



Office of the City Manager

CONSENT CALENDAR  
July 26, 2022

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Scott Ferris, Director, Parks, Recreation & Waterfront

Subject: Contract: AE3 Partners, Inc. for Architectural Services for the African American Holistic Resource Center

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a not-to-exceed \$900,000 contract with AE3 Partners, Inc. for architectural services for the African American Holistic Resource Center (AAHRC) for a contract period of August 1, 2022 through July 31, 2025.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this architectural services contract will come from Measure T1 Phase 2 funds (511-52-545-000-0000-000-461-612320-PRWT122002). Funding will be recommended for appropriation through the amendment to the appropriations ordinance in the Measure T1-Capital Fund (Fund 511). The project scope will be divided into task orders and they will be processed as the project proceeds.

CURRENT SITUATION AND ITS EFFECTS

On December 15, 2020 City Council approved phase 2 projects for the Measure T1 Infrastructure Bond that was passed by voters by an 86.5% margin on November 3, 2016. Phase 2 included a \$7M allocation for the AAHRC. Staff recommends council approval of a contract with AE3 Partners, Inc. for architectural services for the AAHRC.

BACKGROUND

In April 2011, the African American/Black Professionals & Community Network (AABPCN) crafted a report titled *A Community Approach for African American/Black Culturally Congruent Services*. The AABPCN report identified challenges that the African American community faces in areas of education, employment, health, mental health, housing, and community relationships. A vision and framework were provided in the report for the development of an African American Holistic Resource Center in South Berkeley. The center would include the use of culturally congruent practices, embedded in an integrated service delivery system, which would help to decrease inequities and disparities in the African American/Black community in Berkeley.

Members of the AABPCN shared the vision for the AAHRC and began gathering information from the community via focus groups, town hall meetings, small group discussions, and formal presentations to several Berkeley Commissions, the Berkeley City Council, and other stakeholder groups. In 2016 City of Berkeley Community Health Commission strongly recommended that the City of Berkeley “take immediate action steps towards the development and support of the African American Holistic Resource Center in South Berkeley, with City Council support. Following the commission reports and community advocacy, the City of Berkeley funded the development of a feasibility study. Building on prior work, many of the same dedicated community members continued working towards the vision of an African American Holistic Resource center spending countless hours deepening the plans, developing the feasibility study in 2019, and continuing to advocate for its creation with council and others.

On December 15, 2020 the Berkeley City Council approved \$7 million in revenue from measure T1 for the creation of an African American Holistic Resource Center in South Berkeley.

A Request for Qualifications (RFQ) was issued on April 14, 2022 seeking qualified firms or individuals to provide architectural services for the AAHRC. On May 17, 2022, the City received four proposals from professional consultant firms. On June 3, a panel of 1 City staff, 1 consultant project manager and 3 AAHRC Steering Committee members reviewed, evaluated and ranked the 4 proposals according to the criteria in the RFQ. This panel referred the two highest ranking proposals to the City Manager’s Office, who received presentations from both firms. After these presentations, AE3 Partners, Inc. was identified as the highest ranked firms.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no anticipated negative environmental effects of this action. The execution of this contract will help ensure successful completion of the AAHRC project that will incorporate the sourcing of sustainable and renewable resources used in construction projects, as well as compliance with all regulatory agency requirements. This promotes environmental sustainability and meets the Strategic Plan Goal 1 to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

#### RATIONALE FOR RECOMMENDATION

The team assembled by the AE3 Partners, Inc. is highly qualified and responsive. They have particular expertise in fulfilling the criteria stated in the RFQ. The City does not have the in-house expertise to perform these design services.

#### ALTERNATIVE ACTIONS CONSIDERED

None.

#### CONTACT PERSON

Paul Buddenhagen, Deputy City Manager, 981-7014  
Scott Ferris, Director, Parks, Recreation & Waterfront, 981-6711

Contract: AE3 Partners, Inc. Architectural Services for  
the African American Holistic Resource Center

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Attachment:  
Resolution

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

CONTRACT: AE3 PARTNERS, INC. FOR ARCHITECTURAL SERVICES FOR THE  
AFRICAN AMERICAN HOLISTIC RESOURCE CENTER

WHEREAS, AABPCN and later the AAHRC Steering Committee has been meeting, creating a vision for holistic African American health, and advocating for the funding to build this facility since 2011; and

WHEREAS, on December 15, 2020 City Council approved phase 2 projects for the Measure T1 Infrastructure Bond, which included a \$7M allocation to complete the AAHRC; and

WHEREAS, a Request for Qualifications (RFQ) was issued on April 14, 2022 seeking qualified firms or individuals to provide architectural services for the AAHRC; and

WHEREAS, on May 17, 2022, the City received four proposals from professional consultant firms; and

WHEREAS, on June 3, 2022 a panel of City staff and AAHRC Steering Committee members reviewed, evaluated and ranked the 4 proposals according to the criteria in the RFQ; and the City Manager's Office, received presentations from the two highest ranking firms, and identified AE3 Partners, Inc. as the highest rated firm; and

WHEREAS, funding for this architectural services contract will come from Measure T1 Phase 2 funds (511-52-545-000-0000-000-461-612320-PRWT122002).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to approve a contract and any amendments with AE3 Partners, Inc. for architectural services for the African-American Holistic Resources Center for a contract period of August 1, 2022 through July 31, 2025 in an amount not to exceed \$900,000. A record signature copy of said contract and any amendments to be on file in the Office of the City Clerk.