



CONSENT CALENDAR
June 23, 2009

To: Honorable Mayor and Members of the City Council
From: Board of Library Trustees
Submitted by: Donna Corbeil, Director of Library Services, Acting as Secretary, Board of Library Trustees
SUBJECT: Contract: Architectural Resources Group: Architectural Services and Engineering Design Services - Berkeley Public Library Improvement Bond Program (North Branch Library), Measure FF

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Architectural Resources Group Architects to provide architectural and engineering services for the North Branch Library project in an amount not to exceed \$682,950 for all services and reimbursable expenses for the period from June 30, 2009 through December 31, 2011.

FISCAL IMPACTS OF RECOMMENDATION

In November 2008, voters approved the sale of \$26M in bonds to finance the renovation, expansion, and make seismic and access improvements at four neighborhood branch libraries. On March 24, 2009 the Berkeley City Council adopted a Resolution authorizing the issuance of \$10M aggregate principal amount of general obligation bonds, series 2009 (Measure FF – Branch Library Improvement Project). These funds totaling \$9,964,575 (net of issuance costs) are presently allocated to the Library's new Measure FF Fund. Architectural and engineering design services are included in the project's estimated soft costs, therefore funding of expenses from the architecture firm will be solely through use of the Measure FF bond funds. Approval of this contract will have no adverse fiscal impact on other Library projects or programs.

Funding is available from the bond sales and is appropriated in the FY2010 Budget. The contract expenditures will be paid from Budget Code 308-9301-450.30-38.

The Contract Management System number is **DRYUG**.

BACKGROUND

The Branch Library Facility Master Plan, completed in early 2008, documented serious physical structural defects at all branch library facilities, recommended improvements, established baseline costs, and projected construction expenditures. On November 4, 2008, Berkeley voters approved Measure FF, a Library bond measure not to exceed \$26M to address the deficiencies cited in the Master Plan evaluation; and on November 12, 2008 the Board of Library Trustees authorized staff by BOLT Resolution (R08-103) to initiate the process for the selection and engagement of architectural services firms for both North and South branch facilities.

On January 16, 2009, the City's Purchasing Department released Request for Proposals (RFP 09-10395): *Architectural Services for the Replacement or Renovation and Expansion of the North Branch Library*. A pre-proposal meeting occurred on January 27, 2009 with solicitation closing on February 12, 2009. The RFP was well received resulting in 14 qualifying proposals, yielding a highly competitive field of candidates. A vetting committee, made up of City staff, the Library's consultant, and community representatives convened and after careful review of all proposals recommended three firms for Board consideration.

At the March 11, 2009 meeting of the Board of Library Trustees, the Board interviewed the three finalist firms, reviewing their portfolio of similar work, professional references, and their responses to follow-up questions. Then on March 13, 2009 at a special meeting the Board ranked these firms and issued BOLT Resolution (R09-23) recording the final ranking and designating staff to negotiate a contract for Board consideration.

Contracting services are to include architectural and engineering design services as well as coordinating and/or engaging specialty consultant services required for the completion of the North Branch project, including services such as: structural, mechanical and electrical engineering; plumbing; hazardous materials; fire protection; LEED servicing; landscape architecture; signage; lighting design; and cost estimation. Consequently, the architectural firm will undertake a range of services from program development through the conceptual design, schematic design, and design development phases, including construction document development, bidding, and negotiation, and construction observation through to project completion and close-out.

This contract is for a lump sum, \$682,950 for all work to be completed as specified in the period specified. Payments will be made upon a schedule agreed upon by both parties. Fees will be invoiced on a monthly basis based on the percentage of work completed.

This consent request recommends Architectural Resources Group be awarded the contract for architectural and engineering design services for the North Branch Library for the Measure FF—Branch Library Improvement Project.

CURRENT SITUATION AND ITS EFFECTS

At the March 13, 2009 special Board meeting, the trustees ranked architectural firms for the North and South Branches. By BOLT Resolution (R09-23), Architectural Resources Group, Inc. in association with Tom Elliot Fisch was ranked first for the North Branch; and by BOLT Resolution (R09-24), the design firm Field Paoli was ranked first for the South Branch. At that meeting, staff was directed to negotiate a contract for Board consideration. Contract authorization for these services is subject to City Council endorsement.

On May 5, 2009 the Board of Library Trustees presented a request to the City Council to authorize the City Manager to execute a contract with Kitchell CEM to provide project management and construction administration services for the implementation of Measure FF. This request was submitted in advance of those of the architectural firms in order to better coordinate project responsibilities among contractual parties and so achieve an effective and efficient implementation of the program. A contract was executed with Kitchell CEM effective June 1, 2009.

Pursuant to Berkeley code section 3.04.090(E) the Library shall recommend to the City Council the execution of contracts relating to the improvements at the four branch libraries, including but not limited to, contracts for design, engineering, construction management, and construction.

The Board of Library Trustees of the City of Berkeley approved by Resolution, R09-51, on June 10, 2009, to recommend to City Council awardance of a contract and any amendments with Architectural Resources Group, Inc. to provide the full range of architectural and engineering services for the North Branch Library renovation and expansion project. Staff has reached an agreement of \$682,950 for services and reimbursable expenses, for a total amount not to exceed \$682,950.

CONTACT PERSON

Donna Corbeil, Director, Library Services, 981-6195

Attachments:

1. Resolution
2. Board of Library Trustees Resolution No. R09-51

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

Contract: ARCHITECTURAL RESOURCES GROUP for Architectural Design Services for the North Branch Library for the Berkeley Public Library Branch Improvement Bond Program, Measure FF

WHEREAS, in 2008 a Branch Library Facility Master Plan was completed and a report produced, documenting the serious physical defects of the branches and recommending improvements; and

WHEREAS, in November 2008, the voters approved Measure FF, a library bond measure not to exceed \$26,000,000 to address these problems, by renovating, expanding, and making seismic and access improvements at the four branches; and

WHEREAS, the City Council has authorized the issuance of \$10,000,000 in general obligation bonds (Measure FF – Branch Library Improvement Project), to fund the improvement program; and

WHEREAS, architectural and engineering design services are included in the estimated soft costs for the bond funded project; and

WHEREAS, staff has initiated and completed a request for proposal process for qualified firms to provide architectural and engineering design services and found that ARCHITECTURAL RESOURCES GROUP was the most qualified firm to complete the required services; and

WHEREAS, pursuant to Berkeley code section 3.04.090(E) the Library shall recommend to the City Council the execution of contracts relating to the improvements at the four branch libraries, including but not limited to, contracts for design, engineering, construction management, and construction, and

WHEREAS, on June 10, 2009, the Board of Library Trustees adopted Resolution R09-51 to recommend that the City Council approve execution of a contract and any amendments with ARCHITECTURAL RESOURCES GROUP to provide architectural and engineering design services; and

WHEREAS, bond funds are appropriated as of June 10, 2009 in Budget Code 308-9301-450.30-38.

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 ARCHITECTURAL RESOURCES GROUP, to provide architectural and engineering design services for the Measure FF–North Branch Library project, in an amount not to exceed \$682,950 for all services and reimbursable expenses for the period of June 30, 2009 through December 31, 2011.



**BERKELEY PUBLIC LIBRARY
BOARD OF LIBRARY TRUSTEES**

RESOLUTION NO. R09-51

**CONTRACT: ARCHITECTURAL RESOURCES GROUP FOR ARCHITECTURAL SERVICE FOR
THE RENOVATION AND EXPANSION OF THE NORTH BRANCH LIBRARY**

WHEREAS, the Branch Library renovation program is funded by Measure FF bond funds approved by the voters to finance the renovation, expansion, and make seismic and access improvements at four neighborhood branch libraries; and

WHEREAS, architectural design services are included in the estimated project costs for the North Branch project; and

WHEREAS, the City of Berkeley Purchasing Department opened the Requests for Proposals process for *Architectural Services for the Renovation and Expansion of the North Branch Library*, on January 16, 2009 and closed said solicitation on February 12, 2009; and

WHEREAS, the Board interviewed the three most qualified firms at the March 11, 2009 regular meeting of the Board of Library Trustees and at the March 13, 2009 special meeting of the Board, by Resolution R09-23 designated a preference for the firm of Architectural Resources Group (ARG) as best meeting the criteria for the North Branch project; and

WHEREAS, Pursuant to Berkeley code section 3.04.090(E) the Library shall recommend to the City Council the execution of contracts relating to the improvements at the four branch libraries, including but not limited to contracts for design, engineering, construction management and construction;

NOW, THEREFORE, BE IT RESOLVED that the Board of Library Trustees of the City of Berkeley adopt a resolution to recommend City Council approve execution of a contract and any amendments with Architectural Design Group to provide the full range of architectural and engineering services for the North Branch Library project in an amount not to exceed \$682,950 for all services and reimbursable expenses for the period June 30, 2009 through December 31, 2011.

ADOPTED by the Board of Library Trustees of the City of Berkeley during a regular meeting held on June 10, 2009 by the following vote:

AYES: Trustees Winston Burton, Susan Kupfer, Darryl Moore, Carolyn Henry-Golphin and Therese Powell

NOES: none

ABSENT: none

ABSTENTIONS: none

Darryl Moore, Chairperson

Donna Corbeil, Library Director

Serving as Secretary to the Board of Library Trustees

