



Office of the City Manager

CONSENT CALENDAR  
January 30, 2024

To: Honorable Mayor and Members of the City Council  
From: Dee Williams-Ridley, City Manager  
Submitted by: Andrew Murray, Interim Public Works Director  
Subject: Contract: CESCORP, dba Cal Elite Builders & Cal Electric for the Central Library HVAC Replacement Project

RECOMMENDATION

Adopt a Resolution:

1. Approving plans and specifications for Central Library HVAC Replacement Project, Specification No.23-11600-C;
2. Accepting the bid of CESCORP, dba Cal Elite Builders & Cal Electric as the lowest responsive and responsible bidder; and
3. Authorizing the City Manager to execute a contract and any amendments, extensions or other change orders until completion of the project in accordance with the approved plans and specifications, for an amount not to exceed \$1,566,000, which includes a contingency of \$261,000.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this project is fully programmed in the FY 2024 budget in the Library Tax Fund. Costs will be assigned Project Code LB2146.

All costs will be paid from the Library Tax Fund including amendments, extensions or other change orders until completion of the project.

- \$1,566,000: .....Library Tax Fund

Low bid by CESCORP, dba Cal Elite Builders & Cal Electric .....	\$1,305,000
20% Contingency	\$261,000
<b>Total Construction Cost NTE</b>	<b>\$1,566,000</b>

No other funding is required, and no other projects will be delayed due to this expenditure.

CURRENT SITUATION AND ITS EFFECTS

The Public Works Department, jointly with the Library, is requesting the execution of a construction contract between the City and CESPORP, dba Cal Elite Builders & Cal

Electric to replace the rooftop air conditioning units of the Central Library's Bancroft building annex and Kittredge Branch.

The existing air conditioning units and control systems were first placed in service in 2002 and are at the end of their useful service life. The existing units require frequent maintenance and are increasingly breaking down, leading to uncomfortable conditions during warm weather. This project will replace all of the existing air conditioning units and several exhaust fans for both the Kittredge and Bancroft Branch libraries to provide a safer and more comfortable environment for Staff and patrons, which is consistent with the stakeholder feedback communicated through the Library's 2023 Strategic Planning Process.

In September 2021, the City initiated redesign and replacement of the HVAC system with the Berkeley based architectural engineering firm Noll & Tam Architects leading up to the release on Tuesday, September 5, 2023, of RFP Specification No. 23-11600-C for the Central Library HVAC Replacement Project.

Bids were opened on Tuesday, October 10, 2023. The City received 2 bids ranging from \$1,305,000 to \$1,775,900. CESCORP dba Cal Elite Builders was the lowest responsive and responsible bidder and their references were provided and verified satisfactorily. Staff recommends that a construction contract for the Central Library HVAC Replacement Project be awarded to CESCORP, dba Cal Elite Builders.

The project is in alignment with the City's Strategic Plan, advancing our goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

### BACKGROUND

In April 2002, the Central Library completed a major renovation and earthquake retrofitting project financed by Measure S, a 1996 voter bond measure financing rehabilitation of the Library and other Civic Center improvements in the City's downtown. Consequently, the Central Library enlarged its footprint with a new wing – the Bancroft building annex – allowing for expanded public service areas on two floors, a Community Meeting Room, and dedicated staff and administrative office areas. The HVAC system for the Central Library was last upgraded at this time.

In recent years, the aging HVAC system has increasingly struggled to maintain optimal climate control, resulting in frequent breakdowns and demanding extensive maintenance. These ongoing issues have caused discomfort for patrons and Staff due to temperature fluctuations, and have increased maintenance costs.

Public Works and Library Staff engaged the services of an architectural firm to begin evaluating replacement of the existing HVAC system in September 2021. The project will replace six rooftop air conditioning units, rooftop exhaust fans, ducting, and related electrical and roofing work.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The new HVAC equipment and controls will comply with the latest energy efficiency standards and reduce energy use. There are no anticipated negative environmental effects of this action.

RATIONALE FOR RECOMMENDATION

Contracted services are required for this project as the City does not have the in-house expertise to complete this specialized work.

ALTERNATIVE ACTIONS CONSIDERED

None. Keeping equipment longer than its useful life results in higher maintenance costs and excessive downtimes in order to keep operating in a safe and serviceable manner.

CONTACT PERSON

Ronald Nevels, Manager of Engineering, Department of Public Works (510) 981-6439  
Elmar Kapfer, Supervising Civil Engineer, Department of Public Works (510) 981-6435  
Titus Chen, Associate Civil Engineer, Department of Public Works (510) 981-6410  
Tess Mayer, Director of Library Services, Berkeley Public Library (510) 981-6195

Attachments:

- 1: Resolution
- 2: Abstract of Bids

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

CONTRACT: CESCORP, DBA CAL ELITE BUILDERS & CAL ELECTRIC FOR THE  
CENTRAL LIBRARY HVAC REPLACEMENT PROJECT

WHEREAS, the existing HVAC system, first placed in service in 2002 at Central Library's Bancroft building annex and Kittredge Branch, located at 2090 Kittredge Street, has reached the end of its useful service life.; and

WHEREAS, the City has neither the labor nor the equipment necessary to undertake this repair project; and

WHEREAS, an invitation for bids (Plans and Specifications No. 23-11600-C) was duly advertised, and CESCORP, dba Cal Elite Builders & Cal Electric was determined to be the lowest responsive and responsible bidder; and

WHEREAS, funds are programmed in the FY 2024 budget in the Library Tax Fund.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that Plans and Specification No. 23-11600-C for the Central Library HVAC Replacement Project are approved, and CESCORP, dba Cal Elite Builders & Cal Electric is determined to be the lowest responsive and responsible bidder.

BE IT FURTHER RESOLVED that the Council of the City of Berkeley authorizes the City Manager to execute a contract and any amendments, extensions or change orders, until completion of the project in accordance with the approved plans and specifications with CESCORP, dba Cal Elite Builders & Cal Electric for the Central Library HVAC Replacement Project at 2090 Kittredge Street, in an amount not to exceed \$1,566,000. A record signature copy of the agreement and any amendments will be on file in the Office of the City Clerk.



City of Berkeley  
Abstract of Bid Worksheet

Finance Department  
General Services Division

**Bid Date:** 10.10.2023  
**Spec. #** 23-11600-C

**FOR:** Central Library HVAC Replacement Project

required w/ bid									
	Bidders	Base Bid	Alternate	Addenda (2)	Bid Bond	Reg / Exp	Subcontractors	Non-Collusion	CERTS
1	CAL-ELITE	679,000	626,000	✓	✓	✓	✓	✓	✓
2	FRANK M. BOOTH	770,600	1,005,300	✓	✓	✓	✓	✓	✓
3									
4									
5									
6									
7									
8									
9									
10									

Bid Recorder:

Bid Opener:

Project Manager:

*DARRYL SWEET*

\_\_\_\_\_  
10/20/2023 Date  
\_\_\_\_\_  
10/10/2023 Date  
\_\_\_\_\_ Date

