



Office of the City Manager

MBNCONSENT
CALENDAR
May 10, 2022

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Scott Ferris, Director, Parks Recreation & Waterfront
Subject: Contract No. 32200074 Amendment: Murray Building, Inc. for Cazadero Camp Jensen Dormitory Construction Project

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to amend Contract No. 32200074 with Murray Building, Inc. for the Cazadero Camp Jensen Dormitory Construction Project by adding \$66,450 for a total not-to-exceed contract amount of \$1,528,350.

FISCAL IMPACTS OF RECOMMENDATION

Funds for the contract are currently available in the Camps Fund (125-52-543-581-0000-000-461-662110). The cost of this contract is anticipated to be covered by insurance payments (partially received to-date). No other funding is required, and no other projects will be delayed due to this expenditure.

CURRENT SITUATION AND ITS EFFECTS

On October 12, 2021, City Council authorized a construction contract with the Murray Building, Inc. for the Cazadero Camp Jensen Dormitory Project in the amount of \$1,461,900, which includes a 10% contingency (Resolution No. 70,053-N.S.). To-date, four contract amendments have been executed to address unanticipated existing conditions and conflicts, resulting in a current total contract value of \$1,357,074.88. In March, 2022, the need for additional site work related to fire sprinkler infrastructure was identified. Project construction is on a tight schedule and will continue through June, 2022. There is a need to increase the total expenditure authority for this contract by \$66,450 (5% of the original contract) to provide a contingency for the remainder of the Project.

BACKGROUND

For over 60 years, the 33-acre Cazadero Camp has been leased by the City to Cazadero Performing Arts Camps. The Camp provides a dynamic music education program for young musicians ages 10-18 including both summer camp music programs and JumpStart in Music, a low-cost weekend Camp for school district music programs. A landslide in 2016 destroyed Jensen Dormitory. The reconstruction of the Dormitory will restore the full

capacity of the Camp. The total cost estimate for the Cazadero Landslide Repair Project is \$3.3M. Project costs are anticipated to be covered by insurance.

On June 17, 2021, the City issued an Invitation For Bids (IFB) for the reconstruction of the Cazadero Camp Jensen Dormitory (Spec No. 21-11443-C). On July 8, 2021 the City received three bids. Murray Building, Inc. submitted a bid of \$1,329,000 as the lowest responsible bidder. Staff conducted reference checks and received satisfactory feedback and a construction contract was executed.

To-date, a total of four contract amendments have been executed, with a net total value of \$28,074.88. The amendments include revisions to plans due to permit requirements, additional on-site demolition, tree removal, and revised foundation, structural and architectural details to account for unanticipated existing conditions and conflicts.

In March, 2022, through the deferred submittal and review process, the need for additional fire sprinkler infrastructure was identified. This scope includes the construction of an underground pipe and fire department connection and sprinklers to protect exterior decks, and has been authorized by a Construction Change Directive in a not-to-exceed amount of \$53,900. The Project construction will continue through June, 2022, and City staff are tracking multiple additional amendments to address unanticipated existing conditions and permit requirements, and anticipate that the existing contingency balance may be exceeded prior to Project completion. Therefore, there is the need to increase the expenditure authority for this contract to increase the construction contingency.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE CHANGE

This Project replaces a destroyed building. The replacement building has been designed to meet modern code, representing a significant improvement in energy and water efficiency compared to the prior structure. The new Jensen Dormitory includes all-electric equipment, systems and appliances. Solar is not feasible in this heavily forested location; however, the design incorporates passive heating and cooling techniques and requires the use of low-carbon concrete. The Project does not include any irrigation systems, and ultra-low-flow fixtures are being installed throughout the building.

RATIONALE FOR RECOMMENDATION

This increase to the not-to-exceed contract authority is necessary to address unforeseen conditions, including revised foundation design and additional fire sprinkler infrastructure. The City does not have the in-house labor or equipment resources to complete these construction activities.

ALTERNATIVE ACTIONS CONSIDERED

None

CONTACT PERSON

Scott Ferris, Director, PRW, 981-6700

Contract No. 32200074 Amendment: Murray Building, Inc.
CALENDAR
for Cazadero Camp Jensen Dormitory Project

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May 10, 2022

Liza McNulty, Project Manager, PRW, 981-6437

Attachments:
1: Resolution

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

CONTRACT NO. 32200074 AMENDMENT: MURRAY BUILDING, INC. FOR THE
CAZADERO CAMP JENSEN DORMITORY PROJECT

WHEREAS, the City has owned the Cazadero Camp since 1927; and

WHEREAS, in April, 2016 a landslide destroyed the Jensen Dormitory; and

WHEREAS, an invitation for bids was duly advertised and three bids were opened on July 8, 2021 and Murray Building, Inc. was the lowest responsive and responsible bidder; and

WHEREAS, on October 12, 2021, City Council authorized execution of a contract and any amendments, extension, and/or change orders until completion of the Project with Murray Building, Inc. for the Cazadero Camp Jensen Dormitory Project in an amount not to exceed \$1,461,900 which included a 10% contingency (Resolution No. 70,053-N.S.); and

WHEREAS, based on executed and projected amendments due to unanticipated existing conditions and conflicts, there is a need to increase the total expenditure authority for this contract by \$66,450 (5% of the original contract) to provide a contingency for the remainder of the Project.

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. 32200074 with Murray Building, Inc. for the Cazadero Camp Jensen Dormitory Construction Project to amend it by adding \$66,450 for a total not-to-exceed contract amount of \$1,528,350. A record signature of said agreements and any amendments to be on file in the Office of the City Clerk.