



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: Phillip L. Harrington, Director, Public Works
Subject: Contracts: On-Call Construction and Project Management Services:
Kitchell/CEM, Inc. and Cooper Pugeda Management, Inc.

RECOMMENDATION

Adopt two Resolutions authorizing the City Manager to execute contracts and any amendments with the following firms for on-call construction and project management services in support of the City’s annual Facilities Capital Improvement Projects (CIP) program, each for a period of November 1, 2019 through June 30, 2022:

- 1. Kitchell/CEM, Inc., for an amount not to exceed \$500,000.
- 2. Cooper Pugeda Management, Inc., for an amount not to exceed \$500,000.

FISCAL IMPACTS OF RECOMMENDATION

Initial funding for the on-call contracts is available in the Fiscal Year (FY) 2020 budget, as follows:

Measure T1 Fund: 511-54-623-677-0000-000-444-612310 \$600,000

Funding for FY 2021 through FY 2023 is subject to appropriation in future fiscal years’ capital improvement budget and will be identified as projects arise.

The CMS numbers assigned to these contracts are:

CONSULTANT	CMS NO.
Kitchell/CEM	CFT35
Cooper Pugeda	MLY4Y

CURRENT SITUATION AND ITS EFFECTS

Requests for Qualifications (RFQ) were issued on March 23, 2018 (Specification No. 18-11173-C) seeking qualified firms or individuals to provide project and construction management services for capital improvement projects, as needed.

On April 24, 2018, the City received 13 proposals from construction and project management firms, which were evaluated by a review panel. KPM, O'Connor, and Townsend were determined to be the best qualified to meet the City's needs and were awarded contracts (Resolution Nos. 68,677-N.S., 68,678-N.S., 68,679-N.S.).

Since then, Townsend was debarred and can no longer provide services to the City and KPM lost one of its two key staff. KPM and O'Connor do not have enough capacity to provide the required construction management services. Kitchell/CEM and Cooper Pugeda were the next highest ranked and will, together with KPM and Townsend, meet the City's needs for the next several years.

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.

BACKGROUND

Over the next several years, the Engineering Division of the Public Works Department and the Parks, Recreation, and Waterfront Department are expecting significantly increased workloads, resulting from deferred maintenance, on-going capital projects, and T1 projects. The first T1 phase includes over twenty facility and building projects over the next three years. The City operates 95 facilities, not including Library facilities and those leased to other entities. The 95 facilities include 39 in PRW's inventory and 56 under Public Works

The City has used CM/PM consultants in the past to supplement City staff. The CM/PM services may cover all project phases including planning, design, and construction management services during construction. The consultant may serve as the City's project manager during planning and design or serve as the construction manager during construction.

ENVIRONMENTAL SUSTAINABILITY

There are no anticipated negative environmental effects of this action.

RATIONALE FOR RECOMMENDATION

Kitchell/CEM and Cooper Pugeda Management have particular expertise in project and construction management services. They were among the top ranked firms and are the best qualified to meet the City's needs.

City staff recommends awarding a contract to both consultants to get the best value for the City, because it will distribute the anticipated workload, create an alternative source for services, and secure more competitive proposals.

ALTERNATIVE ACTIONS CONSIDERED

No alternative actions were considered. The City needs assistance from construction management firms to complete the required infrastructure work. Construction

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management support will be critical to complete T1 projects within the established time frame.

CONTACT PERSON

Andrew Brozyna, Deputy Director, Public Works, (510) 981-6396

Elmar Kapfer, Supervising Civil Engineer, Department of Public Works, 981-6435

Attachments:

1: Resolution: Contract with Kitchell/CEM Inc.

2: Resolution: Contract with Cooper Pugged Management, Inc.

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

CONTRACT: KITCHELL/CEM INC. FOR ON-CALL CONSTRUCTION AND PROJECT MANAGEMENT (CM/PM) SERVICES FOR CAPITAL IMPROVEMENT PROJECTS

WHEREAS, on March 23, 2018 the City released a Request for Qualifications (Specification No. 18-11173-C) seeking firms or individuals to provide on-call architectural design services for capital improvement projects; and

WHEREAS, on April 24, 2018, the City received 13 submissions, which were reviewed and rated; and

WHEREAS, the submission from Kitchell/CEM, Inc. was found to be fully qualified and responsive to the City's request; and

WHEREAS, funding will be identified and requested for appropriation as projects arise; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to approve a contract and any amendments with Kitchell/CEM, Inc. for on-call project management and construction management services for capital improvement projects for the contract period of November 1, 2019 through June 30, 2022 in an amount not to exceed \$500,000. A record signature copy of said contract and any amendments to be on file in the Office of the City Clerk.

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RESOLUTION NO.:-N.S.

CONTRACT: COOPER PUGEDA MANAGEMENT, INC. FOR ON-CALL CONSTRUCTION AND PROJECT MANAGEMENT (CM/PM) SERVICES FOR CAPITAL IMPROVEMENT PROJECTS

WHEREAS, on March 23, 2018 the City released a Request for Qualifications (Specification No. 18-11173-C) seeking firms or individuals to provide on-call architectural design services for capital improvement projects; and

WHEREAS, on April 24, 2018, the City received 13 submissions, which were reviewed and rated; and

WHEREAS, the submission from Cooper Pugeda Management, Inc. was found to be fully qualified and responsive to the City's request; and

WHEREAS, funding will be identified and requested for appropriation as projects arise; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to approve a contract and any amendments with Cooper Pugeda Management, Inc. for on-call project management and construction management services for capital improvement projects for the contract period of November 1, 2019 through June 30, 2022 in an amount not to exceed \$500,000. A record signature copy of said contract and any amendments to be on file in the Office of the City Clerk.

