

## General Services Emergency On-Call Trades Repair and Maintenance Contracts

### Purpose and Use of Agreements:

The General Services Contracts Office manages twenty-two emergency on-call trade contracts for citywide services such as electrical, plumbing, HVAC and restoration services. According to the Denver Revised Municipal Code, Section 20-68, on-call emergency services contracts may be awarded when:

- A situation that must be remedied before the city can carry on its normal business;
- The service cannot be performed by a qualified city employee in a reasonable time to complete the repair when the time arises,
- and the health and safety of the public would be at risk if the repair is not remedied immediately.

Multiple contracts per trade are executed to provide city agencies the ability to contact a contractor when an emergent repair is needed or schedule a repair without the reliance on one contractor for each trade. Historically emergency on-call contracts executed under the oversight of General Services have included a maximum contract capacity of \$400,000. The City's last procurement for emergency on-call trade services was conducted in 2019. 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 and emergency response;
- Rising costs associated with labor, materials, and equipment.

Recent changes in Section 20-68 of the Denver Revised Municipal Code increased the emergency on-call contract capacity to not exceed \$1,000,000 in a total five-year term

In response to evolving needs, the City has awarded twenty-two new emergency 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 historical maximum contract capacities were increased for most trades—some more significantly than others—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 emergencies swiftly and cost-effectively, while also supporting long-term infrastructure resilience.

The following emergency on-call contracts have been awarded through a total of twelve (12) Invitation for Bid (IFB) procurements conducted in September 2025. The trades advertised in the IFBs were:

- plumbing repair and maintenance,
- restoration services,
- electrical repair and maintenance,
- HVAC repair and maintenance,
- glass repair and board-up services,
- roofing repair and maintenance, and
- gate, overhead garage and standard door repair and maintenance.

### Emergency On-Call Single Trade Contracts

Emergency on-call contracts maximum capacities cannot exceed \$1,000,000 for three years with the possibility of two 1-year extensions per Section 20-68 of the Denver Revised Municipal Code. The contracts listed below will include a term beginning December 19, 2025, and expiration date of November 30, 2028. Contract maximums for each trade group may vary due to historical spend and are included in the list below.

Contactor Name	Emergency On-Call Contract Name	Jaggaer Contract Number	Contract Amount
D. Lawso Enterprises, Inc. dba Rocky Mountain Dock & Door Specialities	2025 Emergency On-Call Gage, Overhead, Garage and Standard Door Repair & Maintenance Services	GENRL-202581880-00	\$500,000.00
DH Pace Company	2025 Emergency On-Call Gage, Overhead, Garage and Standard Door Repair & Maintenance Services	GENRL-202581879-00	\$500,000.00
American Mechanical Services of Denver, L.L.C.	2025 Emergency On-Call Plumbing Repair & Maintenance Services	GENRL-202581867-00	\$750,000.00
Braconier Plumbing & Heating Co., Inc.	2025 Emergency On-Call Plumbing Repair & Maintenance Services	GENRL-202581866-00	\$750,000.00
American Mechanical Services of Denver, L.L.C.	2025 Emergency On-Call HVAC Repair & Maintenance	GENRL-202581883-00	\$500,000.00
Braconier Plumbing & Heating Co., Inc.	2025 Emergency On-Call HVAC Repair & Maintenance	GENRL-202581916-00	\$500,000.00
Colorado Chiller Services LLC	2025 Emergency On-Call HVAC Repair & Maintenance	GENRL-202581884-00	\$500,000.00
Colorado Moisture Control, Inc.	2025 Emergency On-Call Roofing Repair & Maintenance	GENRL-202581783-00	\$500,000.00
Element Systems, LLC	2025 Emergency On-Call Roofing Repair & Maintenance	GENRL-202581802-00	\$500,000.00
Marrick Industries, LLC	2025 Emergency On-Call Roofing Repair & Maintenance	GENRL-202581803-00	\$500,000.00
Strong Contractors Inc.	2025 Emergency On-Call Roofing Repair & Maintenance	GENRL-202581801-00	\$500,000.00
Supreme Roofing Done Right, LLC	2025 Emergency On-Call Roofing Repair & Maintenance	GENRL-202581800-00	\$500,000.00
AB Holding LLC	2025 Emergency On-Call Restoration Services (All)	GENRL-202581832-00	\$750,000.00
Interstate Restoration LLC	2025 Emergency On-Call Restoration Services (All)	GENRL-202581799-00	\$750,000.00
Lyon Restoration Inc.	2025 Emergency On-Call Restoration Services (All)	GENRL-202581833-00	\$750,000.00
Jon K. Takata Corporation	2025 Emergency On-Call Restoration Services (All)	GENRL-202581813-00	\$750,000.00
EAP Glass Services, LLC	2025 Emergency On-Call Glass Repair Services	GENRL-202581843	\$500,000.00
Shattered Glass LLC	2025 Emergency On-Call Glass Repair Services	GENRL-202581859	\$500,000.00

### City Council Reporting

City Council will continue to receive quarterly reports on General Services' on-call contract usage including the new contracts listed in support of agency transparency and accountability.