



CONSENT CALENDAR
November 27, 2018

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Phillip L. Harrington, Director, Public Works
 Subject: Contracts: On-Call Construction and Project Management Services: KPM Consulting LLC, O'Connor Construction Management, Inc., and Townsend Management Inc.

RECOMMENDATION

Adopt three Resolutions authorizing the City Manager to execute contracts and any amendments with the following firms for on-call construction and project management services (CM/PM) for capital improvement projects, each for a period of January 1, 2019 through June 30, 2021:

1. KPM Consulting LLC (KPM), for an amount not to exceed \$680,000.
2. O'Connor Construction Management, Inc. (O'Connor), for an amount not to exceed \$660,000.
3. Townsend Management Inc. (Townsend), for an amount not to exceed \$660,000.

FISCAL IMPACTS OF RECOMMENDATION

Initial funding for the on-call contracts is available in the Fiscal Year (FY) 2019 budget, as follows:

Capital Improvement Fund: 610-5215-463-3035	\$100,000
Measure T1 Fund: 607-5215-463-3035	\$700,000

Funding for FY 2020 through FY 2022 is subject to appropriation in future fiscal years' capital improvement budget and will be identified as projects arise.

The CMS numbers assigned to these contracts are:

CONSULTANT	CMS NO.
KPM Consulting LLC	TIFXN
O'Connor Construction Management, Inc.	RPAGW
Townsend Management Inc.	D4YJY

CURRENT SITUATION AND ITS EFFECTS

Requests for Qualifications (RFQ) were issued on March 23, 2018 (Specification No. 18-11173-C) seeking qualified firms or individuals to provide on-call project and construction management services for capital improvement projects.

On April 24, 2018, the City received 25 proposals from construction and project management firms, which were evaluated by a review panel. KPM, O'Connor, and Townsend were determined to be the best qualified to meet the City's needs.

BACKGROUND

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 includes over twenty facility and building projects over the next three years. The City operates 95 facilities, not including Library facilities and those leased to other entities. The 95 facilities include 39 in PRW's inventory and 56 under Public Works

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.

ENVIRONMENTAL SUSTAINABILITY

There are no negative environmental effects of this action.

RATIONALE FOR RECOMMENDATION

KPM, O'Connor, and Townsend have particular expertise in CM/PM support. All three firms received highest rankings of the firms evaluated 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.

ALTERNATIVE ACTIONS CONSIDERED

As an alternative action, the City Council may consider allocating funding for a full-time construction management engineer. However, this alternative is not likely economically viable, since the anticipated workload is not sufficient to support a full-time position

CONTACT PERSON

Phil Harrington, Director, Public Works, (510) 981-6303
Nisha Patel, City Engineer, Department of Public Works, 981-6406

Attachments:

- 1: Resolution: Contract with KPM Consulting LLC
- 2: Resolution: Contract with O'Connor Construction Management, Inc.

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3: Resolution: Contract with Townsend Management Inc.

RESOLUTION NO.:-N.S.

CONTRACT: KPM CONSULTING LLC FOR ON-CALL CONSTRUCTION AND PROJECT MANAGEMENT (CM/PM) SERVICES FOR CAPITAL IMPROVEMENT PROJECTS

WHEREAS, on March 23, 2018 the City released a Request for Qualifications (Specification No. 18-11173-C) seeking firms or individuals to provide on-call CM/PM services for capital improvement projects; and

WHEREAS, on April 24, 2018, the City received 25 submissions, which were reviewed and rated; and

WHEREAS, the submission from KPM Consulting LLC 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 the contract has been entered into the citywide contract database and assigned CMS No. TIFXN; 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 KPM Consulting LLC for on-call construction and project management services for capital improvement projects for the contract period of January 1, 2019 through June 30, 2022 in an amount not to exceed \$680,000. 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. FOR ON-CALL CONSTRUCTION AND PROJECT MANAGEMENT (CM/PM) SERVICES FOR CAPITAL IMPROVEMENT PROJECTS

WHEREAS, on March 23, 2018 the City released a Request for Qualifications (Specification No. 18-11173-C) seeking firms or individuals to provide on-call architectural design services for capital improvement projects; and

WHEREAS, on April 24, 2018, the City received 25 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 the contract has been entered into the citywide contract database and assigned CMS No. RPAGW; 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 O'Connor Construction Management, Inc. for on-call project and construction management services for capital improvement projects for the contract period of January 1, 2019 through June 30, 2022 in an amount not to exceed \$660,000. 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: TOWNSEND MANAGEMENT INC. FOR ON-CALL CONSTRUCTION AND PROJECT MANAGEMENT (CM/PM) SERVICES FOR CAPITAL IMPROVEMENT PROJECTS

WHEREAS, on March 23, 2018 the City released a Request for Qualifications (Specification No. 18-11173-C) seeking firms or individuals to provide on-call architectural design services for capital improvement projects; and

WHEREAS, on April 24, 2018, the City received 25 submissions, which were reviewed and rated; and

WHEREAS, the submission from Townsend 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 the contract has been entered into the citywide contract database and assigned CMS No. D4YJY; 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 Townsend Management Inc. for on-call project and construction management services for capital improvement projects for the contract period of January 1, 2019 through June 30, 2022 in an amount not to exceed \$660,000. A record signature copy of said contract and any amendments to be on file in the Office of the City Clerk.