

CITY OF OAKLAND

AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

TO: Office of the City Administrator
ATTN: Deborah A. Edgerly
FROM: Community and Economic Development Agency
DATE: December 11, 2007

2007 NOV 29 PM 7: 15

RE: Resolution Waiving the Competitive Request for Proposal/Qualification Process and Authorizing Amendment No. 1 To Increase The Agreement With Shah Kawasaki Architects For As-Needed Architectural Services For An Amount Not To Exceed Five Hundred Fifty Thousand Dollars (\$550,000.00), Bringing The Total Contract Amount To Nine Hundred Thousand Dollars (\$900,000.00)

SUMMARY

A resolution has been prepared authorizing the City Administrator, or her designee, to waive the competitive request for proposal/qualification process and to amend the existing as-needed architectural design services agreement with Shah Kawasaki Architects for an amount not to exceed \$550,000.00, bringing the total contract amount to \$900,000.00. The additional services will be utilized to complete the design services for the Fire Station No. 18 project.

As part of the fiscal year 2007-08 City budget, the City Council approved the replacement of Fire Station No. 18 located at 1700 50th Avenue. Fire Station No. 18 was built in 1924, is currently in very poor condition, and is unable to accommodate modern emergency response equipment. Based on the urgency to replace Fire Station No. 18 within approximately two years, staff utilized the as-needed architectural design services agreement with Shah Kawasaki Architects to immediately start the programming/planning, survey, schematic design, and design development phases of the project. Shah Kawasaki Architect's original as-needed design services contract of \$350,000.00 was approved by the City Council on April 3, 2007, through Resolution No. 80491 C.M.S. In order to complete the remaining portions of the work that include the preparation of the construction documents, the bid/award and construction administration support work, and the building commissioning, an amendment of \$550,000.00 with Shah Kawasaki Architects is required.

FISCAL IMPACT

Approval of this resolution will authorize the increase of the agreement with Shah Kawasaki Architects for additional design services on the Fire Station No. 18 project for an amount not to exceed \$550,000.00, which brings the total contract amount to \$900,000.00. The City Council on June 21, 2007, approved the Capital Improvement Program (CIP) budget, which included \$2 million in fiscal year 2007-2008 and \$8 million in fiscal year 2008-2009 from the Oakland Redevelopment Agency project fund for the replacement of Fire Station No. 18 with a new and larger facility.

Item: _____
Public Works Committee
December 11, 2007

Sufficient funding is available in the Oakland Redevelopment Agency project fund (Fund 7780, Fire Station No. 18 Project No. C328310, Capital Project Management Organization 92270) to authorize Amendment No. 1.

BACKGROUND

The existing Fire Station No. 18 building, located at 1700 50th Avenue, is over 80 years old, is significantly deteriorated, and lacks space to adequately house the fire fighters and modern emergency response equipment. Structurally, Fire Station No. 18 was rated “POOR” in a seismic performance evaluation based on criteria developed by the University of California. The “POOR” rating equates to significant structural and nonstructural damage and appreciable life hazards in the event of a major seismic disturbance. Retrofitting the building was considered impractical and not cost effective. The overall poor physical condition of the station jeopardizes employee and public safety. Additionally, the station cannot accommodate modern fire safety trucks and response equipment, which greatly impacts the ability to respond to the service requests of the community. A replacement fire station is urgently needed.

The City acquired the lot adjacent to the existing fire station, located at 1718 50th Avenue, in October 2007 for the expansion of the facility. The existing station will be demolished and a new, larger fire station will be constructed in its place. During the demolition and construction phases, fire services for this area will be handled by the neighboring fire stations. Therefore, it is essential that the project be expedited so that the disruption of fire services to the nearby community can be minimized.

Shah Kawasaki was chosen through the City’s Request-for-Proposal process to provide architectural services on various City of Oakland projects on an as-needed basis. On April 3, 2007, City Council approved Resolution No. 80491 C.M.S. awarding an as-needed architectural services contract to Shah Kawasaki Architects for an amount not to exceed \$350,000.00. Shah Kawasaki has successfully provided design and construction support services for various projects including the reconstruction of the public safety facility at Fire Station No. 8 in 2002.

Due to the urgency of the Fire Station No.18 project, staff utilized the as-needed contract with Shah Kawasaki Architects to immediately commence with the programming/planning, schematic design, and design development phases of the project. In order to complete the remaining portions of the work that includes the preparation of the construction documents, the bid/award and construction administration support work, and the building commissioning, an amendment of \$550,000.00 with Shah Kawasaki Architects is required. A breakdown of the proposed added costs is as follows:

- \$275,000 for the Preparation of Construction Documents
- \$170,000 for Bid Phase Support and Construction Administration
- \$60,000 for Building Commissioning
- \$16,000 for Survey Services
- \$29,000 for Contingency of Additional Design Services

The design fees include all necessary structural, civil, landscaping, electrical, mechanical, building commissioning, and other related services. The new fire station will be designed and constructed to a Silver LEED (Leadership in Energy and Environmental Design) certified level.

KEY ISSUES AND IMPACTS

The initial as-needed agreement with Shah Kawasaki Architects was originally intended to be used for multiple, smaller type projects. However, the Fire Station No. 18 project involves the replacement of a life-safety facility that is critical to the community and thus must be expedited. Shah Kawasaki Architects has the necessary expertise and experience with the design of Fire Stations and can provide the additional design and construction support services in the most efficient and cost effective manner. With an amendment of \$550,000.00 to the agreement with Shah Kawasaki Architects, the Fire Station No. 18 project can be completed in the most expeditious manner. Use of another consultant to complete the remaining design services will impact the continuity of the project and will delay the completion of the project.

Shah Kawasaki Architects is an Oakland firm and in their original contract amount of \$350,000.00, there was L/SLBE participation of \$350,000.00 (100%). With the implementation of Amendment No. 1, the total proposed Local/Small Local Business Enterprise participation will be \$900,000.00 (100%). The LBE/SLBE information has been verified by the Department of Contracting and Purchasing of the City Administrator's Office and is shown on Attachment A.

SUSTAINABLE OPPORTUNITIES

Economic: The project will generate business tax, sales tax, and other revenues for the City by those firms who work on the project.

Environmental: Environmental factors and opportunities will be considered and incorporated to the extent feasible. The consultants will be required to achieve a LEED silver rating in the design of the facility by maximizing recycled content materials in the products, waste reduction, energy conservation, and integrating other environmental opportunities.

Social Equity: The new Fire Station No. 18 facility will enhance the fire safety and protection of the area. The proposed community room will also provide new social opportunities and services to the community.

DISABILITY AND SENIOR CITIZEN ACCESS

The new fire station will be in compliance with the physical access requirements of the American With Disabilities Act ("ADA"), providing equal opportunity and access to the facility.

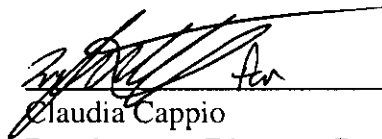
RECOMMENDATION AND RATIONALE

It is recommended the City Council waive the competitive request for proposal/qualifications process and authorize Amendment No. 1 to increase the existing agreement with Shah Kawasaki Architects for as-needed architectural services for an amount not to exceed \$550,000.00, bringing the total contract amount to \$900,000.00. The additional services will be utilized to complete the design services for the Fire Station No. 18 project. Shah Kawasaki Architects can provide the additional design services for the Fire Station No. 18 project in the most efficient and cost effective manner.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council approve the resolution.

Respectfully submitted,

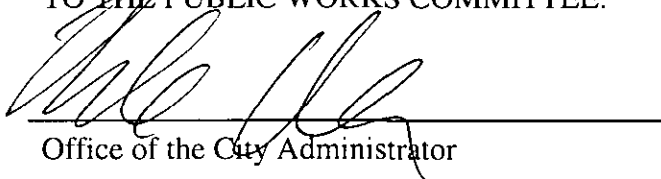


Claudia Cappio
Development Director, Community and
Economic Development Agency

Reviewed by:
Michael J. Neary, P.E.
Deputy Director, Community and Economic
Development Agency

Prepared by:
Jadia Wu, AIA, CIP Coordinator
Project Delivery Division

APPROVED AND FORWARDED
TO THE PUBLIC WORKS COMMITTEE:



Office of the City Administrator

Attachment A: Dept. of Contracting and Purchasing Memo dated 10/25/07

Item: _____
Public Works Committee
December 11, 2007



Memo

Department of Contracting and Purchasing

Division of Social Equity

To: Gwen McCormick - Contract Administrator Supervisor
From: Dasco Munoz - Contract Compliance Officer
Through: Deborah Barnes - Director *Deborah Barnes*
CC: Jadia Wu - Project Manager
Date: October 25, 2007
Re: Amendment No. 1 for As needed Architectural Services for Various Capitol Improvement Projects with Shah Kawasaki Architects

The Department of Contracting and Purchasing (DCP), Division of Social Equity, reviewed one (1) proposal received in response to the above referenced project. Below is the outcome of our compliance analysis for the Local and Small Local Buiseness Enterprise and a preliminary reviewed for compliancc with the Equal Benefits Ordinance (EBO).

RESPONSIVE		Proposed Participation							Banked Credits Eligibility	EBO Compliant? Y/N
Company Name	Proposed Amount	Total LBE/SLBE	LBE	SLBE	Trucking	Total Credited	Adjusted Bid Amount	Bid Discounts		
Shah Kawasaki Architects	\$900,000	100%	90.00%	10.00%	N/A	20%	\$882,000	2%	0%	Y

As noted above Shah Kawasaki Architects is in compliance with the Equal Benefit Ordinance (EBO).

Non-Responsive		Proposed Participation							Banked Credits Eligibility	EBO Compliant? Y/N
Company Name	Proposed Amount	LBE/SLBE	LBE	SLBE	Trucking	Total Credited	Bid Amount	Bid Discounts		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Should you have any questions you may contact Dasco Munoz at 238-3970

LBE/SLBE Participation Consultant 18

Project Name: RFP for As-Needed Architectural Services for Various Capitol Improvement Projects

Project No.: A167710												
Discipline	Prime & Subs	Location	Cert. Status	LBE %	SLBE %	Total LBE/SLBE %	Total %	LBE/SLBE Dollars	Total Dollars	For Tracking Only		
										Ethn.	MBE	WBE
PRIME	Shah Kawasaki Architects	Oakland	CB	53.90%		53.90%	53.90%	485,100.00	485,100.00	AP	60.00%	
Structural Engineer	Degenkolb Engineers	Oakland	CB	8.33%		8.33%	8.33%	75,000.00	75,000.00	C		
Mech. Plumbing Engineer	SJ Engineers	Oakland	CB	9.22%		9.22%	9.22%	83,000.00	83,000.00	AP	10.00%	
Electrical Engineer	F.W. Associates, Inc.	Oakland	CB		6.00%	6.00%	6.00%	54,000.00	54,000.00	AP	9.00%	
Civil Engineer	Sandis	Oakland	CB	6.27%		6.27%	6.27%	56,400.00	56,400.00	C		
Landscape Architect	Keller Mitchell & Co.	Oakland	CB		1.11%	1.11%	1.11%	10,000.00	10,000.00	C		
Sustainability Consultant	KEMA Services, Inc.	Oakland	CB	12.28%		12.28%	12.28%	110,500.00	110,500.00	O		12.28%
Cost Consultant	Construction Cost Mgmt. Svcs	Oakland	CB		2.89%	2.89%	2.89%	26,000.00	26,000.00	C		
Project Totals				90.00%	10.00%	100.00%	100.00%	900,000.00	900,000.00		79.00%	12.28%
Requirements: The 20% requirements is a combination of 10% LBE and 10% SLBE participation. An SLBE firm can be counted 100% towards achieving 20% requirements.				LBE 10%	SLBE 10%	LBE/SLBE 20%				Ethnicity AA = African American AI = Asian Indian AP = Asian Pacific C = Caucasian H = Hispanic NA = Native American O = Other NL = Not Listed		
Legend	LBE = Local Business Enterprise SLBE = Small Local Business Enterprise Total LBE/SLBE = All Certified Local and Small Local Businesses NPLBE = NonProfit Local Business Enterprise NPSLBE = NonProfit Small Local Business Enterprise				UB = Uncertified Business CB = Certified Business MBE = Minority Business Enterprise WBE = Women Business Enterprise							

OAKLAND CITY COUNCIL

2007 NOV 29 PM 7:15

RESOLUTION No. _____ C.M.S.

INTRODUCED BY COUNCILMEMBER _____

Resolution Waiving the Competitive Request for Proposal/Qualification Process and Authorizing Amendment No. 1 To Increase The Agreement With Shah Kawasaki Architects For As-Needed Architectural Services For An Amount Not To Exceed Five Hundred Fifty Thousand Dollars (\$550,000.00), Bringing The Total Contract Amount To Nine Hundred Thousand Dollars (\$900,000.00)

WHEREAS, the existing Fire Station No. 18 facility is over 80 years old, is significantly deteriorated, and lacks space to adequately house the fire fighters and modern emergency response equipment; and

WHEREAS, retrofitting the existing Fire Station No. 18 facility is considered impractical and not cost effective; and

WHEREAS, a replacement Fire Station No. 18 is urgently needed to provide a safe and modern facility and to provide effective fire services in the area; and

WHEREAS, on June 21, 2007, the City Council approved the Capital Improvement Program (CIP) budget, which included \$2 million for fiscal year 2007-2008 and \$8 million for fiscal year 2008-2009 from Oakland Redevelopment Agency project fund for the replacement of Fire Station No. 18 with a new and larger facility; and

WHEREAS, Shah Kawasaki Architects was chosen through the City's Request-for-Proposal process to provide architectural services on various City of Oakland projects on an as-needed basis; and

WHEREAS, on April 3, 2007, the City Council approved Resolution No. 80491 C.M.S. to award an as-needed architectural services contract to Shah Kawasaki Architects in an amount not to exceed \$350,000.00; and

WHEREAS, staff utilized the as-needed contract with Shah Kawasaki Architects to commence with the programming/planning, survey, schematic design, and design development phases of the project; and

WHEREAS, in order to complete the remaining portions of the Fire Station No. 18 work that include the preparation of construction documents, the bid/award and construction support work, and the building commissioning, Amendment No. 1 in the amount not to exceed \$550,000.00 is required; and

WHEREAS, funding for the remaining design services of the Fire Station No. 18 project within Amendment No. 1 is available in the Oakland Redevelopment Agency project fund (Fund 7780, Fire Station No. 18 Project No. C328310, Capital Project Management Organization 92270); and

WHEREAS, the City Council finds and determines that the performance of this contract is in the public interest because of economy; and

WHEREAS, the City Council finds that this contract is for services of a professional, scientific or technical nature; and

WHEREAS, the City Council finds that services under contract will be temporary in nature; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That pursuant to Section 2.04.051 B of the Oakland Municipal Code, the City Council finds that it is in the best interest of the City to waive the competitive Request for Proposals/Request for Qualifications selection requirement of Section 2.04.051 A of the Oakland Municipal Code in order to expedite the completion of the design services for the Fire Station No. 18 project; and, be it

FURTHER RESOLVED: That the City Administrator, or her designee, is hereby authorized to execute Amendment No. 1 to increase the agreement with Shah Kawasaki Architects for as-needed architectural services for an amount not to exceed \$550,000.00, bringing the total contract amount to \$900,000.00; and, be it

FURTHER RESOLVED: That the City Administrator, or her designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in the total dollar amount of the agreement, and, be it

FURTHER RESOLVED: That a copy of the agreement will be on file in the City Clerk's Office and will be reviewed and approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2007

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID AND
PRESIDENT DE LA FUENTE

NOES -

ABSENT-

ABSTENTION-

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California