



CONSENT CALENDAR

January 30, 2024

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Andrew Murray, Interim Public Works Director

Subject: Contracts: On-Call Construction and Project Management Services:
Hollins Consulting, Inc., Kitchell/CEM, Inc., and O'Connor Construction
Management, Inc.

RECOMMENDATION

Adopt three Resolutions authorizing the City Manager to execute contracts and any amendments with the following firms for on-call construction management and project management services (CM/PM) for capital improvement projects, each for the period of January 1, 2024 through June 30, 2025:

1. Hollins Consulting, Inc. (Hollins), for an amount not to exceed \$2,800,000.
2. Kitchell/CEM, Inc. (Kitchell), for an amount not to exceed \$2,800,000.
3. O'Connor Construction Management, Inc. (OCMI), for an amount not to exceed \$2,800,000.

FISCAL IMPACTS OF RECOMMENDATION

Initial funding for the on-call contracts is available in the Fiscal Year (FY) 2024 through 2025 budget, as follows:

Fund	Amount
511 (T1)	\$7,200,000
501 (Capital Improvements)	\$1,200,000

Funding for FY 2025 is subject to appropriation in future fiscal years' capital improvement budget and will be identified as projects arise.

CURRENT SITUATION AND ITS EFFECTS

Over the next several years, the Engineering Division of the Public Works Department and the Parks, Recreation, and Waterfront Department are expecting significantly increased workloads, resulting from deferred maintenance, on-going capital projects, and T1 projects. The first T1 phase will include design or construction of over twenty facility projects during the next three years. For buildings maintained by the Public Works Department and the Parks, Recreation, and Waterfront Department, the CM/PM consultants will support staff to complete projects as needed.

The City has used CM/PM consultants in the past to supplement City staff. The CM/PM services may cover all project phases including planning, design, and construction management services during construction. The consultant may serve as the City's project manager during planning and design or serve as the construction manager during construction.

Awarding these CM/PM consultant contracts is consistent with the City's Strategic Plan, advancing our goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

BACKGROUND

Requests for Qualifications (RFQ) were issued on April 18, 2023, (Specification No. 23-11581-C) seeking qualified firms or individuals to provide on-call project and construction management services for capital improvement projects.

On May 23, 2023, the City received 11 proposals from construction and project management firms, which were evaluated by a review panel consisting of City staff in the Public Works Department Engineering Division and Parks, Recreation & Waterfront Department Capital Division. Hollins, Kitchell, and OCMI were determined to be the best qualified to meet the City's needs. All three firms demonstrated exceptional experience and ability in delivering projects similar in scope to the City's upcoming capital projects.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The capital improvement projects that the awarded CM/PM consultants will be tasked to manage are consistent with the City's goals to increase energy and water efficiency. There are no anticipated negative environmental or climate impacts from these CM/PM consultant contracts.

RATIONALE FOR RECOMMENDATION

Hollins, Kitchell, and OCMI have particular expertise in CM/PM support. They were the top three ranked firms and are the best qualified to meet the City's needs.

City staff recommends awarding a contract to all three consultants to get the best value for the City, because it will distribute the anticipated workload, create an alternative source for services, and secure more competitive proposals.

City staff have previously worked with CM/PM consultants when anticipated workloads exceeded staff capacity.

ALTERNATIVE ACTIONS CONSIDERED

No alternative actions were considered. The City needs assistance from project and construction management services firms to complete required work. CM/PM support will be critical to complete T1 projects within the established time frame.

CONTACT PERSON

Ronald Nevels, City Engineer, Public Works, (510) 981-6439
Elmar Kapfer, Supervising Civil Engineer Public Works, (510) 981-6435
Titus Chen, Associate Civil Engineer Public Works, (510) 981-6410

Attachments:

- 1: Resolution: Contract with Hollins Consulting, Inc.
- 2: Resolution: Contract with Kitchell/CEM, Inc.
- 3: Resolution: Contract with O'Connor Construction Management, Inc.

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

CONTRACT: HOLLINS CONSULTING, INC. FOR ON-CALL CONSTRUCTION AND PROJECT MANAGEMENT (CM/PM) SERVICES FOR CAPITAL IMPROVEMENT PROJECTS

WHEREAS, on April 18, 2023 the City released a Request for Qualifications (Specification No. 23-11581-C) seeking firms or individuals to provide on-call CM/PM services for capital improvement projects; and

WHEREAS, on May 23, 2023, the City received 11 submissions, which were reviewed and rated; and

WHEREAS, the submission from Hollins Consulting, Inc. has been found to be fully qualified and responsive to the City's request; and

WHEREAS, funding will be identified and requested for appropriation as projects arise; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to approve a contract and any amendments with Hollins Consulting, Inc. for on-call construction and project management services for capital improvement projects for the contract period of January 1, 2024 through June 30, 2025 in an amount not to exceed \$2,800,000. A record signature copy of said contract and any amendments to be on file in the Office of the City Clerk.

RESOLUTION NO.:-N.S.

CONTRACT: KITCHELL/CEM, INC. FOR ON-CALL CONSTRUCTION AND PROJECT MANAGEMENT (CM/PM) SERVICES FOR CAPITAL IMPROVEMENT PROJECTS

WHEREAS, on April 18, 2023 the City released a Request for Qualifications (Specification No. 23-11581-C) seeking firms or individuals to provide on-call CM/PM services for capital improvement projects; and

WHEREAS, on May 23, 2023, the City received 11 submissions, which were reviewed and rated; and

WHEREAS, the submission from Kitchell/CEM, Inc. has been found to be fully qualified and responsive to the City's request; and

WHEREAS, funding will be identified and requested for appropriation as projects arise; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to approve a contract and any amendments with Kitchell/CEM, Inc. for on-call construction and project management services for capital improvement projects for the contract period of January 1, 2024 through June 30, 2025 in an amount not to exceed \$2,800,000. A record signature copy of said contract and any amendments to be on file in the Office of the City Clerk.

RESOLUTION NO.:-N.S.

CONTRACT: O'CONNOR CONSTRUCTION MANAGEMENT, INC. CONSULTING FOR ON-CALL CONSTRUCTION AND PROJECT MANAGEMENT (CM/PM) SERVICES FOR CAPITAL IMPROVEMENT PROJECTS

WHEREAS, on April 18, 2023 the City released a Request for Qualifications (Specification No. 23-11581-C) seeking firms or individuals to provide on-call CM/PM services for capital improvement projects; and

WHEREAS, on May 23, 2023, the City received 11 submissions, which were reviewed and rated; and

WHEREAS, the submission from O'Connor Construction Management, Inc. has been found to be fully qualified and responsive to the City's request; and

WHEREAS, funding will be identified and requested for appropriation as projects arise; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to approve a contract and any amendments O'Connor Construction Management, Inc. for on-call construction and project management services for capital improvement projects for the contract period of January 1, 2024 through June 30, 2025 in an amount not to exceed \$2,800,000. A record signature copy of said contract and any amendments to be on file in the Office of the City Clerk.