



STAFF REPORT

MEETING DATE: November 12, 2025

PRESENTER: Theresa Johnson, Community Services Director

SUBJECT: Consideration of Professional Services Agreement with ELS Architecture and Urban Design regarding the Kerman Area Multi-Generational Resiliency Center (TJ)

RECOMMENDATION: Council by motion adopt a resolution approving the Kerman Area Multi-Generational Resiliency Center Architectural Design Services Agreement with ELS Architecture and Urban Design regarding the Kerman Area Multi-Generational Resiliency Center located at 15100 W. Kearney Blvd. for \$1,228,725.00 and authorize the City Manager to execute the agreement.

DISCUSSION:

In November of 2023, the City received a \$7,250,000.00 grant award from the California Department of Food and Agriculture to construct the Kerman Area Multi-Generational Resiliency Center. This award was just a portion of the total estimated project cost of \$16,383,000.00. The City continued to seek additional grant funding from the Strategic Growth Council Community Resiliency Centers Program and, in April of 2024, received word that the City was not selected for this funding. Staff continued to seek other funding sources, including applying for Congressional direct funding from the 13th Congressional District. At the same time, staff began seeking alternative funding sources, including loans. The City ultimately started working with municipal financial advisor Fieldman, Rolapp & Associates Inc., to identify additional financing to advance this project and protect this grant award.

As work continued in the background with Fieldman, Rolapp & Associates, staff released the Request for Proposals for architectural design services for the Kerman Area Multi-Generational Resiliency Center project on May 14, 2025. Due to the high volume of requests for information, the proposal due date was extended by one week from 4:00 p.m. on Wednesday, June 18, 2025, to 4:00 p.m. on Wednesday, June 25, 2025.

At closing, 18 proposals were received. To confirm that all requested materials were included in the proposal, staff conducted a preliminary review. After that, Community Services Director Theresa Johnson and Administrative Assistants Arlene Villarreal and Marisol Camacho conducted a formal review of the proposals.

Company		Score	Company		Score
1	ELS Architecture and Urban Design	86	10	Shah Kawasaki Architects	76
2	Sera Design and Architecture, Inc.	85	11	NJA Architecture	76
3	The Taylor Group Architects	83	12	Indigo Hammond + Playle Architects, LLP	76
4	Paul Halajian Architects	81	13	Lionakis	72
5	WMB Architects	81	14	Hedron	72
6	LDA Partners Designers & Architects	81	15	Entero Architects	67
7	PBK	78	16	Salazar Architect	65
8	Studio Pear	77	17	Klassen & Smith	62
9	SVA Architects, Inc.	77	18	Integrated Designs by SOMAM, Inc	57

Upon completion of the scoring, the top three candidates — ELS Architecture and Urban Design, Sera Design and Architecture, Inc., and The Taylor Group Architects — were invited to participate in an in-person interview on Wednesday, August 27, at the Kerman Community Center. The interview panel consisted of Director Theresa Johnson, Administrative Assistant Arlene Villarreal, City Manager John Jansons, and Parks and Recreation Commission Chairperson Lora Nehring.

At the conclusion of the interviews, it was evident that ELS Architecture and Urban Design was the top firm to proceed with for this project. With 10 years+ experience in design, community engagement, and operational strategies to develop a cohesive project that will serve the multi-generational needs of Kerman daily and in times of crisis. ELS's relevant experience with community center projects that focused on resiliency strategies, include the Millbrae Community Center, East Oakland Community Center, Gilroy Civic Master Plan, Cesar Chavez Community Center, Pleasanton Firehouse Arts Center, YMCA Design Services, Berkley High School Joint Community Center, Emergency Interim Housing, Orange Memorial Community Recreation Center, Tice Creek Senior Recreation Center and the Veterans Memorial Senior and Community Center, which upon completion in 2025 will serve as a multi-generational center and emergency shelter, with a strong focus on resilient strategies.

The proposed fee submitted by the top three is as follows.

Els Architecture & Urban Design	\$1,228,752
Sera Design and Architecture, Inc.	\$1,434,560
The Taylor Group Architects	\$1,143,000

While ELS had the highest score, they came in second with their proposed fee. However, due to their experience and relevant knowledge with multi-generational resiliency projects, staff remain confident in recommending ELS Architecture & Urban Design for the Kerman Aera Multi-Generational Resiliency Center project.

FISCAL IMPACT:

The City can fund the architecture services with funds secured through the recent sale of Lease Revenue Bonds.

ATTACHMENTS:

- A. Resolution w/Exhibits