



Office of the City Manager

CONSENT CALENDAR

May 22, 2007

To: Honorable Mayor and
Members of the City Council

From: *PK* Phil Kamlarz, City Manager

Submitted by: Claudette Ford, Director of Public Works

Subject: Contract: Architectural and Engineering Services

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Ratcliff Architects, to provide architectural and engineering services for the seismic retrofit of the Facilities Maintenance Building at the Corporation Yard, that will include in phase one Programming, Schematic Design and Cost Estimate, in an amount not to exceed \$128,640 for all services and reimbursable expenses for the period May 1, 2007 through June 30, 2008. A second phase of this contract, to provide full architectural services including construction documents, may be negotiated and authorized later at the City's discretion.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this project is available in FEMA Pre-Disaster Mitigation (PDM) Grant (Fund 618) in the following budget code: 618-5451-463.30-38-07CB20 (FEMA PDM Grant Fund) \$128,640. Contract Management System No. is GIRQL.

CURRENT SITUATION AND ITS EFFECTS

The Facilities Maintenance Building (FMB), also known as the Ratcliff Building, a Berkeley Landmark, has been designated as a URM (Unreinforced Masonry) inventory building. On December 9, 2003 Council adopted a Mitigated Negative Declaration and Mitigation Monitoring plan and approved Use Permit No.02-100000008 allowing for the site preparation and the relocation of employees from the FMB. The site preparation is now complete and staff has been relocated to modular office buildings that have been erected on site.

BACKGROUND

The FMB is a 16,700 square foot, one-story structure with an L-shaped configuration. The original building was designed as stables and open storage and has had one major addition and numerous renovations. The original main east/west structure, approximately 5,500 square feet, one story brick building and wood frame structure was designed by Walter Ratcliff and built in 1916. An addition of 2,750 square foot was built in the 1950's south of the main east/west wing.

In July 2002 the Landmark Preservation Commission (LPC) designated the site of the Corporation Yard, including the FMB and 28 cedar trees, as a City of Berkeley landmark. In January 2003,

Council modified the LPC's designation to include only the original east/west wing of the FMB Building and the 28 cedar trees. In June 2003, the Zoning Adjustments Board approved a Mitigated Negative Declaration and Use Permit authorizing the demolition of the south/north 8,300 square foot additions to the FMB, the construction of storage units, installation of 7,368 square feet of modular offices and relocation of non-essential services and staff. On December 9, 2003, Council dismissed an appeal after reviewing the Initial Study and proposed Mitigation Measures Declaration and adopted the Mitigated Negative Declaration and mitigation monitoring plan and approved the Use Permit No. 02-100000008, subject to Conditions of Approval. These conditions will control the method of construction activities to preserve the original structure and provide safeguards to keep construction clear of the historic building.

The City applied to the Federal Emergency Management Agency (FEMA), through the State Office of Emergency Services (OES), for a pre-Disaster Mitigation Program grant for the relocation of employees from the building, site preparation and seismic retrofit of the building. On July 18, 2006, OES approved a grant in the amount of \$2,887,735, with a matching fund of \$962,633. The grant excluded any demolition, and no construction was to be performed prior to the grant approval. The grant also recognizes that the FMB is an unreinforced masonry structure in Risk Category 1, and requires that the retrofitted building meet "Immediate Occupancy" requirements, as defined in State and local codes.

On January 19, 2007, the City issued a Request for Qualifications for consultants to provide architectural and engineering services for the work. The City formed a selection committee comprised of Engineering staff and representatives from the LPC, the Public Works Commission, and Design Review Committee. On February 22 six firms submitted qualifications, and on March 5 the selection committee short-listed three firms, who gave oral presentation on March 20. Upon consideration, the selection committee voted for the Ratcliff Architects. Ratcliff assembled a most qualified team of consultants that includes Degenkolb Engineers, structural engineers, Page and Turnbull, historic architects and MFC, a special consultant for emergency operations facilities.

RATIONALE FOR RECOMMENDATION

The City does not currently have sufficient resources or staff expertise to perform the necessary architectural and engineering services required for this scale project. It is therefore necessary to contract with outside architects and engineers. The panel of five-selection committee determined that Ratcliff Architects are most qualified.

ALTERNATIVE ACTIONS CONSIDERED

Staff availability and expertise will not allow the work to be completed using in-house resources in a timely fashion to meet grant deadlines.

CONTACT PERSON

Jeffery Egeberg, Manager of Engineering, 981-6406
Carmella Rejwan, Project Manager, 981-6341

Attachments:

1: Resolution

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

CONTRACT: RATCLIFF ARCHITECTS, ARCHITECTURAL AND ENGINEERING SERVICES, SEISMIC RETROFIT OF FACILITIES MAINTENANCE BUILDING

WHEREAS, on July 1, 2002, the Landmarks Preservation Commission (LPC) designated the site of the Corporation Yard including the Facilities Maintenance Building (FMB) and 28 cedar trees as a City of Berkeley Landmark; and

WHEREAS, on January 14, 2003, the Berkeley City Council modified the LPC's designation to include only the original east/west wing of the FMB; and

WHEREAS, on June 26, 2003, the Berkeley Zoning Adjustment Board approved Use Permit No. 02-00000008 to allow the demolition of a mitigated Negative Declaration and Use Permit authorizing the demolition of the south/north additions to the FMB, the construction of storage units, installation of modular office buildings and relocation of non-essential services and staff offsite in preparation of vacating the FMB and seismically retrofitting it; and

WHEREAS, on December 9, 2003, City Council adopted the Mitigated Negative Declaration and mitigation monitoring plan and approved the Use Permit No. 02-100000008; and

WHEREAS, the City has completed the site preparation and vacated the FMB; and

WHEREAS, on January 19, 2007, the City issued a Request for Qualifications for consultants to provide architectural and engineering services for the seismic retrofit work; and

WHEREAS, a selection committee selected Ratcliff Architects from a group of six firms as they assembled a most qualified team of consultants that includes structural engineers, historic architects and a special consultant for emergency operations facilities; and

WHEREAS, the City received a \$2,887,735 grant from the State Office of Emergency Services and funds are available for this contract in budget code 618-5451-463.30-38-07CB20; CMS No. GIRQL.

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 Ratcliff Architects, to provide architectural and engineering services for the Facilities Maintenance Building at the Corporation Yard, to include in phase one, programming, schematic design and cost estimates, in an amount not to exceed \$128,640 for all services and reimbursable expenses for the period May 1, 2007 through June 30, 2008; a second phase of this contract, to provide full architectural services including construction documents, may be negotiated and authorized later at the City's discretion.

