



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: DMR Builders for the 125/127 University Avenue Tenant Improvement Project.

RECOMMENDATION

Adopt a Resolution:

1. Approving plans and specifications for the 125/127 University Avenue Tenant Improvements Project, Specification No.19-11324;
2. Accepting the bid of DMR Builders 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 \$293,000.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this contract (\$293,000) is subject to appropriation in the First Amendment to the FY 2021 Annual Appropriations Ordinance (AAO1) in the FY21 budget:

- \$ 250,000: Capital Improvement Fund (501-54-623-677-0000-000-444-662110-)
- \$ 43,000: Parking Meter Fund (631-54-623-677-0000-000-444-662110-)

Low bid by DMR Builders.....	\$255,000
Contingency (15%)	\$38,000
Total Construction Cost	\$293,000

CURRENT SITUATION AND ITS EFFECTS

This project will enable the Berkeley Police Department’s Parking Enforcement Unit to move from privately-owned office space on Folger St. to City-owned office space at the Waterfront. This move will reduce the Parking Enforcement Unit’s office space rental costs by \$30,000/year and bring in \$175,000/year in lease revenue to the Marina Fund.

The Project’s construction documents were completed and advertised for bids on Friday, April 10, 2020. The City received six (6) bids ranging from \$255,000 to \$369,447, opened on May 14, 2020. Upon review of the bids, staff determined that DMR Builders was the lowest responsive and responsible bidder. Staff recommends that a construction contract for this project be awarded to DMR Builders.

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

BACKGROUND

The Berkeley Police Department (BPD) plans to relocate its Parking Enforcement Unit from the current location on Folger Street to City owned lease space at 125/127 University Avenue. The current location is leased out of a privately owned facility. Utilizing the University Avenue property will bring in \$175,000/year of lease revenue to the Marina Fund, and reduce rental costs by about \$30,000/year relative to its current location.

Prior to the relocation, some tenant improvements are necessary to accommodate the Parking Enforcement Unit's needs. Some of the major proposed improvements include a new entryway, lobby, shower room and the renovation of two single occupancy restrooms. The improvements also ensure compliance with current life safety codes such as modifications to the sprinkler system and emergency exits.

ENVIRONMENTAL SUSTAINABILITY

The tenant improvements of the office space are modest, but will incorporate many energy efficiency upgrades such as high efficiency LED light fixtures, energy efficient windows, and a new high-efficiency electric hot water heater.

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

Andrew Brozyna, Deputy Director of Public works, (510) 981-6396
Joe Enke, Acting City Engineer, Department of Public Works, (510) 981-6411
Elmar Kapfer, Supervising Civil Engineer, Department of Public Works (510) 981-3654

Attachments:

- 1: Resolution
- 2: Abstract of Bids

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

CONTRACT: DMR BUILDERS FOR THE 125/127 UNIVERSITY AVENUE TENANT
IMPROVEMENT PROJECT

WHEREAS, the project consists of tenant improvements of the first-floor office space at 125/127 University Avenue; and

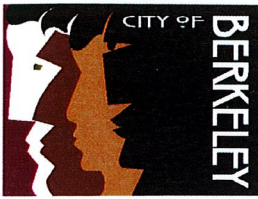
WHEREAS, The City has neither the labor nor the equipment necessary to undertake this renovation project; and

WHEREAS, an invitation for bids (Plans and Specifications No. 19-11267-C) was duly advertised, and DMR Builders was determined to be the lowest responsive and responsible bidder; and

WHEREAS, funds amount of \$293,000 will be appropriated in the First Amendment to the FY 2021 Annual Appropriations Ordinance in the FY 2021 Capital Improvement Fund (501-54-623-677-0000-000-444-662110-) and Parking Meter Fund (631-54-623-677-0000-000-444-662110-);

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that Plans and Specification No. 19-11324 for the 125/127 University Avenue Tenant Improvement Project are approved, and DMR Builders 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 DMR Builders for the 125/127 University Avenue Tenant Improvement Project in an amount not to exceed \$293,000. 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 Bid Worksheet

Finance Department
General Services Division

FOR: 125 Universtiy Ave. Tenant Improvements

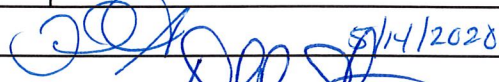
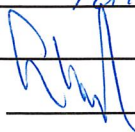

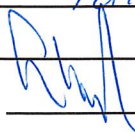
Spec. # 19-11324

Bid Date:

5/14/2020

required

	Bidders	Base Bid			Bid Bond	Addenda	SC	LW	WF	EBO	OS	NF
1	Build Group	\$325,672.00			/	/ /						
2	DMR Builders	\$255,000.00			/	/ /						
3	Alta Group	\$297,263.00			/	//						
4	Levitch Associates	\$358,904.00			/	//						
5	Vantis	\$369,447.00			/	//						
6	EarthTone	\$335,340.00			/	//						
7												
8												
9												
10												

Bid Recorder: Talia Stewart  5/14/2020
 Bid Opener:   5/14/2020
 Project Manager:  5/14/2020