) needs to be replaced. Replacement of that system will ensure that working conditions at the MSC remain safe throughout the year. With the HVAC's current state, all MSC staff would need to work remotely during much of the warm months when outside air temperatures exceed 75 degrees. Last summer, many of the offices at the MSC exceeded 85 degrees by noon. In March of 2025, some offices are already reaching temperatures of 80 degrees.

Public Works is requesting that the MSA be amended to allow for an additional \$650,000.00 to be available for the critical HVAC and other maintenance work that Braconier handles. All funds for this contract and the amendment come out of the approved operating budget for Public Works Facilities.

FINANCIAL IMPACT

Contractor	Braconier Plumbing and Heating, CO
Amount of Request/Contract	\$\$650,000.00
Amount Not To Exceed	\$1,450,000.00
Amount Budgeted	\$N/A
Budget Year	FY2025 and FY2026
Funding Source	Public Works, Facilities, General Operating.
Additional Funds Needed	\$0
Funding Source (if funds needed)	N/A

CITY COUNCIL COMMUNICATION CONTINUED

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
N/A	N/A
Years and Months of Contract	Number of Times Renewable
Three years	0

JUSTIFICATION

<input checked="" type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	Council goal 6: High Performing Government.		

BOARDS & COMMISSIONS ASSIGNED

Board or Commission	N/A
Recommendation	N/A
Date of Recommendation	N/A

PUBLIC OUTREACH

N/A

AVAILABLE ACTIONS

<ul style="list-style-type: none">Available Action #1: Approve the resolution authorizing the City Manager to execute a contract amendment with Braconier Plumbing and Heating Co. This action allows critical HVAC repairs to be completed, making office spaces at the Municipal Services Center safe for employees to work in during days where the external air temperature exceeds 75 degrees. This action also allows for repair work of critical rooftop units at Eagle Pointe and the Civic Center to occur....
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STAFF RECOMMENDATION

CITY COUNCIL COMMUNICATION CONTINUED

Staff recommends approving Resolution 2025-051 authorizing the City Manager to execute a contract amendment to the Master Services Agreement with Braconier Plumbing and Heating Co, Inc..