



Office of the City Manager

CONSENT CALENDAR
October 15, 2019

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Elliot Warren, Acting Director of Library Services
 Subject: Contract: (D.L. Falk Construction) for Central Library Improvements Project

RECOMMENDATION

Adopt a Resolution:

1. Approving plans and specifications for the Central Library Improvements Project, Specification No. 19-11312-C;
2. Accepting the bid of D.L. Falk Construction as the lowest responsive and responsible bidder;
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 \$3,056,900.00, which includes a contingency of \$277,900.00.

FISCAL IMPACTS OF RECOMMENDATION

Funding is available in the FY 2020 budget in the Library Tax Fund (101-22-241-263-0000-000-463-662110-). No other funding is required, and no other projects will be delayed due to this expenditure.

Low bid by D.L. Falk Construction	\$2,779,000.00
10% contingency	\$277,900.00
Total NTE construction	\$3,056,900.00

Project	Cost	Fund	Budget Code
Central Library Improvements Project	\$3,056,900.00	Library Tax Fund	101-22-241-263-0000-000-463-662110- LB1424

This contract has been assigned CMS No. HKKEH

The provided services will support the Strategic Plan goals of creating a resilient, safe, connected, and prepared city and providing state-of-the-art, well-maintained facilities

CURRENT SITUATION AND ITS EFFECTS

The Project's construction documents were completed and advertised for bids on Monday, July 1, 2019. Bids were opened on July 30, 2019. The City received six bids, ranging from \$2,779,000.00 to \$3,711,000.00, including alternative flooring options. 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 Central Library Improvements project be awarded to D.L. Falk Construction.

The Board of the Library Trustees of the City of Berkeley took action to approve by Resolution R19-039 at a regular board meeting held on September 4, 2019 to award a construction contract and any amendments with D.L. Falk Construction for the Central Library Improvements Project.

The contract is subject to the Community Workforce Agreement approved by the Berkeley City Council on January 18, 2011. As a result, the successful bidder and all subcontractors will be required to sign an agreement to be bound before being eligible for award of contract.

The Central Library of the Berkeley Public Library, located at 2090 Kittredge Street requires significant maintenance work and upgrades to meet current public service demands. The Central Library Improvements Project focuses on work around the first and second floor, including interior construction of a dedicated teen area on the first floor; the addition of gender-neutral restrooms on the second floor; upgraded shelving, lighting, and flooring; installation of a flexible quiet study/public programming area; and furniture/fixture upgrades. In addition, there will be accessibility and other improvements to the existing second floor restrooms.

In fiscal year 2019, the Central Library welcomed up to 414,000 visits by library patrons, with thousands of them attending library programs and events, in addition to their borrowing approximately 750,000 physical items. The Central Library is amongst the busiest of public facilities in the City of Berkeley.

In 2002 the Central Library underwent a renovation that enlarged its footprint with a new wing; expanded public service areas on two floors; provided for dedicated service areas for children's services and art and music materials; added a Community Meeting Room, and enabled other service elements such as the Friends of the Library bookstore, self-service holds, and improved display of newly purchased materials.

From 2011 through 2013, the Library renovated or rebuilt each of its four branches and has since dedicated significant efforts to align the Central Library's design with community needs identified via a thorough community and staff input process, staff outreach task teams, the participation of dozens of teen volunteers, and many community meetings.

Noll & Tam Architects, selected via RFP (Specification No. 14-10812), is providing programmatic, architectural and design services for the Central Library Area Improvements project (BOLT, Resolution No.: R14-014, February 12, 2014).

BACKGROUND

Since 2008, the Library has explored physical improvements to the Central Library consistent with service priorities identified in the Library's 2008-2011 Strategic Plan, including "*Providing a welcoming, safe, comfortable environment: Berkeley residents enjoy libraries with welcoming, safe, functional and comfortable environments.*" Outreach research consistently noted the lack of a dedicated space for teens as a hurdle for the Library to broaden services and deepen contacts with and services for teens. This service deficiency was further highlighted in a 2009 report from the space consultancy firm, Page & Morris, LLC which cited a lack of seating in the teen area and the need for acoustical barriers to enable teens to engage with each other when using the Central Library.

In December, 2014, Noll & Tam presented to the Board of Library Trustees (BOLT) the [Central Library Improvements Report](#) that incorporated input from a wide variety of sources in a set of proposed updates to the Central Library. Per that report, "Proposed improvements have been refined and improved through discussions with the Library, special meetings open to all library staff, and workshops open to the public, held on site at the Central Branch. Participation by all parties was enthusiastic and imaginative, and the recommendations presented in this final draft of the report have benefited from this wide variety of input." Three teen advisory groups were convened—in 2014, 2015, and 2016—who, in collaboration with Library staff, provided input for the design of a teen space relevant to the needs and interests of their age group.

In addition to BOLT's allocation of \$2,750,000.00 of public funds in the FY 2020 budget, the Berkeley Public Library Foundation has committed \$630,000 for the project. The Foundation has engaged in an array of public fund-raising campaigns (the 2015, 2016, and 2017 Authors Dinners as well as other, smaller campaigns) to raise both funds for and awareness of the project. It has also requested and been granted monies by granting organizations for specific design elements.

ENVIRONMENTAL SUSTAINABILITY

There are no anticipated negative environmental effects of this action.

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.

CONTACT PERSON

Elliot Warren, Acting Director of Library Services, (510) 981-6109
Elmar Kapfer, Supervising Civil Engineer, (510) 981-6435

Attachments:

- 1: Resolution
- 2: Abstract of Bids

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

CONTRACT: D.L. FALK CONSTRUCTION FOR THE BERKELEY PUBLIC LIBRARY
CENTRAL LIBRARY IMPROVEMENTS PROJECT

WHEREAS, the project consists of renovations to the first and second floors of the Berkeley Public Library's Central Library, located at 2090 Kittredge Street; and

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

WHEREAS, an invitation for bids (Plans and Specifications No. 19-11312-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 biennial FY 2020/2021 budget in the Library Tax Fund; and

WHEREAS, the Berkeley Public Library Foundation has engaged in a fundraising campaign and pledged \$630,000 for the project; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that Plans and Specification No. 19-11312-C for the Central Library Improvements 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 Central Library Improvements Project., in an amount not to exceed \$3,056,900. 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: Central Library

Specification#: 19-11312-C

Engineer's Estimate:

Bid Date:

Bidders	Base Bid	Nuc Free	Work Force Comp	Opp. States	Living Wage	EBO	Bid Bond	Addenda
1 Roden Builders, Inc.	3,630,000.00						✓	✓
2 EF Brett and Company, Inc	2,927,000.00						✓	✓
3 DL FALK Construction, Inc	2,734,000.00						✓	✓
4 W. A. Thomas Co. Inc.	3,656,000.00						✓	✓
5 Alten Construction, Inc	3,396,000.00						✓	✓
6 Mar Con Builders, Inc	3,257,583.00						✓	✓
7								
8								
9								
10								

Bid Recorder: [Signature] 7/30/19

Bid Opener: [Signature] 7/30/19

Project Manager: [Signature] 7/30/19

