

Office of the City Manager

CONSENT CALENDAR
June 25, 2024

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Terrance Davis, Director, Public Works Department
Subject: Contract: Bay Construction Co. for the Second Street STAIR Center Site Improvements and Shelter Units Project

RECOMMENDATION

Adopt a Resolution:

- Approving plans and specifications for Second Street STAIR Center Site Improvements and Shelter Units Project, Specification No. 23-11603-C;
- Accepting the bid of Bay Construction Co. as the lowest responsive and responsible bidder; and
- 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 \$1,069,200, which includes a contingency of \$97,200.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this project is fully programmed in the FY 2025 budget in the General Fund and Capital Improvement Fund.

All costs will be paid from the General and Capital Improvement Funds including amendments, extensions or other change orders until completion of the project.

- \$768,100.00:.....General Fund
- \$301,100.00:.....Capital Improvement Fund

Low bid by Bay Construction Co.	\$972,000
10% Contingency	\$97,200
Total Construction Cost NTE	\$1,069,200

No further funding is required, and no other projects will be delayed due to this expenditure.

CURRENT SITUATION AND ITS EFFECTS

The Public Works Department (PW), jointly with Housing, Health, and Community Services Department (HHCS), is requesting the execution of a construction contract between the City and Bay Construction Co. to improve the Second Street STAIR Center.

The site currently houses a Navigation Center for people experiencing homelessness in the City. The program offers intensive housing navigation services and rental assistance to support participants in moving to permanent housing. Currently, 42 participants sleep in a congregate setting in two modular dormitories.

The Site Improvements and Shelter Units Project will replace the congregate sleeping trailers with thirty-two (32) new single-occupancy pre-manufactured cabins. Each cabin is provisioned with electrical, lighting, heating, and fire sprinklers. The Project also includes numerous site improvements to address accessibility deficiencies, including grading, paving, new pedestrian gates and hardware, site lighting, signage, and an ADA compliant van parking space. Concurrent with the Project's construction will be additional work under a different contract to address accessibility deficiencies at existing office, dining, restroom, and laundry trailers that are remaining at the site.

The project is a Strategic Plan Priority Project, advancing our goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

BACKGROUND

On April 4, 2017, Council voted unanimously to refer the creation of the STAIR Center as part of the Pathways Project to Address Homelessness in Berkeley, to the City Manager. Council allocated the funding for the capital creation of the program on June 27, 2017, and the allocated program funds on December 5, 2017. Roughly 7 months later, the City and Bay Area Community Services (BACS) opened the STAIR Center, on June 27, 2018.

In February 2020, Disability Access Consultants (DAC) conducted an accessibility survey at the STAIR Center, and identified numerous deficiencies, including in the pedestrian path of travel, parking, signage, and throughout the existing trailers.

In March 2020, the STAIR Center was forced to reduce shelter capacity to enable greater physical distancing to comply with health orders due to the COVID-19 pandemic. This reduced the effective capacity of the STAIR Center from 42 shelter beds to 22.

PW and HHCS engaged the services of an architect to begin design of the Site Improvements and Shelter Units Project in November 2021. The purpose of the project was to prevent, prepare for, and respond to the COVID-19 pandemic by adding individual sheltering structures to the site to decompress the dormitory-style sleeping

quarters and promote social distancing between clients, and by making additional ADA improvements to better serve guests and visitors.

DAC and the Berkeley Fire Department (BFD) were engaged to provide review and input on the design of the project as related to accessibility and emergency response starting in February 2022 after initial site layout studies were prepared. Based on their input, the project incorporates accessible pathways throughout the site, several larger sleeping cabins for wheelchair users, an unobstructed fire lane and wayfinding signage for emergency responders, and fire sprinklers in each sleeping cabin.

In August 2022, PW and HHCS held an on-site meeting with members of the City's Homeless Services Panel of Experts to review initial designs the architect developed, receiving feedback to incorporate in the final design.

The project will consist of replacing the existing congregate sleeping trailers with thirty-two (32) pre-manufactured single-occupancy sleeping cabins to provide more privacy for participants, which is preferred by people living on the streets. The project will also consist of accessibility improvements, landscaping, and related work.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no anticipated negative environmental effects of this action.

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. The City can elect not to construct the project, however deferring the work will lead to continued deterioration of the building.

CONTACT PERSON

Elmar Kapfer, Supervising Civil Engineer, Public Works (510) 981-6435
Ronald Nevels, Manager of Engineering, Public Works (510) 981-6439
Wahid Amiri, Deputy Director, Public Works (510) 981-6396

Attachments:

- 1: Resolution
- 2: Abstract of Bids

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

CONTRACT: BAY CONSTRUCTION CO. FOR THE SECOND STREET STAIR
CENTER SITE IMPROVEMENTS AND SHELTER UNITS PROJECT

WHEREAS, the Second Street STAIR Center was required to reduce its shelter bed capacity to enable greater physical distancing due to the COVID-19 pandemic; and

WHEREAS, an accessibility survey identified numerous deficiencies to the site, including to pedestrian pathways, parking, existing trailer buildings, stairs and ramps; and

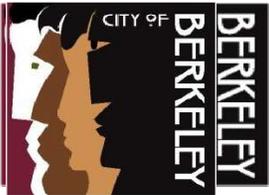
WHEREAS, the City engaged the services of an architect to design site improvements to replace the existing congregate sleeping trailers with individual shelter units and address accessibility deficiencies; and

WHEREAS, an invitation for bids (Plans and Specifications No. 23-11603-C) was duly advertised, and Bay Construction Co. was determined to be the lowest responsive and responsible bidder; and

WHEREAS, funds are programmed in the FY 2025 budget in the General Fund and Capital Improvements Fund.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that Plans and Specifications No. 23-11603-C for the Second Street STAIR Center Site Improvements and Shelter Units Project are approved, and Bay Construction Co. 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 Bay Construction Co. for the Second Street STAIR Center Site Improvements and Shelter Units Project at 1601 Second Street, in an amount not to exceed \$1,069,200, which includes a contingency of \$97,200. 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

Spec. # 23-11603-C

Bid Date: 4/9/2024

FOR: [Second Street STAIR Center Site Improvements and Shelter Units](#)

required w/ bid

	Bidders	Base Bid	Addenda (1 & 2)	Bid Bond	Bidder Registration / Experience	Subcontractor s	Statement of Qualifications	Non-Collusion	Bidder Certifications
1	Bay Construction Co.	\$ 940,000.00	X	X	X	X	X	X	X
2	Sustainable Urban Neighborhoods	\$ 1,431,549.13	X	X	X	X	X	X	X
3									
4									
5									
6									
7									
8									
9									
10									

Bid Recorder: Roopreet Soorma  Talia Stewart (May 23, 2024 16:24 PDT) Date 4/10/2024

Bid Opener: Josh Roben  Josh Roben (May 23, 2024 16:23 PDT) Date 4/10/2024

Project Manager: Titus Chen  Titus Chen Date 4/10/2024

