



Office of the City Manager

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ACTION CALENDAR
March 26, 2019

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Phillip L. Harrington, Director, Department of Public Works
Subject: Contract: D.L. Falk Construction for North Berkeley Senior Center Seismic Upgrades and Renovations Project.

RECOMMENDATION

Adopt a Resolution:

1. Approving plans and specifications for the North Berkeley Senior Center Seismic Upgrades and Renovations Project, Specification No.19-11268-C;
2. Accepting the bid of D.L. Falk Construction as the lowest responsive and responsible bidder; and
3. Authorizing the City Manager to execute a contract and any amendments, extensions or other change orders until completion of the project in accordance with the approved plans and specifications, for an amount not to exceed \$8,320,400, which includes a contingency of \$756,400.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this project \$8,320,400 is available in the FY 2019 budget:

- \$ 1,875,000 FEMA Fund (340)
- \$ 6,445,400 Measure T1 Fund (511)
- \$ 8,320,400

Low bid by <u>D.L.Falk</u> Construction	\$7,564,000
<u>Contingency (10%)</u>	<u>\$756,400</u>
Total Construction Cost	\$8,320,400

The contract management system number for this contract is CMS No. QDJJZ.

CURRENT SITUATION AND ITS EFFECTS

The North Berkeley Senior Center (NBSC) has been in operation for over 40 years and is in need of comprehensive upgrades. The work will include deferred maintenance upgrades to the interior and exterior of the property such as roof replacement, mechanical and plumbing improvements, electrical improvements, foundation upgrades, restroom improvements, painting, as well as new flooring, walls, doors, and finishes. The work also includes seismic upgrades to the building and the installation of a new fire sprinkler system. Additionally, there will be upgrades that enable improved senior

programming such as acoustical improvements, improved lighting, accessibility improvements, and a front patio remodel for better access and community space.

In November 2018, City staff procured one of the City's on-call architectural design firms, Noll & Tam, for the development of the contract documents to incorporate the aforementioned improvements and other needs identified through a public process for the delivery of a newly upgraded, welcoming, durable, and secure facility.

Following a twelve month design process, that included two community meetings, the Project's construction documents were completed and advertised for bids on Friday, December 21, 2018. Bids were opened on Thursday, January 24, 2019. The City received four bids, ranging from \$7,564,000 to \$8,742,720. D.L. Falk Construction was the lowest responsive and responsible bidder and their references were provided and checked out satisfactorily. Based on the results, staff recommends that a construction contract for the North Berkeley Senior Center Seismic Upgrades and Renovations project be awarded to D.L. Falk Construction.

BACKGROUND

The NBSC is a dynamic community gathering place that has been offering a wide array of services and social events for over 40 years. The NBSC has provided numerous programs and classes taught by the Berkeley Adult School as well as volunteer instructors. The NBSC also provides a lunch program for seniors, as well as field trips to a variety of locations across the East Bay.

Furthermore, the NBSC serves as a meeting place for community and commissions and as an affordable rental facility for other organizations looking to host a gathering in a large community hall.

In February 2016, the City was awarded a FEMA grant for the purpose of seismically upgrading the NBSC to an immediate occupancy facility. This allows usage of the NBSC during and immediately after an emergency event as a care and shelter sight. Following the passage of the T1 Bond Measure in the fall of 2016, additional funding was appropriated to the NBSC specifically for the comprehensive upgrade improvements to the facility.

ENVIRONMENTAL SUSTAINABILITY

The renovations of the NBSC will incorporate as many energy efficiency upgrades as feasible within the allotted budget such as a rooftop solar system, an HVAC system that incorporates heat pumps, and energy efficient windows and lights per the Berkeley Resilience Strategy and Climate Action Plan.

RATIONALE FOR RECOMMENDATION

Contracted services are required for this project as the City does not have the in-house expertise to complete this specialized work.

ALTERNATIVE ACTIONS CONSIDERED

None.

Contract: D.L. Falk Construction
for North Berkeley Senior Center Seismic Upgrades and Renovation Project

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CONTACT PERSON

Elmar Kapfer, Supervising Civil Engineer, (510) 981-6435
Andrew Brozyna, Deputy Director of Public Works, (510) 981-6396

Attachments:

- 1: Resolution
- 2: Abstract of Bids

RESOLUTION NO. ##,###-N.S.

CONTRACT: D. L. FALK CONSTRUCTION FOR THE CITY OF BERKELEY'S NORTH BERKELEY SENIOR CENTER SEISMIC UPGRADES AND RENOVATIONS PROJECT

WHEREAS, the project consists of general building upgrades and seismic improvements to create a care and shelter facility; and

WHEREAS, The City has neither the labor nor the equipment necessary to undertake this renovation and seismic upgrade project; and

WHEREAS, an invitation for bids (Plans and Specifications No. 19-11268-C) was duly advertised, and D.L. Falk Construction was determined to be the lowest responsive and responsible bidder; and

WHEREAS, funds are available in the FY 2019 budget in the T1 Fund, and FEMA Fund.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that Plans and Specification No. 19-11268-C for the North Berkeley Senior Center Seismic Upgrades and Renovations Project are approved, and D.L. Falk Construction is determined to be the lowest responsive and responsible bidder.

BE IT FURTHER RESOLVED, that the Council of the City of Berkeley authorizes the City Manager to execute a contract and any amendments, extensions or change orders, until completion of the project in accordance with the approved plans and specifications with D.L. Falk Construction for the North Berkeley Senior Center Seismic Upgrades and Renovations Project at 1901 Hearst Ave., in an amount not to exceed \$8,320,400. A record signature copy of the agreement and any amendments will be on file in the Office of the City Clerk.



City of Berkeley
Abstract of Bids Worksheet

Finance Department
General Service Division

For North Berkeley Senior Ctr Seismic Upgrades + Renovations

Specification#: 19-11286-C

Engineer's Estimate:

Bid Date: 01/24/19

	Bidders	Base Bid	Nuc Free	Work Force Comp	Opp. States	Living Wage	EBO	Bid Bond	Addendum
1	A.S. & Allen	8,741,730.00						—	✓ 1, 2, 3
2	E. J. Brett	8,547,000.00						—	—
3	D L Talk Construction	7,564,000.00						—	—
4	Wickman Development	8,320,740.00						—	—
5	Sol Energy Construction								
6									
7									
8									
9									
10									

Bid Recorder: Aut Blaukens Trip 01/24/19

Bid Opener: ST 1/24/19

Project Manager: [Signature] 1/24/19

