



Office of the City Manager

CONSENT CALENDAR
November 28, 2006

To: Honorable Mayor and
Members of the City Council
From: *PK* Phil Kamlarz, City Manager
Submitted by: Claudette R. Ford, Director, Public Works
Subject: Contract: Construction Management Services

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute contracts and any amendments, extensions or other change orders with Swinerton Management and Consulting to provide construction management for the Brower Center/Oxford Plaza project, in an amount not to exceed \$582,000, for the period January 1, 2007 through July 30, 2009.

FISCAL IMPACTS OF RECOMMENDATION

Funding is available in FY 2007 in the Capital Improvement Fund 610. The allocation is:

610-8151-465-3038	\$529,000
10% contingency - 610-8151-465-3038	\$53,000
Total budget	\$582,000

The Contract Management System number is #TTG8E.

CURRENT SITUATION AND ITS EFFECTS

The City, in partnership with a non-profit organization, is in the process of preparing for the construction of a \$55,000,000 multi purpose complex at Oxford and Kittredge. The City does not have the staff resources to perform the required construction management and administration for a project this size. Therefore, the City needs to hire a construction management firm.

BACKGROUND

The City released a Request for Qualification for construction management services in July 2006. Nine firms responded and Swinerton Management and Consulting was selected as the firm that best meets the City's needs.

Development of the Oxford Lot will involve the construction of a mixed-use development that will include the following:

- The Oxford Plaza - with 97 rental units of affordable family and workforce housing, retail space and approximately 41 spaces of parking for the residential tenants housed in a six story building (the Oxford Plaza) and
- The David Brower Center - An environmental center in a four-story building with a below-grade parking garage which will include approximately 97 to 100 public parking spaces to replace the loss of the existing surface parking.

The project is estimated to cost approximately \$70 million dollars, which includes approximately \$48 million in hard construction costs. Because it incorporates the various uses desired by the City for development of the property (affordable housing, the David Brower Center, and an underground parking facility), the financing structure incorporates the combination of many different sources of funds which each have its own legal requirements and independent structure. Staff believes that it is necessary to employ an experienced construction firm to provide the full-time monitoring that will be required for such a complex project. Through personal service contracts, staff will be completing the next phase of reviewing peer review costs for the final construction estimates based on the advertised bids received. Review of construction drawings and specifications will also be proceeding at the same time.

RATIONALE FOR RECOMMENDATION

This contract will provide construction monitoring and contract administration services for the Public Works and Housing Departments.

ALTERNATIVE ACTIONS CONSIDERED

No alternative action was considered. The City does not have the necessary personnel to provide the construction management service needed for a project of this size.

CONTACT PERSON

Stephen Barton, Director of Housing, 981-5400

Claudette R. Ford, Director of Public Works, 981-6300

Attachments:

1: Resolution

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

CONTRACT: CONSTRUCTION MANAGEMENT SERVICES

WHEREAS, the City desires to retain construction management services for the Brower Center/Oxford Plaza project; and

WHEREAS, the necessary construction management services cannot be performed by City staff due to the scope of the project; and

WHEREAS, the desired construction management services will be available over a two-and-a-half year period from January 1, 2007 through July 30, 2009 for a total amount not to exceed \$582,000; and

WHEREAS, a request for proposals, Specification No. 06-10146-C, was released in July 2006, with nine firms responding; and Swinerton Management & Consulting was selected as the firm best meeting the City's needs; and

WHEREAS, funds are to be paid from the Housing Department budget code 610-8151-465-3038, and contracts have been entered into the City database with CMS number #TTG8E.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute contracts and any amendments, extensions or other change orders with Swinerton Management and Consulting to provide construction management for the Brower Center/Oxford Plaza project, in an amount not to exceed \$582,000, for the period January 1, 2007 through July 30, 2009. A record signature copy of said agreements and any amendments to be on file in the Office of the City Clerk.

