



Office of the City Manager

CONSENT CALENDAR  
October 13, 2020

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. 31900124 Amendment: B Bros Construction Inc. for Adult Mental Health Services Center Renovations Project at 2640 Martin Luther King Jr Way

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to amend Contract No. 31900124 with B Bros Construction, Inc. to complete renovation and seismic upgrade work at the Adult Mental Health Services Center, increasing the current contract amount of \$5,386,293 by \$230,000 for a total amount not-to-exceed of \$5,616,293.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this contract amendment is subject to appropriation in the First Amendment to the FY 2021 Annual Appropriations Ordinance (AAO1) in the T1 Fund (511) in the Public Works budget. The \$230,000 requested for this amendment is within the original \$2,000,000 T1 allocation for this project. No other funding is required.

Original Contract (not to exceed) .....	\$4,886,293
Previous Amendment.....	\$500,000
<u>This Amendment .....</u>	<u>\$230,000</u>
Amended Contract Amount (not to exceed)	\$5,616,293

The additional funding is necessary since it will provide for upgrades to the Adult Mental Health Services Center that improve the day-to-day operations of the building and minimize disruption to City staff and patients when facility maintenance needs come up during regular business hours. Some of these improvements also provide additional security to the building, City staff, and patients being cared for.

### CURRENT SITUATION AND ITS EFFECTS

On December 10, 2019, City Council adopted a resolution authorizing the City Manager to amend the contract with B Bros Construction, Inc. (B Bros) to complete renovation and seismic upgrade work at the Adult Mental Health Services Center (Center), increasing the contract amount by \$500,000 for a total amount not-to-exceed (nte) of \$5,386,293. The increase was necessary to address unforeseen conditions that only became apparent when B Bros commenced with construction of the Adult Mental Health Services Center on April 4, 2019.

More recently, Health, Housing & Community Services Department (HHCS) requested improvements to the project that increase the scope of the original contract documents. These additions were requested to improve the day-to-day operations of the building, some of which include:

- Installation of water isolation valves throughout the building. These minimize disruption to the entire building and operation when working on a specific location within the structure's water system.
- Water proofing the janitorial closet to avoid excessive wear and water damage in the future.
- Installation of additional audio-visual networking infrastructure throughout the building.
- Installation of two dual electric vehicle charging stations along the building's Derby Street frontage.
- Installation of keyless locking mechanisms (fobs) on all interior and exterior doors to the building.
- Adding a bottle fill station in the staff communal area.
- Installation of a security and emergency alarm system to the building.

The proposed amendment for \$230,000 will cover the operational improvements requested above and address miscellaneous unforeseen closeout items that occur on building facility upgrade projects of this size and complexity.

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

The City of Berkeley Mental Health Services Center provides invaluable mental health and related social services to Berkeley and Albany community members and their families living with serious and persistent mental illness. Program efforts include case management and support services, coordination and consultation with other agencies and groups, providing linkages and referrals to community resources, assessments and crisis response. Some of the work of Mental Health staff is conducted in the field when

staff meets clients in the community for service provision. There have been significant problems with the Center for many years. The building did not have a layout conducive to a welcoming environment for consumers, nor was it properly configured for safety. In 2015 and 2016, these long-standing issues were exacerbated by air quality problems, water intrusion, and an ongoing infestation of vermin, raccoons, and rodents. Although the building had many treatments, the problems were ultimately deemed so systemic that the building was closed in June 2016, pending this long planned major rehabilitation.

The current rehabilitation work being performed is significant and will result in a welcoming, inviting, clean, durable, energy efficient, and secure facility that will be used to help seriously mentally ill residents in Berkeley and Albany to live better lives.

The upgraded Center will provide a central location and will provide comprehensive services that maintain personal and community stability, supporting over 350 adults with ongoing clinical case management services per year.

#### ENVIRONMENTAL SUSTAINABILITY

A goal of the new mental health facility is to incorporate as many net zero energy facility improvements as is feasible. A net zero energy facility has a positive environmental impact and has economic advantages over the long-term. Some net-zero features in this project include solar panels, heat pumps, or low flow fixtures.

#### RATIONALE FOR RECOMMENDATION

The requested facility upgrades will improve the day-to-day operations of the building, and in turn, minimize disruption to City staff and the patients of the Adult Mental Health Services Center when facility maintenance needs come up during regular business hours. Some of these improvements also provide additional security to the building facility itself, as well as City staff and the patients being cared for.

#### ALTERNATIVE ACTIONS CONSIDERED

None.

#### CONTACT PERSON

Andrew Brozyna, Deputy Director, Public Works, (510) 981-6396  
Joe Enke, Acting City Engineer, Public Works, (510) 981-6411

Attachment:  
1: Resolution

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

CONTRACT NO. 31900124 AMENDMENT: B BROS CONSTRUCTION INC. FOR ADULT MENTAL HEALTH SERVICES CENTER RENOVATIONS PROJECT AT 2640 MARTIN LUTHER KING JR WAY

WHEREAS, the project consists of interior and exterior renovations and seismic upgrades of the Adult Mental Health Services Center; and

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

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

WHEREAS, Resolution No. 68,752-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 B-Bros Construction Inc. for the Mental Health Services Center Renovation Project at 2640 Martin Luther King, Jr Way, in an amount not to exceed \$4,886,293; and

WHEREAS, Resolution No. 69,230-N.S. authorized the City Manager to execute an amendment to increase the contract amount by \$500,000 for a total contract not to exceed amount of \$5,386,293.

WHEREAS, due to requested building facility upgrades an additional increase of \$230,000 is necessary to fund the improvements; and

WHEREAS, funds will be appropriated in the First Amendment to the FY 2021 Annual Appropriations Ordinance in the FY 2021 in the T1 Fund (511).

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. 31900124 with B Bros Construction, Inc. for renovation and seismic upgrade work at the Adult Mental Health Services Center increasing the current contract amount of \$5,386,293 by \$230,000 for a total contract amount not to exceed \$5,616,293.