




Office of the City Manager

CONSENT CALENDAR
July 22, 2008

To:  Honorable Mayor and Members of the City Council

From:  Phil Kamlarz, City Manager

Submitted by: Claudette Ford, Director of Public Works

Subject: Contract: Burks Toma Architects for Architectural and Engineering Services for the New Animal Shelter

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Burks Toma Architects to provide architectural and engineering services for the new animal shelter to be located at 1 Bolivar Drive, Berkeley, California in an amount not to exceed \$500,000 for the period August 1, 2008 through June 30, 2010.

FISCAL IMPACTS OF RECOMMENDATION

Available funding from the Measure I bond proceeds will be appropriated via the first amendment to the FY 2009 Annual Appropriations Ordinance and will be expended from budget code 676-5451-463-30-38-05CB17. The project budget allows for \$6,043,668 for construction costs and \$653,157 for consultants. The \$500,000 contract will include all reimbursable expenses for the period August 1, 2008 through June 30, 2010. The CMS number is JI3K2.

CURRENT SITUATION AND ITS EFFECTS

On March 25, 2008, Council authorized a personal services contract with Rene Cardinaux, AIA, for design and construction management services for the new animal shelter and to issue a request for proposals (RFP) for a design/build option at either the current site or alternative sites. A request for qualifications (RFQ) was issued on May 7, 2008, Specification No. 08-10279-C for architectural and engineering services to develop and prepare three separate schematic designs with one of the schematic designs to be for the present location on Second Street and for additional schematic designs for two additional sites to be identified. All three schematic designs were to be presented to the Humane Commission and to Council in October 2008 to decide on one of the three options to either complete the design or, if none of the schematic designs and locations were selected, proceed with a design/build process.

During staff's research for the two other potential sites, the purchase of 1 Bolivar Drive became worth pursuing. There is widespread agreement among all stakeholders concerned with the animal shelter that 1 Bolivar Drive is an ideal location for a new

facility. It is adjacent to Aquatic Park, affords easy access to areas for exercising and socializing animals, and is not in close proximity to any residential uses. Members of the Citizens' Humane Commission and the Council subcommittee established in 2000 concur that 1 Bolivar Drive is an ideal location for the new animal shelter.

The schematic design and renderings will be presented to the Humane Commission and Council for the 1 Bolivar Drive site in October 2008. Design services for an animal shelter are to include traditional full services, including schematic design, specifications, estimated construction costs, and presentation drawings with renderings for public review. Once the Council has approved the design, Burks Toma Architects will complete the design and construction documentation for permitting and bidding.

BACKGROUND

In November 2002, the residents of Berkeley voted for and approved Ballot Measure I, in the sum of \$7.2 million of General Obligation Bonds to acquire property, if necessary, and to construct or rehabilitate a building for an animal shelter that meets the requirements of State law.

Shortly after Measure I passed, the Council approved the formation of a Council subcommittee to conduct a search and evaluate sites for a new animal shelter. Due to zoning considerations, all of the sites investigated were located in West Berkeley. The subcommittee consisted of 2 Councilmembers, 3 Humane Commissioners and City staff. Various sites were identified and their feasibility explored, but for various reasons such as cost, size and location, the Council subcommittee, which has since been sunset, rejected all sites.

As discussed above, on March 25, 2008, Council authorized a personal services contract with Rene Cardinaux, AIA, for design and construction management services for the new Animal Shelter as explained above. And on May 7, 2008, staff issued a Request for Qualifications for architectural and engineering services.

On May 20, 2008 there was a pre-proposal meeting to introduce the project to and field questions from interested parties. Nine firms submitted proposals on May 29, 2008. The City formed a selection committee comprised of representatives from the Humane Commission, the Animal Shelter staff, City Manager's Office, and Public Works Department Staff. The committee convened on May 30, 2008 to review the RFQ proposals and four firms were selected to give oral presentations on June 12, 2008. Following oral presentations the selection committee requested a second presentation by Burks Toma Architect with their animal shelter consultant ARQ. The second presentation convened on July 2, 2008. The firm of Burks Toma Architects was selected based on the firm's and their animal shelter consultant's recent experience of providing similar architectural services.

The design will be developed and presented to Council in October 2008 for approval and proceed to develop construction documents for permitting and contractor bidding.

RATIONALE FOR RECOMMENDATION

The City does not currently have sufficient resources or staff expertise to perform the necessary architectural services required for this scale of project. It is therefore necessary to contract with outside architects. The selection committee determined that Burks Toma Architects was the firm most qualified to provide the needed architectural services.

ALTERNATIVE ACTIONS CONSIDERED

None

CONTACT PERSON

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Primitivo Suarez-Wolfe, Assistant Architect, Public Works, 981-6339

Attachments:

- 1: Resolution
- 2: Attachment 2 – Project Budget Sheet

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

CONTRACT: BURKS TOMA ARCHITECTS FOR ARCHITECTURAL AND
ENGINEERING SERVICES FOR THE NEW ANIMAL SHELTER

WHEREAS, on July 15, 2008, passed the first reading of an Ordinance to purchase the real property located at 1 Bolivar for the purpose of building an Animal Shelter; and

WHEREAS, on May 7, 2008, staff issued a Request for Qualifications (RFQ), Specification No. 08-10279-C soliciting architectural and engineering firms to provide architectural and engineering services for services up to approximately 35% of traditional full services, including preliminary design, specifications, budget projections, and presentation drawings with renderings for public review for three locations; and

WHEREAS, a selection committee selected Burks Toma Architects from a group of nine firms as they in conjunction with their animal shelter consultant demonstrated recent experience of providing similar architectural services; and

WHEREAS, pursuant to the selection of a single site and the accepted offer placed on the property at 1 Bolivar Drive the architectural and engineering services will be contracted to provide full architectural and engineering services; design services for an Animal Shelter at the property are to include traditional full services, including preliminary design, specifications, estimated construction costs, and presentation drawings with renderings for public review; and,

WHEREAS, bond funds are available and will be appropriated via the first amendment to the FY 2009 Annual Appropriations Ordinance and will be expended from budget code 676-5451-463-30-38-05CB17 for the design of the animal shelter; the CMS # is JI3K2.

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 Burks Toma Architects to provide architectural and engineering services for the new Animal Shelter to be located at 1 Bolivar Drive, Berkeley, California for an amount not to exceed \$500,000 including reimbursable expenses for the period from August 1, 2008 through June 30, 2010.

