

CONSENT CALENDAR
December 3, 2013

To: Honorable Mayor and Members of the City Council

From: () Christine Daniel, City Manager

Submitted by: Andrew Clough, Director, Public Works

Subject: Contract: Conversion Management Associates, Inc. for Center Street Garage

Reconstruction Project Planning and Management

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract and any amendments for Project Planning and Project Management Services for the reconstruction of the City's Center Street Parking Garage with Conversion Management Associates, Inc. for an amount not to exceed \$1,000,000 for the period December 1, 2013 through December 31, 2018.

FISCAL IMPACTS OF RECOMMENDATION

Funds are currently available in FY 2014 (\$350,000) and additional funds will be available through appropriation in FY 2015 (\$650,000) in the Off Street Parking Fund (Fund 835).

The contract has been entered in the City's contract management system and assigned CMS No. RC643.

CURRENT SITUATION AND ITS EFFECTS

The existing Center Street Parking Garage is a 5-story, 420-space parking garage with ground floor retail which was built in the late 1950s. The City wishes to rebuild the facility to increase the supply of public parking and for the new parking garage to meet today's seismic standards and, as feasible, include additional elements of first floor commercial space, secure bicycle parking, office space for parking management, and public art.

It is anticipated that the new parking structure will accommodate approximately 690 parking spaces and include, as feasible, additional elements of first floor commercial space fronting both Center and Addison Streets, secure bicycle parking, office space for parking management, and public art. The new structure has a height limit of 67 feet (above which the adjacent building's air rights would require a 20-foot inset from the eastern parcel edge) and will incorporate "green building" criteria and strive to obtain a LEED Silver certification.

The actual number of parking spaces will depend on the project Financial Plan and Operational planning, which will include the estimated parking demand, queuing analysis, partnership agreements, and construction cost estimates. The City has carried out numerous studies of parking in the area and developed conceptual site plans. All relevant background documents will be provided to the selected firm or team.

The City sought to identify a qualified firm or team to lead the project planning required to move the project through the design phase, including project planning, financial planning, development of legally binding partnership agreements, planning for parking mitigation during construction, architectural and engineering services, and other tasks. The selected firm or team would first complete the Project Planning/Management activities listed below as Tasks 1-6. The Project Approval and Development activities (Tasks 7-12) are contingent on the results of these efforts and the City's decisions as informed by the results.

Tasks

A: Project Planning

- 1. Project Planning/Project Management
- 2. Negotiation of Partnership Agreements, Revenue Model and Financial Plan
- 3. Refine Current Design Options
- 4. Environmental Documents
- 5. Draft Temporary Parking Mitigation Plan
- 6. Schematic Design Development (35% Level of Design)

B. Project Approval

7. Work with Permit Services Center to obtain a Building Permit

C. Project Development

- 8. Design Development, from 65%, 90%, 100% Level of Design
- 9. Final Construction Mitigation Plan
- 10. Preparation of a Construction Bid package

The City is seeking to identify an architectural and engineering firm or team that is best qualified to meet the City's project objectives, which include:

- Refining the understanding of the parking demand in the area, including specific demand from potential partners.
- Developing an appropriate revenue model and potential partnership agreements to provide sufficient cash flow to support parking construction, revenue bonds, and operation costs.
- Completing the design to enable construction of the appropriate number of parking spaces given the demand, revenue model, and executed partnership agreements.

BACKGROUND

On August 8, 2013 the City released a Request for Qualifications (RFQ) Specification No. 13-10729-C for Project Planning/Project Management Services for City of Berkeley Center Street Parking Garage Reconstruction. The RFQ requested Statements of Qualification from firms or teams of firms to assist the Public Works Department's effort to replace the existing Center Street Parking Garage located at 2025 Center Street in Downtown Berkeley between Milvia Street and Shattuck Avenue.

Submittals were due on Tuesday, September 10, 2013, and the City received 5 eligible Statements of Qualification. A selection panel made up of 3 Public Works and 2 external agency representatives reviewed and scored each submittal. On October 4, the selection panel conducted in-person interviews with 4 proposers that received the highest initial scores. Staff then contacted references for each of the top scoring firms. The scores from the 5 selection panelists were averaged, and result in a strong recommendation to contract with Conversion Management Associates, Inc. (CMA). CMA is the lead of a highly qualified team of firms, received the highest score, and is deemed to be extremely qualified to assist the City with managing this complex project.

RATIONALE FOR RECOMMENDATION

This recommended is supported by the detailed Statement of Qualifications submitted by CMA, the thorough review process of the selection panel, and the very strong recommendations of CMA's references. CMA and its subconsultants have developed many complex projects in the region, including parking garages with multiple public and non-profit stakeholders. The team includes qualified land use attorneys, fiscal analysts, project managers, parking architects and designers, and several area-specific engineering firms. Staff believes that the CMA team is well structured and qualified to provide the City the strong project leadership we week.

ALTERNATIVE ACTIONS CONSIDERED

This project could be carried out by current City staff. However, this would require a reassignment of transportation planning, traffic engineering, civil engineering, legal and financial analytical resources that would delay or defer other work plan priorities.

CONTACT PERSON

Farid Javandel, Transportation Division Manager, Public Works, 981-7061 Matt Nichols, Principal Transportation Planner, Public Works, 981-7068

Attachments:

1: Resolution

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

CONTRACT: CONVERSION MANAGEMENT ASSOCIATES, INC. FOR CENTER STREET GARAGE RECONSTRUCTION PROJECT PLANNING AND MANAGEMENT

WHEREAS, the City's Center Street Parking Garage is a 5-story, 420-space parking garage with ground floor retail that was built in the late 1950s, and the City wishes to rebuild the facility to increase the supply of public parking and for the new parking garage to meet today's seismic standards and, as feasible, include additional elements of first floor commercial space, secure bicycle parking, office space for parking management, and public art; and

WHEREAS, Public Works determined that consultants were needed to augment the services of City staff to provide additional expertise and human resources to carry out the Center Street Garage reconstruction project; and

WHEREAS, Council authorized the release of a Request for Qualifications (RFQ) on February 9, 2013, and Specification No. 13-10729-C for Project Planning/Project Management Services for City of Berkeley Center Street Parking Garage Reconstruction was released on August 8, 2013; and

WHEREAS, the City received 5 eligible Statements of Qualification by the due date on September 10, 2013, and a selection panel made up of City staff and external representatives reviewed each submittal, conducted 4 interviews, and contacted multiple references; and

WHEREAS, Conversion Management Associates, Inc. is the prime consultant of a team of firms that was determined to be most qualified to manage this complex project. Funds are currently available in FY 2014 (\$350,000) and additional funds will be available through appropriation in FY 2015 (\$650,000) in the Off Street Parking Fund (Fund 835). The contract has been entered in the City's contract management system as CMS No. RC643.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a contract and any amendments with Conversion Management Associates, Inc. for Project Planning and Project Management Services for the Reconstruction of the City's Center Street Parking Garage for an amount not to exceed \$1,000,000 for the period December 1, 2013 through December 31, 2018. A record signature of said contracts and any amendments to be on file in the Office of the City Clerk.