

# ALAMEDA COUNTY BOARD OF SUPERVISORS

## MINUTE ORDER

*The following action was taken by the Alameda County Board of Supervisors on 07/28/2020*

Approved as Recommended ☒

Other ☐

Unanimous ☒ Chan: ☐ Haggerty: ☐ Miley: ☐ Valle: ☐ Carson: ☐ - ☐ 5

Vote Key: N=No; A=Abstain; X=Excused

**Documents accompanying this matter:**

**Contract:** C-901689,C-20332,C-20333,C-20334,C-20335,C-20336

**Documents to be signed by Agency/Purchasing Agent:**

**File No.** 30497

**Item No.** 42

**Copies sent to:**

Cindy Wong, QIC 26021  
Auditor's Office, QIC 20109

**Special Notes:**



I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:

Clerk of the Board  
Board of Supervisors

By: Cheryl Perkins

Deputy



July 20, 2020

Honorable Board of Supervisors  
County of Alameda  
1221 Oak Street, Suite 536  
Oakland, California 94612-4305

SUBJECT: AWARD FIVE PROFESSIONAL SERVICES AGREEMENTS FOR AS-NEEDED ARCHITECTURAL AND ENGINEERING SERVICES; MASTER CONTRACT NO. 901689; AMOUNT: \$10,000,000

Dear Board Members:

RECOMMENDATION:

Award Professional Service Agreements (Master Contract No. 901689) to provide As-Needed Architectural and Engineering Services to the Alameda County General Services Agency-Capital Programs, for the term of 8/1/20 – 7/31/22, in the amount not to exceed to the \$10,000,000 contract value to the following vendors:

- A. AE3 Partners (Principal: Doug Davis; Location: Oakland), Procurement Contract No. 20332; Amount: \$2,000,000;
- B. Brick Architecture & Interiors (Principal: Rob Zirkle; Location: Oakland), Procurement Contract No. 20333; Amount: \$2,000,000;
- C. Komorous-Towey Architects (Principal: Thomas J. Towey; Location: Oakland), Procurement Contract No. 20334; Amount: \$2,000,000;
- D. RossDrulisCusenberry Architecture, Inc. (Principal: Michael B. Ross; Location: Emeryville), Procurement Contract No. 20335; Amount \$2,000,000; and
- E. Shah Kawasaki Architects, Inc. (Principal: Philip Luo; Location: Oakland), Procurement Contract No. 20336; Amount: \$2,000,000.

DISCUSSION/SUMMARY:

The Alameda County General Services Agency (GSA) manages and oversees the delivery of Capital and Non-Capital Projects for County-owned and leased buildings as outlined in the County's Capital Improvement Program. GSA's portfolio of projects includes office and administrative facilities, court buildings, community centers, fire stations, hospital, health care facilities, jail facilities, training facilities, supportive services and transitional housing, parking

facilities, and public spaces. GSA is also responsible for overseeing and monitoring compliance with all local, State, and Federal funding sources, and all applicable codes and regulations, and permitting requirements.

The qualified vendors will provide a full range of As-Needed Architectural and Engineering (A&E) multi-disciplinary professional services that include:

- Feasibility studies and technical research including project scoping and development, site studies, functional programming, and space planning;
- Best value design/value engineering;
- Production of concept designs and bridging documents;
- Development of budgets, cost estimates and schedules;
- Design production through final design and construction documents; and
- Project construction, commissioning, and occupancy.

GSA has negotiated the terms and conditions for the As-Needed A&E contracts with the selected firms who will provide services on a Task Order basis. The A&E contract values are not guaranteed amounts for the selected firms. GSA Deputy Director of Capital Programs will issue Task Orders on a rotational basis where firms will have various Tasks Order assignments over the course of their contract term and the not-to-exceed contract value. This approach enables GSA to respond expeditiously to agency projects and schedule requirements. Task Order negotiations will only be initiated upon identification of the funding source for agency projects that have CAO approval. Upon completion of scope of work and fee negotiations for Task Orders, GSA will be required to seek Board of Supervisor approval of Task Orders prior to authorizing the A&E services.

#### SELECTION CRITERIA/PROCESS:

*GSA-Capital Programs has determined that Alameda County does not currently have the resources to provide the As-Needed A&E Services.*

*GSA-Capital Programs worked with GSA-Procurement to develop a Request for Statement of Qualifications (RFSOQ) that was issued on March 27, 2020, posted on the website for 70 days, and sent to subscribers to the E-Gov Professional Services – Current Contract Opportunities mailing service. The RFSOQ was advertised in the Inter-City Express on February 5, 2020, and the Oakland Post on February 12, 2020. An email was also sent to the Chamber of Commerce group. Two networking/bidders conferences were held.*

*On April 10, 2020, 24 responses to the RFSOQ were received. One proposal was not considered as it did not meet the specific requirements of the RFSOQ. The remaining 23 responses were evaluated by the County Selection Committee (CSC). As stated in the RFSOQ, The CSC members interviewed the top nine highest ranked proposers. A maximum total of 100 evaluation points was available for this RFSOQ. The total evaluation points include 10 preference points derived from a 5% preference for local vendors and a 5% preference for certified Small Local Emerging Business vendors, for a total of 10%.*

*The following contractors were the five highest scoring qualified proposers and are recommended for award:*

- A. AE3 Partners (Principal: Doug Davis; Location: Oakland; Certified Small: 08-91283; Expiration: 05/31/2021);*
- B. Brick Architecture & Interiors (Principal: Rob Zirkle; Location: Oakland; Certified Emerging: 16-00051; Expiration: 06/30/2021);*
- C. Komorous-Towey Architects (Principal: Thomas J. Towey; Location: Oakland; Certified Small; 06-90902; Expiration: 06/30/2021);*
- D. RossDrulisCusenbery Architecture, Inc. (Principal: Michael B. Ross; Location: Emeryville; Certified Small; 15-00085 Expiration: 09/30/2020); and.*
- E. Shah Kawasaki Architects, Inc. (Principal: Philip Luo; Location: Oakland; Certified Small; 03-90190 Expiration: 11/30/2020).*

*These five firms will be awarded contracts to provide as-needed A&E services on a task order basis.*

*The following is a summary of the evaluation of the short-listed proposers:*

<b><i>Vendor</i></b>	<b><i>Location</i></b>	<b><i>Local</i></b>	<b><i>SLEB</i></b>	<b><i>Evaluation Points</i></b>
<i>Shah Kawasaki Architects, Inc.</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>Y</i>	<i>104.50</i>
<i>Komorous-Towey Architects</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>Y</i>	<i>103.62</i>
<i>AE3 Partners</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>Y</i>	<i>99.88</i>
<i>Brick Architecture &amp; Interiors</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>Y</i>	<i>99.44</i>
<i>RossDrulisCusenbery Architecture, Inc.</i>	<i>Emeryville, CA</i>	<i>Y</i>	<i>Y</i>	<i>97.68</i>
<i>Noll and Tam Architects</i>	<i>Berkeley, CA</i>	<i>Y</i>	<i>N</i>	<i>91.56</i>
<i>Dahlin Group Architects</i>	<i>Pleasanton, CA</i>	<i>Y</i>	<i>N</i>	<i>90.93</i>
<i>Loving and Campos Associates, Inc.</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>Y</i>	<i>88.88</i>
<i>Tectonics</i>	<i>Emeryville, CA</i>	<i>Y</i>	<i>Y</i>	<i>64.68</i>

**FINANCING:**

Funding will be identified as recommended vendors are assigned to County projects and the associated task orders will be brought back to your Board for approval.

VISION 2026 GOAL:

The services to provide As-Needed A&E Services meet the 10X goal pathway of **Employment for all** in support of our shared vision of a **Prosperous and Vibrant Economy**.

Respectfully submitted,

DocuSigned by:

*Willie Hopkins*

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Willie A. Hopkins, Jr.  
Director, General Services Agency

Attachment

WAH\EB\ar\I:\Board Letters\Purchasing\FY 2019-20\901689 BL BN AandE Services.docx

cc: County Administrator  
Auditor-Controller  
County Counsel

## AS NEEDED ARCHITECTURAL AND ENGINEERING SERVICES

RFSOQ No. 901689  
August 1, 2020 – July 31, 2022

<i>Vendor</i>	<i>Location</i>	<i>Estimated Dollar Value of Contract Award</i>	<i>Local/SLEB Participation</i>
			<i>Percentage</i>
<i>AE3 Partners Certified: Small Certification # 08-91283 Valid through 05/31/2021</i>	<i>11 Embarcadero West, Suite 205, Oakland, CA 94607</i>	<i>\$2,000,000</i>	<i>100%</i>
<i>Brick Architecture &amp; Interiors Certified: Emerging Certification # 16-00051 Valid through 06/30/2021</i>	<i>405 14<sup>th</sup> Street, Suite 500 Oakland, CA 94612</i>	<i>\$2,000,000</i>	<i>100%</i>
<i>Komorous-Tower Architects Certified: Small Certification No. 06-90902 Valid through 06/30/2021</i>	<i>410 12<sup>th</sup> Street, Suite 300 Oakland, CA 94607</i>	<i>\$2,000,000</i>	<i>100%</i>
<i>RossDrulisCusenberry Architecture, Inc. Certified: Small Certification No. 15-00085 Valid through 09/30/2020</i>	<i>1201 Park Avenue, Suite 100B, Emeryville, CA 94608</i>	<i>\$2,000,000</i>	<i>100%</i>
<i>Shah Kawasaki Architects, Inc. Certified: Small Certification No 03-90190 Valid through 11/30/2020</i>	<i>570 10<sup>th</sup> Street, Suite 201 Oakland, CA 94607</i>	<i>\$2,000,000</i>	<i>100%</i>