



Office of the City Manager

CONSENT CALENDAR
April 27, 2021

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Liam Garland, Director, Public Works
Subject: Contract No. 31900158 Amendment: D.L. Falk Construction for North Berkeley Senior Center Seismic Upgrades and Renovations Project

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to amend Contract No. 31900158 with D.L. Falk Construction to complete renovation and seismic upgrade work at the North Berkeley Senior Center, increasing the current contract amount of \$8,320,400 by \$350,000 for a total amount not-to-exceed of \$8,670,400.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this contract amendment in the amount of \$350,000 is available in the FY 2021 budget in the T1 Fund (511).

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

Original Contract.	\$8,320,400
This Amendment	\$350,000
Amended Contract Amount	\$8,670,400

The original contingency for this project is 10%, which is considered to be modest. With this amendment, the revised project contingency will increase by about 3%.

CURRENT SITUATION AND ITS EFFECTS

Prior to construction, the design team conducted extensive due-diligence activities to predict the condition of this facility. The contractor, D.L. Falk Construction (DLF), and city staff agreed upon and quantified additional work scope related to this contract amendment request.

The additional work scope associated with this contract amendment request includes extra demolition efforts, replacement of the hot water circulation system, as well as additional structural system upgrades, electrical improvements, and exterior building finishes. More recently, Health, Housing, and Community Services (HHCS) requested additional project upgrades to improve day-to-day operations of the building site. These upgrades largely include installing a public announcement system, a low voltage alarm system, display cabinets, large wall partition in the multi-purpose room, parking lot

resurfacing, and two electric vehicle charging stations. Further, this amendment also includes the installation of functional art in the main plaza.

The proposed increase of \$350,000 will not only cover the improvements requested above but a portion will be available toward addressing additional miscellaneous unforeseen closeout items that may occur on building facility upgrade projects of this size and scope.

DLF also has a substantial amount of rejected change order requests. The City's project management team rejected these change orders because it has been determined that the work in question is already covered in the original scope of work.

BACKGROUND

The City of Berkeley North Berkeley Senior Center (NBSC) is a dynamic community gathering place that has been offering a wide array of services and social events for over 40 years. The NBSC has provided numerous programs and classes taught by the Berkeley Adult School as well as volunteer instructors. The NBSC also provides a lunch program for seniors, as well as field trips to a variety of locations across the East Bay.

Furthermore, the NBSC serves as a meeting place for community and commissions and as an affordable rental facility for other organizations looking to host a gathering in a large community hall.

In February 2016, the City was awarded a FEMA grant for the purpose of seismically upgrading the NBSC to an immediate occupancy facility. This allows usage of NBSC during and immediately after an emergency event as a care and shelter sight. Following the passage of the T1 Bond Measure in the fall of 2016, additional funding was appropriated to the NBSC specifically for the comprehensive upgrade improvements to the facility.

The provided services will support the Strategic Plan goals of creating a resilient, safe, connected, and prepared city and providing state-of-the-art, well-maintained facilities

ENVIRONMENTAL SUSTAINABILITY

The renovations of the NBSC will incorporate as many energy efficiency upgrades as feasible within the allotted budget such as a rooftop solar system, an HVAC system that incorporates heat pumps, and energy efficient windows and lights per the Berkeley Resilience Strategy and Climate Action Plan. If approved, this amendment will add an energy efficient hot water circulation system and two electric vehicle charging stations to the list of energy efficiency improvements scheduled for this project.

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.

ALTERNATIVE ACTIONS CONSIDERED

None.

CONTACT PERSON

Andrew Brozyna, Deputy Director, Public Works, (510) 981-6396
Elmar Kapfer, Supervising Civil Engineer, Public Works, (510) 981-6435

Attachment:
1: Resolution

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

CONTRACT NO. AMENDMENT 31900158: D.L. FALK CONSTRUCTION FOR THE CITY OF BERKELEY'S NORTH BERKELEY SENIOR CENTER SEISMIC UPGRADES AND RENOVATIONS PROJECT

WHEREAS, the project consists of general building upgrades and seismic improvements to create a care and shelter facility; 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. 19-11268-C) was duly advertised, and D.L. Falk Construction, Inc. was determined to be the lowest responsive and responsible bidder; and

WHEREAS, Resolution No. 69,130-N.S. authorized 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 D.L. Falk Construction, Inc. for the North Berkeley Senior Center Renovations Project at 1901 Hearst Ave., in an amount not to exceed \$8,320,400.00; and

WHEREAS, due to requested building facility upgrades and other unforeseen construction close-out work, an additional increase of \$350,000.00 is necessary to fund the improvements; and

WHEREAS, sufficient funding is available in the FY 2021 budget in the T1 Fund (511).

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. 31900158 with D.L. Falk Construction, Inc. for interior renovation upgrades and other construction close-out work at the North Berkeley Senior Center, increasing the current contract amount of \$8,320,400 by \$350,000 for a total contract amount not-to-exceed \$8,670,400. A record signature copy of the agreement and any amendments will be on file in the Office of the City Clerk.