



Office of the City Manager

CONSENT CALENDAR  
January 29, 2019

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: B-Bros Construction Inc. for Adult Mental Health Services Center Renovation Project at 2640 Martin Luther King Jr Way

RECOMMENDATION

Adopt a Resolution:

1. Approving plans and specifications for the Adult Mental Health Services Center Renovation Project, Specification No.19-11267-C;
2. Accepting the bid of B-Bros Construction 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 \$4,886,293.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this project (\$4,886,293) is available in the FY 2019 budget:

- \$ 1,349,266: Mental Health Services Act Fund (315)
- \$ 894,467: Mental Health State Aid Real Fund (158)
- \$ 1,488,169: Development Block Grant Fund (128)
- \$ 1,692,525: T1 Fund (511)
- \$ 663,812: Capital Improvement Fund (501)

Low bid by B-Bros Construction Inc. ....	\$4,148,950
Contingency .....	\$737,343
<b>Total Construction Cost</b>	<b>\$4,886,293</b>

No other funding is required, and no other projects will be delayed due to this expenditure. The contract management system number for this contract is CMS No. A231Y.

### CURRENT SITUATION AND ITS EFFECTS

Health Housing and Community Services (HHCS) will operate the Berkeley Adult Health Services Center (Center) at 2640 Martin Luther King Jr Way, which will serve Berkeley and Albany community members and their families, living with serious and persistent mental illness. The goal of this project is to improve the quality of care by having all adult clinic staff in one location accessible to community members needing services.

The required rehabilitation work is significant but will result in a welcoming, clean, durable, energy efficient, and secure facility. It will address health and safety concerns, including air quality problems, an ongoing infestation of fleas, rodents, raccoons, and water intrusion. It is critical for HHCS to reopen the facility as soon as possible.

The Project's construction documents were completed and advertised for bids on Monday, November 19, 2018. Bids were opened on Tuesday, December 18, 2018. The City received eight (8) bids ranging from \$4,148,950 to \$6,947,075. B-Bros Construction Inc. was the lowest responsive and responsible bidder and their references were provided and checked out satisfactorily, therefore Staff recommends that a construction contract for the Mental Health Services Center Renovation project be awarded to B-Bros Construction Inc.

### BACKGROUND

The City of Berkeley Mental Health Services Center provides invaluable mental health and related social services to Berkeley and Albany community members and their families living with serious and persistent mental illness. Program efforts include case management and support services, coordination and consultation with other agencies and groups, providing linkages and referrals to community resources, assessments and crisis response. Some clients are seen on a daily basis, when necessary, to obtain assistance with multiple and complex needs that put them at critically high risk for mental health emergencies. Some of the work of Mental Health staff is conducted outside of the clinic when staff meet clients in the community for service provision. Staff that provides these outside services requires a home base in one of the facilities, such as the Center. The upgraded Center will provide that central location and will provide comprehensive services that maintain personal and community stability, supporting over 350 adults with ongoing clinical case management services per year.

There have been significant problems with the building at 2640 MLK for many years, and because of these issues, planning for renovation of the site has gone on for many years. Longstanding issues related to the site configuration – the building did not have a layout conducive to a welcoming environment for consumers, nor was it properly configured for safety. In 2015 and 2016, these long standing issues were exacerbated by additional issues including air quality problems, an ongoing infestation of fleas, rodents, and raccoons, and water intrusion. Although the building had many treatments, the problems were ultimately deemed so systemic that the building was closed in June 2016, pending the long planned major rehabilitation. The rehabilitation work is significant and will result in a welcoming, inviting, clean, durable, energy efficient, and secure facility that will be used to help seriously mentally ill Berkeley and Albany residents live better lives.

ENVIRONMENTAL SUSTAINABILITY

One of goals of the new mental health facility will be to become, as much as feasible, a net zero energy facility. A net zero energy facility has a positive environmental impact and has economic advantages over the long-term.

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. The seriously mentally ill adult clients of Berkeley and Albany deserve a dedicated and functional clinic from which to receive care.

ALTERNATIVE ACTIONS CONSIDERED

None.

CONTACT PERSON

Phillip L. Harrington, Director, Department of Public Works, 981-6303

Kelly Wallace, Interim Director, Health, Housing and Community Services, 981-5107

Attachments:

1: Resolution

2: Abstract of Bids

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

CONTRACT: B-BROS CONSTRUCTION, INC. FOR THE CITY OF BERKELEY'S  
ADULT MENTAL HEALTH SERVICES CENTER RENOVATIONS PROJECT

WHEREAS, the project consists of interior renovation and seismic upgrade of the Adult Mental Health Services Center; and

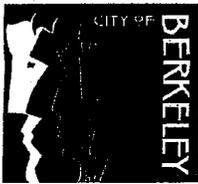
WHEREAS, The City has neither the labor nor the equipment necessary to undertake this renovation and seismic upgrade project; and

WHEREAS, an invitation for bids (Plans and Specifications No. 19-11267-C) was duly advertised, and B-Bros Construction Inc. was determined to be the lowest responsive and responsible bidder; and

WHEREAS, funds are available in the FY 2019 budget in the Mental Health Services Act Fund, Mental Health State Aid Real Fund, Community Development Block Grant (CDBG) Fund, T1 Fund, and Capital Improvement Fund.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that Plans and Specification No. 19-11267-C for the Mental Health Services Center Renovation Project are approved, and B-Bros Construction 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 B-Bros Construction Inc. for the Mental Health Services Center Renovation Project at 2640 Martin Luther King, Jr Way, in an amount not to exceed \$4,886,293. 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

FOR: Mental Health Ctr. Reno Project Spec. # 19-11267-C Bid Date: 12/18/18

	Bidders	Base Bid	Nuc Free	Work Force Comp	Opp. States	Living Wage	EBO	Bid Bond	Addenda
1	CWS Construction Corp	5,130,000.00						/	/
2	B. Bros. Construction	4,148,950.00						/	/
3	Cal Pacific Construction	5,305,395.00						/	/
4	Build Group Inc.	5,698,317.00						/	/
5	E. J. Brett	5,811,890.00						/	/
6	Wickman Development	4,574,368.00						/	/
7	Gonzales + Strouck	6,947,075.00						/	/
8	D. L. Falk Construction	4,655,140.00						/	/
9									
10									

Bid Recorder: Bob Lane/Kees Lips 12/18/18

Bid Opener: SD 12/18/18

Project Manager: [Signature] 12/18/18

