



Office of the City Manager

CONSENT CALENDAR
JANUARY 27, 2026

To: Honorable Mayor and Members of the City Council
From: Paul Buddenhagen, City Manager
Submitted by: Scott Ferris, Director, Parks Recreation & Waterfront
Subject: Contract: Carone and Company, Inc. for the Santa Fe Trackbed to Park Conversion Remediation, Demolition and Perimeter Fencing Project

RECOMMENDATION

Adopt a Resolution:

1. Approving the plans and specifications for the Santa Fe Trackbed to Park Conversion Remediation, Demolition and Perimeter Fencing Project; and
2. Accepting the bid of the lowest responsive and responsible bidder, Carone and Company, Inc.; and
3. Authorizing the City Manager to execute the contract and any amendments, extensions or other change orders until completion of the project in accordance with the approved plans and specifications, with Carone and Company, Inc., for the Santa Fe Trackbed to Park Conversion Remediation, Demolition and Perimeter Fencing Project from Blake to Ward Street, along Acton Street at 0 Parker Street, 0 Carleton Street, 0 Derby Street, 0 Ward Street, in an amount not to exceed \$3,396,969 which includes a base contract amount of \$2,953,886, and a 15% contingency in the amount of \$443,083.

FINANCIAL IMPLICATIONS

Funding for this contract is available in the FY 2026 budget in the One-Time Grant Fund (Fund 336), the Measure T1 Fund (Fund 511), and the Parks Tax Fund (Fund 138). No other funding is required, and no other projects will be delayed due to this expenditure.

Construction Contract

Carone and Company, Inc. (lowest bid)	\$2,953,886
15% Contingency	\$443,083
<hr/>	
Total Construction Cost	\$3,396,969

Contract: Carone and Company Inc. for Santa Fe Trackbed to Park Conversion Remediation, Demolition and Perimeter Fencing Project

CONSENT CALENDAR
JANUARY 27, 2026

Funding

One-Time Grant Fund (Fund 336)	\$3,257,469
Measure T1 Fund (Fund 511)	\$109,500
Parks Tax (Fund 138)	\$30,000
Total Funding	\$3,396,969

CURRENT SITUATION AND ITS EFFECTS

In 2021, the City received a \$5 million grant from the California Proposition 68 Statewide Parks Program (SPP) to convert four of the undeveloped parcels that historically served as the Atchison, Topeka and Santa Fe Railroad in South Berkeley into a new public park.

The Santa Fe Trackbed to Park Conversion Remediation, Demolition and Perimeter Fencing project is the first phase in transforming the undeveloped parcels into a new public park. The project will remediate contaminated soils and install new perimeter fencing along the property lines, thereby preparing the site for construction of the new public park.

The project is funded by grant funds from the California Proposition 68 Statewide Parks Program (SPP) and Measure T1, the 2016 Berkeley voter-approved bond program to pay for improvements to City infrastructure and facilities, and Parks Tax.

BACKGROUND

The project was advertised for bids on Thursday, November 20, 2025, and bids were opened on Thursday, December 18, 2025. The City received 11 bids, from a low base bid of \$2,953,886 to a high base bid of \$4,699,667. With the exception of the lowest bid, all bids were above the amount budgeted for this project. The determination of the lowest responsive and responsible bidder was based on the price for base bid work, as indicated in the bid documents. Carone and Company, Inc. was the lowest responsive and responsible bidder. Staff conducted reference checks and received satisfactory feedback. Staff recommends that a contract for this project be awarded to Carone and Company, Inc.

The Living Wage Ordinance does not apply to this project since construction contracts are, pursuant to City policy, subject to State prevailing wage laws. The contractor will need to submit a certification of Compliance with Equal Benefits Ordinance. The contract will be subject to the Community Workforce Agreement.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The project will remediate contaminated soils at the site and the contract includes requirements to comply with the City’s Environmentally Preferable Purchasing Policy.

RATIONALE FOR RECOMMENDATION

The Santa Fe Trackbed to Park Conversion Remediation, Demolition, and Perimeter Fencing Project is needed to advance construction of the new four-block park funded by

Contract: Carone and Company Inc. for Santa Fe Trackbed to Park
Conversion Remediation, Demolition and Perimeter Fencing Project

CONSENT CALENDAR
JANUARY 27, 2026

a California Proposition 68 Statewide Parks Program (SPP) grant awarded to the City.
The City does not have in-house labor or equipment resources to complete this
remediation project.

ALTERNATIVE ACTIONS CONSIDERED

None

CONTACT PERSON

Scott Ferris, Director, Parks Recreation & Waterfront, 510-981-6700

Evelyn Chan, Supervising Civil Engineer, Parks Recreation & Waterfront, 510-981-6430

Attachments:

1: Resolution

2: Bid Results

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

CONTRACT: CARONE AND COMPANY, INC. FOR SANTA FE TRACKBED TO PARK CONVERSION REMEDIATION, DEMOLITION AND PERIMETER FENCING PROJECT

WHEREAS, the Santa Fe Trackbed to Park Conversion Remediation, Demolition and Perimeter Fencing Project is a One-Time Grant and Measure T1 bond project; and

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

WHEREAS, invitation for bids was duly advertised on November 20, 2025, bids were opened on December 18, 2025, and the City received 11 bids; and

WHEREAS, Carone and Company, Inc. was determined to be the lowest responsive and responsible bidder, and references for Carone and Company, Inc. were provided and were satisfactory; and

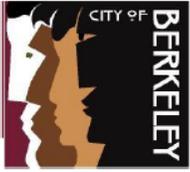
WHEREAS, funding is available in the FY 2026 budget in the One-Time Grant Fund (Fund 336), the Measure T1 Fund (Fund 511), and the Parks Tax Fund (Fund 138).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Council approves the Plans and Specifications for Specification No. 26-11756-C for the Santa Fe Trackbed to Park Conversion Remediation, Demolition and Perimeter Fencing Project; and

BE IT FURTHER RESOLVED that the construction contract is awarded to Carone and Company, Inc. as the lowest responsive and responsible bidder; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute the contract and any amendments, extensions, or change orders until completion of the project in accordance with the approved plans and specifications with Carone and Company, Inc. for the Santa Fe Trackbed to Park Conversion Remediation, Demolition and Perimeter Fencing Project in an amount not to exceed \$3,396,969, which includes a contract amount of \$2,953,886 and a 15% contingency in the amount of \$443,083 for unforeseen circumstances. A record signature copy of the agreement and any amendments to be on file in the Office of the City Clerk.

Docusign Envelope ID: FBA03A25-DACB-482F-B814-C0DBEDF19F1A



City of Berkeley
Abstract of Bid Worksheet

Finance Department

[FOR: Santa Fe Trackbed to Park Conversion Remediation, Demolition and Perimeter Fencing](#)

General Services Division

Spec. # 26-11756-C Bid Date: 12/18/2025

	Bidders	Base Bid	required w/ bid						
			Bid Bond	Addenda (1-3)	RF	SC	NC	BC	SQ
1	Azul Works, Inc	\$3,897,472.00	X	X	X	X	X	X	X
2	Goodfellow Bros	\$3,374,374.00	X	X	X	X	X	X	X
3	Interstate Grading and Paving	\$3,722,620.00	X	X	X	X	X	X	X
4	Bay Construction	\$3,102,365.00	X	X	X	X	X	X	X
5	American Integrated Services	\$4,373,547.40	X	X	X	X	X	X	X
6	Brannon Corp.	\$3,695,400.00	X	X	X	X	B	B	X
7	Galeb Paving Inc	\$3,567,365.00	X	X	X	X	X	X	X
8	Innovative Construction Solutions	\$3,326,441.80	X	X	X	X	X	X	X
9	Pacific States	\$4,699,667.00	X	X	X	X	X	X	X
10	Carone and Company Inc	\$2,953,886.00	X	X	X	X	X	X	X
11	Penkor Wrecking	\$3,500,000.00	X	X	X	X	X	X	X
12									

Bid Recorder:

Sandra Blain

Sandra Blain

Date 12/18/2025

Bid Opener:

Tanisha Gainer

Tanisha Gainer

Date 12/18/2025

Project Manager:

Stacey Rutherford

Stacey Rutherford

Date 12/18/2025

