



Office of the City Manager

RECESS ITEM
CONSENT CALENDAR
 October 12, 2021

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: Murray Building, Inc. for Cazadero Camp Jensen Dormitory Construction Project

RECOMMENDATION

Adopt a Resolution ratifying the action taken by the City Manager during recess:

1. Approving the plans and specifications for the Cazadero Camp Jensen Dormitory Project, Specification No. 21-11443-C; and
2. Accepting the bid of Murray Building, Inc. as the lowest responsive and responsible bidder for the amount of \$1,329,000; 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 with Murray Building, Inc. in an amount not to exceed \$1,461,900 which includes a 10% contingency.

NEGATIVE EFFECT IF ACTION IS DELAYED UNTIL AFTER COUNCIL RECESS

The Cazadero Camp Jensen Dorm Project is located in Sonoma County, in the Austin Creek canyon. The Project location is subject to heavy rains, and a short and challenging construction window. Bids were opened on July 8, 2021, which did not allow enough time to complete the bid review process prior to Council summer recess. Construction should start as soon as possible in order to complete the exterior of the new building prior to the winter storm season, which will allow for the interior work to proceed throughout the winter. This will allow the City to complete the project and not impact Camp programming in the spring of 2022. This Project is funded by insurance, and insurance has explicitly accepted the low bid that this resolution awards.

FISCAL IMPACTS OF RECOMMENDATION

Funding for the contract is available in the Camps Fund 125 (budget code 125-52-543-581-0000-000-461-662110- PRWEM16004). The cost of this this contract is anticipated to be entirely covered by insurance payments (partially received).

CURRENT SITUATION AND ITS EFFECTS

The City of Berkeley has owned Cazadero Camp in Sonoma County since 1927. In April of 2016, a landslide occurred at Cazadero Camp causing irreparable damage to the existing Jensen Dorm structure, Austin Creek Road and multiple trees. The hazardous trees were

Contract: Murray Building, Inc. for Cazadero Camp
Jensen Dormitory Construction Project

removed, Jensen Dormitory demolished and the debris removed, and the permanent landslide repair work (including repair of Austin Creek Road) completed. Reconstruction of the Jensen Dormitory is the final step to completing the repairs associated with the landslide. Construction is anticipated to take approximately 10-months to complete.

BACKGROUND

The 33-acres Cazadero Camp has been leased by the City to Cazadero Performing Arts Camps for over 60 years. 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. The reconstruction of the Jensen 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 a request for bids 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 and is the lowest responsive and responsible bidder.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE CHANGE

This Project replaces a destroyed building. The replacement building has been designed to meet current building 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, and ultra-low-flow water fixtures are used throughout the building.

RATIONALE FOR RECOMMENDATION

Three bids were submitted for the Project and Murray Building Inc. is the lowest responsive and responsible bidder for the Project.

ALTERNATIVE ACTIONS CONSIDERED

None

CONTACT PERSON

Scott Ferris, Director, PRW, 981-6700
Liza McNulty, Project Manager, PRW, 981-6437

Attachments:

- 1: Resolution
Exhibit A: Bid Abstract

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

CONTRACT: 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, funding for the contract is available in the Camps Fund 125 (budget code 125-52-543-581-0000-000-461-662110- PRWEM16004).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Council ratifies the action taken by the City Manager to approve the plans and specification No. 21-11443-C for the Cazadero Camp Jensen Dorm Project.

BE IT FUTHER RESOLVED that the Council of the City of Berkeley accepts the bid of the lowest responsive and responsible bidder, Murray Building, Inc.

BE IT FURTHER RESOLVED that the Council of the City of Berkeley authorizes the City Manager to execute a contract and any amendments, extension, and/or change orders until completion of the Project in accordance with the approved plans and specifications with Murray Building, Inc. for the Cazadero Camp Jensen Dormitory Project in an amount not to exceed \$1,461,900 which includes a 10% contingency for unforeseen circumstances. A record signature of said agreements and any amendments to be on file in the Office of the City Clerk.

Exhibit A: Bid Abstract

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City of Berkeley
Abstract of Bid Worksheet

Finance Department
General Services Division

Spec #
21-11443-C

Bid Date: 7/8/2021

FOR: Cazadero Camp Jensen Dormitory

	Bidders	Base Bid	Bid Bond	Addenda (2)	required w/ bid			
					Reg./Exp.	Subs	Non-Coll.	Certs
1	Murray Building, Inc.	\$1,329,000	X	X	X	X	X	X
2	FRC, Inc.	\$1,560,000	X	X	X	X	X	X
3	M3 Intergrated Services, Inc.	\$ 1,448,000	X	X	X	X	X	X
4								
5								
6								
7								
8								
9								
10								

Bid Recorder: Josh Roben *JR* 7/8/2021

Bid Opener: Darryl Sweet *DLST*

Project Manager: Liza McNulty *McNulty* 7-8-2021