



CONSENT CALENDAR

October 2, 2019

TO: Board of Library Trustees
FROM: Elliot Warren, Acting Director of Library Services
SUBJECT: Spending Authority: Construction Management Services

INTRODUCTION

Adopt the resolution authorizing the Director of Library Services to expend budgeted appropriations with O'Connor Construction Management, Inc. from the Library Tax Fund for Construction Management Services associated with the Central Library Improvements Project in an amount not to exceed \$199,715. The City of Berkeley Public Works Department has a current contract with the firm and will manage the contract during the duration of the Central Library Improvements project.

FISCAL IMPACT

Funding for work associated with this project is provided for in the FY 2020 expenditure budget in the Berkeley Public Library's Library Tax Fund 101-22-241-263-0000-000-463-662110 LB1424.

BACKGROUND

The Library will soon be engaged in significant construction at the Central Library, including updates to the first and second floors. There are three main entities involved in such a project: the owner, the designer, and the general contractor. The construction manager (CM) represents the interests of the owner (in this case, the City of Berkeley/Berkeley Public Library). The CM is responsible for overseeing the entirety of a given project, verifying that construction deliverables are performed correctly, on time, and within budget, while also ensuring quality of work.

CURRENT SITUATION AND ITS EFFECTS

Completion of the Central Library Improvements project is a significant priority identified by the Board of Library Trustees in each of the budgetary cycles since fiscal year 2014/2015. Since that time, staff have engaged community members, staff, and library patrons to identify service gaps and ways in which the Central Library can be improved through renovations. The project that will commence in FY 2020 is the result of that work.

To provide expert oversight that construction is completed on time, within budget, and fulfills the design specifications correctly, the Public Works Department has identified a professional construction management firm, O'Connor Construction Management, Inc. with which the City has a contract for such services to provide construction management services for the Library.

ALTERNATIVE ACTIONS CONSIDERED

None.

FUTURE ACTION

Public Works and the Library will continue proceeding with Construction Management Services.

CONTACT PERSON

Elliot Warren, Acting Director of Library Services, 981-6195

Attachments

1. Resolution

BOARD OF LIBRARY TRUSTEES

RESOLUTION NO: R19-047

Spending Authority: Construction Management Services

WHEREAS, Berkeley Public Library facilities are the property of the City of Berkeley; and

WHEREAS, completion of the Central Library improvements Project is a priority identified by the Board of Library Trustees and articulated as a result in the City of Berkeley FY2020/2021 Biennial Budget; and

WHEREAS, The City of Berkeley Public Works Department is responsible for oversight of construction projects for City of Berkeley properties; and

WHEREAS, The City of Berkeley Public Works Department regularly publicly bids and engages in the services of construction management firms with technical expertise to manage large scale projects and has made available a construction management firm, O’Connor Construction Management, Inc. (contract number 31900097), to perform said work for the Central Library Improvements project; and

WHEREAS, to provide expert oversight that the Central Library Improvements project is performed to design specifications, is completed within budget, and results in a facility that meets the interests of library patrons, engaging in the services of a construction management firm is necessary; and

WHEREAS, the Central Library Improvements project has been funded by the Library in budget line 101-22-241-263-0000-000-463-662110 LB1424; and

NOW THEREFORE, BE IT RESOLVED that the Board of Library Trustees of the City of Berkeley authorizes the Director of Library Services to execute purchase agreements and payment approvals with O’Connor Construction Management, Inc. for construction management services associated with the Central Library Improvements Project in an amount not to exceed \$199,715.

ADOPTED by the Board of Library Trustees of the City of Berkeley at a regular meeting held on October 2, 2019 by the following vote:

- AYES: Trustees Davenport, Hahn & Hunt.
- NOES: None.
- ABSENT: Trustees Roth and Selawsky.
- ABSTENTIONS: None.

Diane Davenport, Chairperson

Elliot Warren, Acting Director of Library Services
Serving as Secretary of the Board of Library Trustees