
General Services On-Call Trades Repair and Maintenance Contracts

Purpose and Use of Agreements:

The General Services Contracts Office (“GSCO”) manages thirty-one (31) on-call repair and maintenance contracts for a variety of citywide trade services such as electrical, plumbing, HVAC, roofing, and concrete. These contracts are not utilized for emergency services as defined in Denver Revised Municipal Code, Sec. 20-68.

Multiple contracts for each trade are executed to provide city agencies with the flexibility to contact different contractors when a repair is needed, or for GSCO to conduct mini-bid solicitations for repairs estimated to fall between \$25,000-\$149,999.99. Historically, on-call contracts executed under the oversight of GSCO have included a maximum contract capacity of \$400,000-\$1,000,000 depending on the frequency of need and cost of repair. The City’s last procurement for emergency on-call trade services was conducted in 2023. Since then, the demand for these services has significantly increased due to several key factors:

- The activation and ongoing management of the All-In Mile High Communities initiative;
- An increase in the number of City-owned buildings requiring maintenance;
- Rising costs associated with labor, materials, and equipment.

In response to evolving needs, the City has recently awarded twenty-five (25) new on-call trade contracts. This procurement effort was designed not only to meet current operational demands but also to improve efficiency and better align with the City’s broader business practices and resource strategies.

As part of this initiative, the maximum contract capacity for each of the new roster of contracts is set at \$750,000. This figure is based on a thorough analysis of historical usage data and projected future needs. This strategic adjustment ensures that the City is better positioned to respond to repair needs cost-effectively, while also supporting long-term infrastructure resilience.

The new on-call contracts have been awarded through a total of ten (10) Invitation for Bid (IFB) procurements conducted in January of 2026. An asterisk (*) indicates those which the Division of Small Business Opportunity determined a Small Business Enterprise participation goal of 30% The trades advertised in the IFBs were:

- Fencing services
- *Painting repair and maintenance,
- Plumbing repair and maintenance,
- *Electrical repair and maintenance,
- HVAC repair and maintenance,
- Glass repair and board-up,
- Roofing repair and maintenance,
- Gate, Overhead, Garage, and Standard Door repair and maintenance, and
- *Concrete repair and maintenance

On-Call Single Trade Contracts

Due to the varying expiration dates of the previous roster of on-call repair and maintenance contracts, the new group of contracts will initiate on different dates to maintain continuity of services; however, all will have expiration dates of July 31, 2029 (with two optional one-year extensions). See the table below for a list of awarded contractors by trade, the start date for each, and the contract amount.

Contractor Name	On-Call Contract Name	Term Dates	Jagger Contract #	Contract Amount
Exceed Electrical Contracting	2026 On-Call Electrical Repair & Maintenance	5/1/2026-7/31/2029	GENRL-202683926	\$750,000
LEI Companies	2026 On-Call Electrical Repair & Maintenance	5/1/2026-7/31/2029	GENRL-202683932	\$750,000
Capital Electrics	2026 On-Call Electrical Repair & Maintenance	5/1/2026-7/31/2029	GENRL-202683934	\$750,000
D Lawso Enterprises (Rocky Mtn. Dock & Door)	On-Call Gate, Overhead, Garage and Standard Door Repair & Maintenance	6/1/2026-7/31/2029	GENRL-202683931	\$750,000
DH Pace	On-Call Gate, Overhead, Garage and Standard Door Repair & Maintenance	6/1/2026-7/31/2029	GENRL-202683933	\$750,000
Quality Linings & Painting	On-Call Painting Repair & Maintenance Services	5/1/2026-7/31/2029	GENRL-202683927	\$750,000
Younger Impressions	On-Call Painting Repair & Maintenance Services	5/1/2026-7/31/2029	GENRL-202683930	\$750,000
LS Contracting Pros	On-Call Painting Repair & Maintenance Services	5/1/2026-7/31/2029	GENRL-202684032	\$750,000
Apricity	On-Call Concrete Repair & Maintenance Services	6/1/2026-7/31/2029	GENRL-202683928	\$750,000
Halcyon Construction	On-Call Concrete Repair & Maintenance Services	6/1/2026-7/31/2029	GENRL-202683929	\$750,000
Braconier Plumbing & Heating Co., Inc.	On-Call HVAC Repair & Maintenance Services	6/1/2026-7/31/2029	GENRL-202683971	\$750,000
American Mechanical Services of Denver, L.L.C.	On-Call HVAC Repair & Maintenance Services	6/1/2026-7/31/2029	GENRL-202683972	\$750,000
CS Group, Inc.	On-Call HVAC Repair & Maintenance Services	6/1/2026-7/31/2029	GENRL-202683973	\$750,000
JCOR Mechanical, Inc	On-Call HVAC Repair & Maintenance Services	6/1/2026-7/31/2029	GENRL-202683974	\$750,000
A Family Friend HVAC LLC	On-Call HVAC Repair & Maintenance Services	6/1/2026-7/31/2029	GENRL-202684102	\$750,000
American Mechanical Services of Denver, L.L.C.	On-Call Plumbing Repair & Maintenance Services	5/1/2026-7/31/2029	GENRL-202683975	\$750,000
Braconier Plumbing & Heating Co., Inc.	On-Call Plumbing Repair & Maintenance Services	5/1/2026-7/31/2029	GENRL-202683976	\$750,000
JCOR Mechanical, Inc	On-Call Plumbing Repair & Maintenance Services	5/1/2026-7/31/2029	GENRL-202683977	\$750,000
Ideal Fencing	On-Call Fencing Services	7/1/2026-7/31/2029	GENRL-202683979	\$750,000
Halcyon Construction	On-Call Fencing Services	7/1/2026-7/31/2029	GENRL-202683978	\$750,000
Element Systems	On-Call Roofing Repair & Maintenance Services	6/1/2026-7/31/2029	GENRL-202683968	\$750,000
Strong Contractors Inc.	On-Call Roofing Repair & Maintenance Services	6/1/2026-7/31/2029	GENRL-202683969	\$750,000
Supreme Roofing Done Right	On-Call Roofing Repair & Maintenance Services	6/1/2026-7/31/2029	GENRL-202683970	\$750,000
EAP Glass Service, LLC	On-Call Glass Repair & Board-Up Services	6/1/2026-7/31/2029	GENRL-202683980	\$750,000
Shattered Glass LLC	On-Call Glass Repair & Board-Up Services	6/1/2026-7/31/2029	GENRL-202683967	\$750,000

City Council Reporting

General Services will continue to submit quarterly financial reports on GSCO's on-call contract usage, including the new contracts listed above, to ensure full compliance with Section 20-27 of the Denver Revised Municipal Code and to support agency transparency and accountability.