



Office of the City Manager

CONSENT CALENDAR  
April 27, 2021

To: Honorable Mayor and Members of the City Council  
 From: Dee Williams-Ridley, City Manager  
 Submitted by: Liam Garland, Director, Public Works  
 Subject: Contract No. 32000124 Amendment: D.L Falk Construction, Inc. for Central Library Interior Renovations Project at 2090 Kittredge Street

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to amend Contract No. 32000124 with D.L. Falk Construction, Inc. to complete interior renovations work at the Central Library, increasing the current contract not-to-exceed amount of \$3,056,900.00 by \$100,000 for a revised total amount not-to-exceed \$3,156,900.00.

FISCAL IMPACT OF RECOMMENDATION

Funding for this amendment is available in the FY 2021 budget in the Library Tax Fund.

Original Contract (not-to-exceed).....	\$3,056,900.00
This Amendment.....	\$100,000.00
<b>Amended Contract Amount (not-to-exceed)</b>	<b>\$3,156,900.00</b>

Project	Original Contract NTE (Jan-2020)	This Amendment (Jan-2021)	Amended Contract NTE	Fund
Central Library Interior Renovations Project	\$3,056,900.00	\$100,000.00	\$3,156,900.00	Library Tax Fund

The additional funding is requested to provide for remaining contractor submitted change orders to complete the interior renovation work at the Central Library, as scoped under the existing contract with D.L. Falk Construction, Inc.

CURRENT SITUATION AND ITS EFFECTS

With the Project nearing completion of construction, D.L. Falk, Public Works, and the Library have identified facility upgrades to improve the operation and day-to-day functionality of the redesigned spaces. The additional funding is requested to provide

for remaining contractor submitted change orders to complete the interior renovation work at the Central Library, as scoped under the existing contract with D.L. Falk Construction, Inc. Once construction is completed, the Central Library will be enhanced with a dedicated Teen Room, improved lighting and flooring throughout the first and second floors, addition of gender neutral restrooms, an updated computer area, reconfigured service desks, and spaces for quiet study and flexible public programming use.

Contract No. 32000124 with D.L. Falk is funded by the Library Tax Fund pursuant to the control and management authority granted to the Board of Library Trustees (Berkeley Municipal Code Section 3.04.50); the construction is managed by the Public Works Department.

The recommended amendment for \$100,000.00 will cover the facility improvements noted above and address miscellaneous unforeseen close-out items that occur on building facility upgrade projects of this size and complexity.

The described services support the Fiscal Years 2020 and 2021 Biennial Budget Priority established by the Board of Library Trustees (BOLT Resolution No.: R18-059, dated December 12, 2018) as follows: [p]rovide excellent, timely, easily-accessible services and information to the community.

#### BACKGROUND

In 2008, the Library began exploring physical plant improvements to the Central Library and the four branch libraries consistent with the service priority identified in the Library's 2008-2011 Strategic Plan: "*Providing a welcoming, safe, comfortable environment: Berkeley residents enjoy libraries with welcoming, safe, functional and comfortable environments.*" Community outreach surveys and research consistently noted the lack of a dedicated space for teens at the Central Library as a hurdle for the Library to broaden services and deepen contacts with 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.

#### *2014-Present, The Central Library Interior Renovations Project*

At completion in 2013 of the Measure FF branch libraries project, the Library pivoted to addressing physical plant improvements at the Central Library. In 2014, the full-service architectural and design firm Noll & Tam Architects was engaged as the project architect. Focus groups, staff, and community meetings were held to determine and assess community and service needs. Construction documents were completed and advertised for bids on Monday, July 1, 2019. At bid opening on July 30, 2019, D.L. Falk Construction emerged as the lowest responsive and responsible bidder. Project construction began in early 2020.

The Board of Library Trustees adopted Resolution No.: R21-070 on January 6, 2021 recommending that the City Council adopt a Resolution authorizing the City Manager to

amend Contract No. 32000124 with D.L. Falk Construction, Inc. to complete interior renovations work at the Central Library.

ENVIRONMENTAL SUSTAINABILITY

Reconfigured spaces allowing for full enclosure at will of specific areas are expected to increase the efficiency and productive use of the facility. Equipment such as lighting and low-flow restroom fixtures will incorporate the latest environmental sustainability features.

RATIONALE FOR RECOMMENDATION

The requested facility upgrades are designed to improve and enhance general public accessibility across all segments of the community, and expand the range of available public library services on offer at the Central Library.

ALTERNATIVE ACTIONS CONSIDERED

No other alternative actions were considered.

CONTACT PERSON

Elmar Kapfer, P.E., Supervising Civil Engineer, (510) 981-6435

Tess Mayer, Director of Library Services, (510) 981-6195

Attachment:

1. Resolution

RESOLUTION NO.: ##,### N.S.

CONTRACT NO. 32000124 AMENDMENT: D.L FALK CONSTRUCTION, INC. FOR CENTRAL LIBRARY INTERIOR RENOVATIONS PROJECT AT 2090 KITTREDGE STREET

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, Inc. was determined to be the lowest responsive and responsible bidder; and

WHEREAS, Resolution No. 69,130-N.S. authorized 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, Inc. for the Central Library Interior Renovations Project at 2090 Kittredge Street, in an amount not to exceed \$3,056,900.00; and

WHEREAS, due to requested building facility upgrades and other unforeseen construction close-out work an additional increase of \$100,000.00 is necessary to fund the improvements; and

WHEREAS, funding is available in the FY 2021 budget in the Library Tax Fund (Fund 101); and

WHEREAS, the Board of Library Trustees adopted Resolution No.: R21-070 on January 6, 2021 recommending that the City Council adopt a Resolution authorizing the City Manager to amend Contract No. 32000124 with D.L. Falk Construction, Inc. to complete interior renovations work at the Central Library.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute an amendment to Contract No. 32000124 with D.L. Falk Construction, Inc. for interior renovation upgrades and other construction close-out work at the Berkeley Public Library – Central Library increasing the current contract not-to-exceed amount of \$3,056,900 by \$100,000 for a total contract amount not-to-exceed \$3,156,900.