



Office of the City Manager

CONSENT CALENDAR

October 27, 2020

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Liam Garland, Director, Department of Public Works
 Subject: Contract: Allana Buick & Bers, Inc. and Wiss, Janney, Elstner Associates, Inc. for On-Call Citywide Roof Assessment Services

RECOMMENDATION

Adopt two Resolution authorizing the City Manager to execute a contract and any amendments with each of the following firms for On-Call Roof Assessment Services for City-owned facilities, each for the period July 1, 2020 through July 1, 2023.

1. Allana Buick & Bers, Inc. (ABB), for an amount not to exceed \$175,000.
2. Wiss, Janney, Elstner Associates, Inc. (WJE), for an amount not to exceed \$175,000.

FISCAL IMPACTS OF RECOMMENDATION

Funding will be identified and requested for appropriation as projects arise. Initial funding is available in the Capital Improvements Fund 501.

These contracts are for essential roof assessment services to address City facilities primarily within the Public Works (PW) and Parks, Recreation, and Waterfront (PRW) Departments. Many of these roofs are old, in need of repair, and at risk of becoming health and safety issues. The on-call roof assessment contracts will identify current and future needs, and engineering solutions to those needs that will provide for safe, reliable, and code-compliant facilities.

CURRENT SITUATION AND ITS EFFECTS

The City issued a Request for Qualifications on December 2, 2019 seeking firms to provide on-call citywide roofing assessment services, and on January 21, 2020 received 4 proposals. A panel of City staff reviewed the proposals, and developed a short list of 2 firms. ABB and WJE were determined to be 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 create an alternative source for services, and secure more competitive proposals. It is anticipated that these on-call contracts will be shared with other departments, including the PRW.

These contracts support the City's Strategic Plan Goal of providing state-of-the-art, well-maintained infrastructure, amenities, and facilities.

BACKGROUND

The City operates 95 facilities, 56 of these are managed by PW and 39 under PRW. Many City roofs are old, in need of repair, and at risk of becoming health and safety problems. A recent cursory review of several sites showed signs of water intrusion through roofs, building walls, and windows causing potential structural integrity issues and mold.

On-call services are needed to assist City staff in performing assessments of individual roofs and the external walls and windows close to the roof lines (building envelope). In order to determine the appropriate methods of repair or replacement, a long-range maintenance plan is proposed for each building assessed. The plan will provide a proactive approach to rehabilitating the selected facility in areas such as waterproofing, building envelope repair, mold removal, and reconstruction.

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.

ENVIRONMENTAL SUSTAINABILITY

Work performed under this contract will include structural assessments on certain facilities for potential solar panel loads. Improvements to the facility building envelopes will also improve the energy efficiency of the facilities.

RATIONALE FOR RECOMMENDATION

ABB and WJE have particular expertise in roof assessment services. They were among the top ranked firms and are the best qualified to meet the City's needs. These contracts will complement the personnel and capacity available to the delivery of these building facility improvements.

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

ALTERNATIVE ACTIONS CONSIDERED

None. If City staff is not supplemented with on-call consultant services, the delivery of facilities capital improvement projects may be compromised.

CONTACT PERSON

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

Joe Enke, Acting City Engineer,
Elmar Kapfer, Supervising Civil Engineer, Department of Public Works (510) 981-6435

Attachments:

- 1: Resolution: Contract with Allana Buick & Bers, Inc.
- 2: Resolution: Contract with Wiss, Janney, Elstner Associates, Inc.

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

CONTRACT: ALLANA BUICK & BERS, INC. AND WISS, JANNEY, ELSTNER ASSOCIATES, INC. FOR ON-CALL CITYWIDE ROOF ASSESSMENT SERVICES

WHEREAS, on December 2, 2019, the City released a Request for Qualifications (Specification No. 19-11328-C) seeking firms or individuals to provide on-call roofing assessment services; and

WHEREAS, on January 21, 2020, the City received 4 submissions, which were reviewed and rated; and

WHEREAS, the submission from Allana Buick & Bers, Inc. has been 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 execute a contract and any amendments with Allana Buick & Bers, Inc. for on-call roofing assessment services for City-owned facilities in an amount not to exceed \$175,000 for the period July 1, 2020 through July 1, 2023. A record signature copy of said contract and any amendments to be on file in the Office of the City Clerk.

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

CONTRACT: WISS, JANNEY, ELSTNER ASSOCIATES, INC. FOR ON-CALL
ROOFING ASSESSMENT SERVICES

WHEREAS, on December 2, 2019, the City released a Request for Qualifications (Specification No. 19-11328-C) seeking firms or individuals to provide on-call roofing assessment services; and

WHEREAS, on January 21, 2020, the City received 4 submissions, which were reviewed and rated; and

WHEREAS, the submission from Wiss, Janney, Elstner Associates, Inc. has been 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 execute a contract and any amendments with Wiss, Janney, Elstner Associates, Inc. for on-call roofing assessment services for City-owned facilities in an amount not to exceed \$175,000 for the period July 1, 2020 through July 1, 2023. A record signature copy of said contract and any amendments to be on file in the Office of the City Clerk.

