



Office of the City Manager

CONSENT CALENDAR
July 27, 2021

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 No. 32100102 Amendment: DMR Builders for the 125/127 University Avenue Tenant Improvement Project

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to amend Contract No. 32100102 with DMR Builders to complete renovation and facility upgrade work at the 125/127 University Avenue building, increasing the amount of the contract by \$146,000, for a new amount not to exceed of \$439,000.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this contract amendment is available in the FY 2022 Parking Meter Fund (631) budget pending the approval of the First Amendment to the FY 2022 Annual Appropriations Ordinance.

Original Contract:

Capital Improvement Fund (501-54-623-677-0000-000-444-662110-)	\$117,200
Parking Meter Fund (631-54-623-677-0000-000-444-662110-)	\$175,800
Total Original Contract	\$293,000

This Amendment:

Parking Meter Fund (631-54-623-677-0000-000-444-662110-)	\$146,000
Amended Contract Amount	\$439,000

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

CURRENT SITUATION AND ITS EFFECTS

The existing Traffic Bureau office space provides fully equipped functionality for both Parking Enforcement personnel and sworn personnel to efficiently carry out their daily work tasks. Relocating facilities requires improvements to prevent a significant negative change in employee working conditions. The additional improvements include locker rooms, security cameras, data cabling, blinds and window treatments, carpet tiles, and painting. It also addresses some visible water leaks. The additional upgrades are critical

for the operation of this facility and will provide a safe, efficient, and inviting work environment. 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

At the October 27, 2020 Berkeley City Council meeting, the City Council adopted a resolution approving plans and specifications for the Berkeley Police Department (BPD) to relocate its Parking Enforcement Unit and sworn Traffic Officers from the current location on Folger Street to City-owned lease space at 125/127 University Avenue. Additionally, City Council authorized a contract with DMR Builders to complete necessary tenant improvements. That work has been underway and some additional changes are required to complete the project.

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.

There are a number of community benefits to moving the Traffic Bureau to the Marina. The benefits have been identified as providing a central location for community members and staff, investment in a City building rather than a private entity, and supporting Parks, Waterfront and Recreation with a public safety presence in the Marina. This move will likely have a deterrent effect on crime and provide a positive impact on perceptions of security in the Marina.

Prior to the relocation, some tenant improvements are necessary to accommodate the basic habitation needs of all Traffic Bureau personnel. Some of the major proposed improvements include a new entryway, lobby, locker rooms, and security system. The improvements also ensure compliance with current life safety codes such as modifications to the sprinkler system and emergency exits. These architectural upgrades are similar to the original scope of the project, and the contractor has demonstrated through prior change orders to be delivering good value to the City.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The improvements will incorporate 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

Do not relocate the Traffic Bureau and continue paying rent to a private entity.

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

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

CONTRACT NO.32100102 AMENDMENT DMR BUILDERS FOR THE 125/127
UNIVERSITY AVENUE TENANT IMPROVEMENT PROJECT

WHEREAS, the project consists of 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, Resolution No 69,593-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 DMR Builders for the 125/127 University Avenue Tenant Improvement Project, in an amount not to exceed \$293,000; and

WHEREAS, initial contract funds in the amount of \$293,000 were appropriated in First Amendment to the FY 2021 Annual Appropriations Ordinance in FY 2021 Capital Improvement Fund (501) and Parking Meter Fund (631) budgets. Funding for the contract amendment is available in the FY 2022 Parking Meter Fund via the approval of the First Amendment to the FY 2022 Annual Appropriations ordinance; and

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. 32100102 with DMR Builders for tenant improvements at 125/127 University Avenue, increasing the current contract amount by \$146,000 for a total contract not-to-exceed amount of \$439,000. A record signature copy of the agreement and any amendments will be on file in the Office of the City Clerk.