



Office of the City Manager

CONSENT CALENDAR  
July 24, 2018

To: Honorable Mayor and Members of the City Council  
From: Dee Williams-Ridley, City Manager  
Submitted by: Phillip L. Harrington, Director, Department of Public Works  
Subject: Contract No. 10298 Amendment: C. Overaa & Co. for the Center Street Parking Garage

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to amend Contract No. 10298 with C. Overaa & Co. for the Center Street Parking Garage Project, increasing the contract amount by \$1,500,000 for a total amount not to exceed \$38,470,483.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this contract amendment will be appropriated as part of the First Amendment to the FY 2019 Annual Appropriations Ordinance in the Center Street Parking Garage project budget from the Off Street Parking Fund (835).

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

Original contract not-to-exceed (NTE) amount .....	\$33,524,400
Prior amendment (shoring change order) .....	\$3,446,583
<u>This amendment</u>	<u>\$1,500,000</u>
Amended contract NTE amount	\$38,470,983

This contract amendment has been assigned CMS No. WAB7J.

CURRENT SITUATION AND ITS EFFECTS

City Council authorized the City Manager to execute a contract with C. Overaa & Co. (Overaa), the general contractor for the Center Street Garage project (CSG) at its June 14, 2016 meeting for a total amount not to exceed \$33,524,400. The construction contract with Overaa did not include provisions for shoring. Because the foundation depths of buildings bordering the CSG parcel could not be determined until after garage demolition was completed, the project consultant recommended addressing possible needed shoring work at a later date through a contract change order. The City Council, at its February 28, 2017 meeting, authorized the City Manager to amend the contract with Overaa, increasing the contract amount by \$3,446,583 to complete shoring design and installation.

During construction, changes to the contract plans and specifications have required additional work to be performed. Additional work is primarily related to changes to signage and parking guidance, utility coordination, electrical work, and structural steel supporting the photo voltaic system. The City is negotiating change orders with Overaa for which an increase in the NTE authorization is needed.

### BACKGROUND

This project was advertised for bids Monday, March 7, 2016 (Specification No. 16-10996-C), and the City Council authorized the City Manager to execute a contract with Overaa at its June 14, 2016 meeting.

The replacement of the CSG is one of the City's high priority downtown projects. Staff and consultants have been working on the planning and design of the new parking garage since July 2013.

The work includes the demolition of the existing five-story structure with 420 parking spaces and ground floor retail, and construction of an eight-story structure with 720 parking spaces to meet current seismic standards and includes first floor commercial space, secure bicycle parking, office space for parking management and art display space. The contract is scheduled to be completed mid-August 2018 with an additional forty-five calendar days for project closeout.

### ENVIRONMENTAL SUSTAINABILITY

The new CSG is in the Downtown Mixed Use District, which requires new buildings to be LEED Gold or higher or "attain building performance equivalent to this rating as determined." Since LEED does not certify parking garages, a likely equivalent would be Green Garage Certification (a program of the Green Parking Council) or potentially a Zero Net Energy building, since the garage will be using LED lighting, solar electric, Micro-grid ready and system strategies to minimize energy consumption.

The new garage will provide designated car sharing spaces, electric vehicle charging, and secure bicycle packing. Providing an operationally efficient and cost-competitive parking option for visitors and business people will reduce greenhouse gas emissions from vehicles circling for other parking spaces.

In addition, stormwater will be captured in a cistern, and any associated pollutants in the captured water will be treated through an on-site flow through planter.

### RATIONALE FOR RECOMMENDATION

Overaa is currently under contract with the City for the construction of the Project. It is practical and cost-effective to amend the contract with C. Overaa & Company for this additional work, and there are funds available to cover the additional expense. The City does not have the resources to perform the work.

Contract No. 10298 Amendment: C. Overaa & Co.  
for the Center Street Parking Garage

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ALTERNATIVE ACTIONS CONSIDERED

None.

CONTACT PERSON

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Nisha Patel, Manager of Engineering/City Engineer, Public Works (510) 981-6406  
Joe Enke, Supervising Civil Engineer, Public Works (510) 981-6411

Attachments:

1: Resolution

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

CONTRACT NO. 10298 AMENDMENT: C. OVERAA & CO. FOR CENTER STREET  
PARKING GARAGE

WHEREAS, on June 14, 2016 by Resolution No. 65,138-N.S., the City Council authorized Contract No. 10298 with C. Overaa & Co. (Overaa) in an amount not to exceed \$33,524,400 for the Center Street Parking Garage; and

WHEREAS, the Center Street Parking Garage project was competitively bid (Specification No. 16-10996-C), and Overaa was the lowest responsive and responsible bidder; and

WHEREAS, on February 28, 2017 by Resolution No. 67,847-N.S., the City Council authorized the City Manager to amend Contract No. 10298 with Overaa, increasing the contract amount by \$3,446,583; and

WHEREAS, an increase of \$1,500,000 is needed for the construction change order for signage, parking guidance, utility, electrical, and structural changes to the contract; and

WHEREAS, the City has neither the labor nor the equipment necessary to undertake this work; and

WHEREAS, \$1,500,000 in funds is available from the Fiscal Year 2019 Center Street Parking Garage project (14CB10) from Off Street Parking Fund 835, and the contract amendment has been entered in the City database with CMS number WAB7J.

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. 10298 with C. Overaa & Co. for the Center Street Parking Garage, increasing the amount by \$1,500,000 for a total amount not to exceed \$38,470,983. A record copy of said contract amendment will be on file with the Office of the City Clerk.