



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: Rainbow Waterproofing & Restoration Co., Inc. for the Central Library Stucco Restoration Project.

RECOMMENDATION

Adopt a Resolution:

1. Approving plans and specifications for Central Library Stucco Restoration Project, Specification No.20-11405-C;
2. Accepting the bid of Rainbow Waterproofing & Restoration Co., Inc. as the lowest responsive and responsible bidder; and
3. 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 \$702,384, which includes a contingency of \$117,064.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this project is fully programmed in the proposed FY 2022 budget in the Library Tax Fund (101-22-241-263-0000-000-463-662110). Costs will be assigned Project Code LB1940.

All costs will be paid from the Library Tax Fund including amendments, extensions or other change orders until completion of the project.

- \$702,384: Library Tax Fund (101-22-241-263-0000-000-463-662110)

Low bid by Rainbow Waterproofing .....	\$585,320
20% Contingency	\$117,064
<b>Total Construction Cost NTE</b>	<b>\$702,384</b>

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

CURRENT SITUATION AND ITS EFFECTS

The Public Works Department, jointly with the Library, is requesting the execution of a construction contract between the City of Berkeley and Rainbow Waterproofing & Restoration Co., Inc. to rehabilitate the exterior concrete walls of the Central Library's Bancroft building annex in which the stucco was previously removed in November 2019

due to poor stucco bonding and for the waterproofing and sealing of appurtenant windows.

The required rehabilitation is important for the integrity of the building. The work consists of treating and repairing the concrete and the application of a high-performance coating system with stucco finish to prevent water from entering the building. This project will not only improve the long-term durability of the exterior walls, but it will also provide a more welcoming, safe, and comfortable environment, which is consistent with the service priorities in the Library's 2008-2011 Strategic Plan.

In March 2019, the City and Library initiated redesign and replacement of the demolished stucco system with the architectural engineering firm Allana Buick & Bers, Inc. leading up to the release on Monday, April 12, 2021 of RFP Specification No. 20-11405-C for the Central Library Stucco Restoration Project.

Bids were opened on Thursday, May 6, 2021. The City received 7 bids ranging from \$585,320 to \$1,186,000. Rainbow Waterproofing & Restoration Co., Inc. was the lowest responsive and responsible bidder and their references were provided and verified satisfactorily. Staff recommends that a construction contract for the Central Library Stucco Restoration Project be awarded to Rainbow Waterproofing & Restoration Co., Inc.

This project shall be considered a public works project and be subject to the terms of the community workforce agreement with existing prevailing wage requirements.

#### BACKGROUND

In April 2002, the Central Library completed a major renovation and earthquake retrofitting project financed by Measure S, a 1996 voter bond measure financing rehabilitation of the library and other civic center improvements in the downtown Berkeley area. Consequently, the Central Library enlarged its footprint with a new wing – the Bancroft building annex – allowing for expanded public service areas on two floors, a Community Meeting Room, and dedicated staff and administrative office areas.

In March 2018, a section of exterior stucco wall cladding on the Bancroft building annex detached in an area not visible from either Kittredge Street or Bancroft Way. With the assistance of the General Services Department and in consultation with other City departments, the Library on an emergency basis engaged the services of a general contractor to secure the area and remove any other proximate potential stucco-related hazards to ensure the safety of Library patrons and staff. Concurrently, the Library engaged the services of an architectural and engineering consultancy firm to determine the extent of failing and or compromised stucco and the causes of the stucco failure. The entirety of accessible walls of the Bancroft annex were examined where stucco was present to evaluate and assess the overall condition as well as the bonding strength of the stucco layer to the underlying concrete wall; the final accepted engineering report confirmed extensive conditions of potential risks due to stucco failure. Consequently, the emergency agreement with the general contractor was amended for the demolition of exterior stucco from all areas of the Bancroft building annex. Demolition work was completed in November 2019.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no identifiable environmental effects, climate impacts, or sustainability opportunities associated with the subject of this report.

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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.

CONTACT PERSON

Elmar Kapfer, P.E., Supervising Civil Engineer, (510) 981-6435  
Tess Mayer, Director of Library Services, (510) 981-6195

Attachments:

- 1: Resolution
- 2: Abstract of Bids

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

CONTRACT: RAINBOW WATERPROOFING & RESTORATION CO., INC. FOR THE CITY OF BERKELEY'S CENTRAL LIBRARY STUCCO RESTORATION PROJECT

WHEREAS, the project consists of exterior rehabilitation and upgrade to the Central Library; and

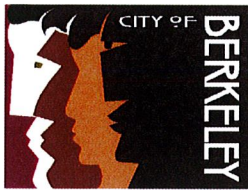
WHEREAS, The City has neither the labor nor the equipment necessary to undertake this repair project; and

WHEREAS, an invitation for bids (Plans and Specifications No. 20-11405-C) was duly advertised, and Rainbow Waterproofing & Restoration Co., Inc. was determined to be the lowest responsive and responsible bidder; and

WHEREAS, funds are programmed in the proposed FY 2022 budget in the Library Tax Fund.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that Plans and Specification No. 20-11405-C for the Central Library Stucco Restoration Project are approved, and Rainbow Waterproofing & Restoration Co., Inc. 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 Rainbow Waterproofing & Restoration Co., Inc. for the Central Library Stucco Restoration Project at 2090 Kittredge Street, in an amount not to exceed \$702,384. 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

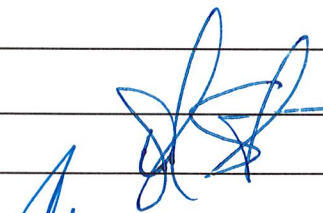
Spec. #20-11405-C

Bid Date:

5/6/2021

FOR: Central Library Stucco Restoration Project

	Bidders	Base Bid	Alt. #1	Alt. #2	Alt. #3	Bid Bond	Addendum (1)	Reg/Exp	Subs	Non-coll	Certs
1	Angotti & Riley	\$ 922,000				X	X	X	X	X	X
2	CWS Construction	\$ 973,000				X	X	X	X	X	X
3	DL Falk	\$ 1,164,000				X	X	X	X	X	X
4	Pacific Contractors Group	\$ 1,186,000				X	X	X	X	X	X
5	Rainbow Waterproofing <sup>9</sup> Proj	\$ 585,320				X	X	X	X	X	X
6	Urban Waterproofing	\$ 595,000				X	X	X	X	X	X
7	Wickman Development <sup>9</sup> cons.	\$ 970,000				X	X	X	X	X	X
8											
9											
10											

Bid Recorder:  Darryl Sweet

Bid Opener:  Josh Roben

Project Manager:  (Per)

