



Office of the City Manager

CONSENT CALENDAR
December 14, 2021

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: Cumming Management Group, Inc. for Project Management 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 the Cumming Management Group, Inc. for project management services for the African American Holistic Resource Center (AAHRC) for a contract period of January 3, 2021 through June 30, 2025.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this project management contract will come from Measure T1 Phase 2 funds (511-52-545-000-0000-000-461-612310) and City General Funds (011-52-545-000-0000-000-461-612310). This project is divided into 4 task orders and they will be processed as the project proceeds.

CURRENT SITUATION AND ITS EFFECTS

In June of 2020, City Council authorized \$250,000 in funding from the Police Budget (Salary Account) for the AAHRC planning process. 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 to complete the AAHRC. Staff recommends council approval of a contract with the Cummings Management Group, Inc. for project management services to complete 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 the social determinants of health, including education, employment, health, mental health, housing, and community relationships. This community has also been severely impacted by the COVID-19 global pandemic, in addition to contending with the multigenerational effects of systemic racism and discrimination. 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, the 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. The AAHRC committees spent countless hours deepening the plans, developing the feasibility study in 2019, and continuing to advocate for its creation with city council and other stakeholders.

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 July 20, 2021 seeking qualified firms or individuals to provide project management services for the AAHRC. On September 7, 2021, the City received four proposals from professional consultant firms. On September 28, a panel of 2 City staff 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, who received presentations from both firms. After these presentations, the Cumming Management Group, Inc. was identified as the highest rated proposal. The City also confirmed the consultants' qualifications by checking references.

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 Cumming Management Group, Inc. is highly qualified and responsive. They have particular expertise in fulfilling the criteria stated in the RFQ.

ALTERNATIVE ACTIONS CONSIDERED

None

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CONTACT PERSON

Paul Buddenhagen, Deputy Director, (510) 981-7014

Scott Ferris, Director, Parks, Recreation & Waterfront, (510) 981-6711

Attachment:
Resolution

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

CONTRACT: CUMMING MANAGEMENT GROUP, INC. FOR PROJECT MANAGEMENT SERVICES FOR THE AFRICAN AMERICAN HOLISTIC RESOURCE CENTER

WHEREAS, the African American/Black Professionals & Community Network (AABPCN) and later the African American Holistic Resource Center (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. In 2019, a feasibility study was completed by the Steering Committee. In June of 2020, City Council authorized \$250,000 in funding from the Police Budget (Salary Account) for the AAHRC planning process. 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 July 20, 2021 seeking qualified firms or individuals to provide project management services for the AAHRC; and

WHEREAS, on September 7, 2021, the City received four proposals from professional consultant firms; and

WHEREAS, on September 28, a panel of two City staff and three 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, who received presentations from both firms. After these presentations, the Cumming Management Group, Inc. was identified as the highest rated proposal; and

WHEREAS, funding for this project management contract will come from Measure T1 Phase 2 funds (511-52-545-000-0000-000-461-612310) and City General Funds (011-52-545-000-0000-000-461-612310). This project is divided into 4 task orders and they will be processed as the project proceeds.

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 Cumming Management Group, Inc. for project management services to complete the African-American Holistic Resources Center for a contract period of January 3, 2021 through June 30, 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.