



**BERKELEY PUBLIC LIBRARY  
BOARD OF LIBRARY TRUSTEES**



**SPECIAL MEETING  
APRIL 23, 2012**

**AGENDA  
12:00 PM**

**CENTRAL BRANCH  
2090 KITTREDGE STREET**

**The Board of Library Trustees may act on any item on this agenda.**

**I. PRELIMINARY MATTERS**

- A. Call to Order**
- B. Public Comments (12:00 – 12:30 PM)**  
*(Proposed 30-minute time limit, with speakers allowed 3 minutes each)*
- C. Report from library employees and unions, discussion of staff issues**  
Comments / responses to reports and issues addressed in packet.
- D. Report from Board of Library Trustees**

**II. ACTION CALENDAR**

- A. West Branch Construction Contract**  
Recommendation: Adopt a Resolution to recommend to City Council:
  1. Approve plans and specifications for the Berkeley Public Library West Branch Improvement Project;
  2. Resolution of any bid protests received;
  3. Accept the bid of West Bay Builders Inc.; and
  4. Authorize the City Manager to execute a contract, and any amendments, extensions or change orders until completion of the project in an amount not to exceed \$5,985,000 which includes a contingency of approximately 9%.

**III. AGENDA BUILDING**

The next meeting will be a Regular Meeting held at 6:30 PM on Wednesday, May 9, 2012 at the **North Branch Library, 1170 The Alameda, Berkeley.**

**IV. ADJOURNMENT**

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Written materials may be viewed in advance of the meeting at the Central Library Reference Desk (2090 Kittredge Street), or any of the branches, during regular library hours.



**Wheelchair accessible. To request a sign language interpreter, real-time captioning, materials in large print or Braille, or other accommodations for this event, please call (510) 981-6107 (voice) or (510) 548-1240 (TTY); at least three working days will help ensure availability.**

**Please refrain from wearing scented products to public programs.**

I hereby certify that the agenda for this regular meeting of the Board of Library Trustees of the City of Berkeley was posted in the display cases located at 2134 Martin Luther King, Jr. Way and in front of the Central Public Library at 2090 Kittredge Street, as well as on the Berkeley Public Library's website on April 18, 2012.

//s//

Donna Corbeil, Director of Library Services  
Serving as Secretary to the Board of Library Trustees

For further information, please call (510) 981-6195.

**COMMUNICATIONS**

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

None.





# BERKELEY PUBLIC LIBRARY

## ACTION CALENDAR

April 23, 2012

**TO:** Board of Library Trustees

**FROM:** Donna Corbeil, Director of Library Services

**SUBJECT:** CONTRACT: WEST BAY BUILDERS, INC. FOR CONSTRUCTION OF THE WEST BRANCH LIBRARY

### RECOMMENDATION

Adopt a Resolution to recommend to City Council:

1. Approve plans and specifications for the Berkeley Public Library West Branch Improvement Project;
2. Resolution of any bid protests received;
3. Accept the bid of West Bay Builders, Inc.; and
4. Authorize the City Manager to execute a contract, and any amendments, extensions or change orders until completion of the project in an amount not to exceed \$5,985,000 which includes a contingency of approximately 9%.

### FISCAL IMPACTS OF RECOMMENDATION

Funding for the award of this contract is in the FY 2012 budget as follows:

PROJECT	COST	FUND	BUDGET CODE
West Branch Project	\$5,785,000	Measure FF – Branch Improvement Program	308-9301-450.65-75 10LB26
Branch Libraries FF&E	\$200,000	Foundation FF&E (gift funds)	307-9301-450.70-43

Assigned CMS number is **TQTYZ**.

The bid day estimate for this project was \$5.5M. In order to accept the lowest bidder and to include a change order allowance of approximately 9% in the event unforeseen conditions occur, West Branch Project contingency and some soft cost funds were reallocated. The budget was developed with no adverse effect on the funding balance for this remaining project. In addition, \$200,000 from the Library Foundation FF&E Fund capital gift is allocated toward furniture, fixtures, and equipment for this project to cover the cost of shelving, the service desk and audio-visual equipment included in the construction contract.



CURRENT SITUATION AND ITS EFFECTS

The West Branch Library located at 1125 University Avenue is in need of improvements to make it seismically safe, compliant with current codes – including the ADA, and to allow it to function as a modern library. Additionally, to ensure that Berkeley can serve the needs of library patrons with adequate seating, computers, and for public functions, demolition and new construction is needed.

BACKGROUND

In November 2008 City residents voted in favor of Measure FF, a Library bond measure not to exceed \$26M to renovate, expand, and make seismic and access improvements at the four branch libraries. In September 2009 the Board of Library Trustees voted to recommend to the City Council a preferred firm to complete architectural design services: Harley Ellis Devereaux / Green Works Studio (HED) to design and develop construction documents for the West Branch Library. Since that time community meetings were held and an extensive planning process completed. On May 17, 2011, at a regular meeting of the City Council, hearings were held on the West Branch Library project, at that time the FEIR were approved; and Use Permit No. 10-10000015 to allow demolition of the existing West Branch Library and construction of a new branch library was approved.

The West Branch Library Improvement Project was released for bid on March 2, 2012, and bids were opened on April 17, 2012.

Thirteen bids were received from a low of \$5,495,000 to a high of \$6,944,914 (Attachment 2). The low bidder was determined according to the instructions sent out with the request for bids. Based on these criteria the order of the five lowest bidders is as follows:

- |                                   |             |
|-----------------------------------|-------------|
| 1. West Bay Builders, Inc.        | \$5,495,000 |
| 2. Bara Infoware, Inc.            | \$5,755,000 |
| 3. Cal Pacific Construction, Inc. | \$5,900,000 |
| 4. D.L. Falk Construction, Inc.   | \$5,964,000 |
| 5. John Plane Construction, Inc.  | \$6,353,000 |

Therefore, West Bay Builders, Inc. has been determined to be the lowest responsive bidder. After interviewing West Bay Builders, Inc. references, it was determined that it was a responsible bidder as well. Accordingly, it is recommended that a contract for this project be awarded to that firm.

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 contract is subject to the Community Workforce Agreement approved by the Berkeley City Council on January 18, 2011. As a result, the successful bidder and all subcontractors will be required to sign an agreement to be bound before being eligible for award of a contract. The Living Wage Ordinance does not apply to this project since public works construction contracts are, pursuant to City policy, subject to State prevailing wage laws.

RATIONALE FOR RECOMMENDATION

Thirteen bids were submitted for the project and West Bay Builders Inc. was the lowest responsible and responsive bidder. The City does not have the available in-house work force to perform the construction



services required for this scale of a project. It is therefore necessary to execute a contract with West Bay Builders Inc.

ALTERNATIVE ACTIONS CONSIDERED

No alternative actions have been considered.

CONTACT PERSON

Donna Corbeil, Berkeley Public Library, 981-6195

Attachments:

1. Resolution
2. Bid Results





**RESOLUTION NO.: R12-0XX**

**CONTRACT: WEST BAY BUILDERS, INC.**

**FOR CONSTRUCTION OF THE WEST BRANCH LIBRARY IMPROVEMENT PROJECT**

WHEREAS, in November 2008 City residents voted in favor of Measure FF a Library bond measure not to exceed \$26M to renovate, expand, and make seismic and access improvements at the four branch libraries; and

WHEREAS, the City hired Harley Ellis Devereaux / GreenWorks Studio Architects to design and develop construction documents for improvements to the West Branch Library; and

WHEREAS, the City lacks sufficient staff and resources to complete the construction in-house; and

WHEREAS, a request for bids from contractors to renovate the library were released for bid on March 2, 2012 and Thirteen bids were opened on April 17, 2012; and

WHEREAS, West Bay Builders, Inc. was determined to be the lowest responsive and responsible bidder; and

WHEREAS, funding is available in FY 2012 of \$5,785,000 from the Branch Improvement Program / Measure FF Fund budget code 308-9301-450.65-75 10LB26 and \$200,000 is available from the Measure FF Capital Campaign gift fund budget code 307-9301-450.70-43; 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, extensions, or change orders until completion of the project in accordance with the approved plans and Specifications No. 12-10614-C with West Bay Builders, Inc. for the West Branch Improvement Project in an amount not to exceed \$5,785,000.

ADOPTED by the Board of Library Trustees of the City of Berkeley at a Special Meeting held on April 23, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

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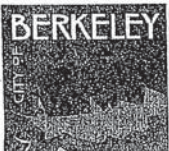
Winston Burton, Chairperson

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Donna Corbeil, Director of Library Services  
Serving as Secretary to the Board of Library Trustees







City of Berkeley  
Abstract of Bid Worksheet

Finance Department  
General Services Division

Project: Berkeley Public Library - West Branch  
Group Project

Spec. # 12-10674-C Bid Date: 4/13/12

Bidders	Base Bid	Nuc Free	Work Force Comp	Opp. States	Living Wage	EBO	Bid Bond	Addenda
Gonsalves & Stronck	6,463,000.00						✓	④
Robbelen Contracting Inc	6,661,000.00						✓	③
Bogard Construction	6,691,000.00						✓	②
CAC PACIFIC Construction	5,900,000.00						✓	①
Zovich Construction	6,750,000.00						✓	
Alten Construction Inc	6,360,500.00						✓	
BATA IN FORWARD, INC Kudsk Construction Inc	5,755,000.00						✓	
TRICO Construction	6,778,793.00						✓	
Ansothi Reilly	6,890,000.00						✓	
R.L. West Builders	6,944,914.00						✓	

Bid Recorder: SLD 4/17/12  
 Bid Opener: Partnership 4/17/12  
 Project Manager: John R. Reilly 4/17/12  
 2180 Milvia Street, Berkeley, CA 94704 Tel: 510.981.7320 TDD: 510.981.6903 Fax: 510.981.7390  
 E-mail: finance@ci.berkeley.ca.us

