



Office of the City Manager

CONSENT CALENDAR  
May 19, 2025

To: Honorable Mayor and Members of the City Council  
From: Paul Buddenhagen, City Manager  
Submitted by: Wahid Amiri, Interim Director, Public Works Department  
Subject: Contract: B Bros Construction, Inc. for South Berkeley Senior Center Water Heater Replacement Project

RECOMMENDATION

Adopt a Resolution:

1. Approving plans and specifications for the South Berkeley Senior Center Water Heater Replacement Project (Specification No. 26-11781-C); and
2. Accepting the bid of B Bros Construction, Inc. as the lowest, responsive and responsible bidder; and
3. Authorizing the City Manager to execute a contract and any amendments, extensions, or change orders until the Project is completed in accordance with the approved plans and specifications for an amount not to exceed \$578,514 which includes a contingency of \$96,419 for the term of June 1, 2026, to June 30, 2027.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this project is available in the Fiscal Year 2026 budget in the Measure T1 Funds.

Low bid by B Bros Construction, Inc.....	\$482,095
<u>20% Contingency.....</u>	<u>\$96,419</u>
<b>Total Construction Cost NTE</b>	<b>\$578,514</b>

Fiscal Year 2026 Funding:  
Measure T1 Phase 2 Fund: ..... \$578,514

CURRENT SITUATION AND ITS EFFECTS

The South Berkeley Senior Center Water Heater Replacement Project was advertised for bids on February 25, 2026, and opened on March 26, 2026. The City received one bid in the amount of \$482,095.

Staff determined that B Bros Construction, Inc. is the lowest responsive and responsible bidder and recommends award of construction contract.

The existing water heating system has failed. Reliable hot water is essential for daily operations, including food services, sanitation, and program activities. Without reliable hot water service, the Senior Center would be unable to provide daily hot meal services and maintain essential programming for its clients. Failure to replace the system may result in continued service disruptions at the facility.

The proposed project will install high efficient electric heat pump water heaters, which comply with the latest building efficiency standards and support the City's electrification and climate action goals.

Effective January 1, 2026, local agencies are required to satisfy noticing requirements for certain contracts for services that meet the criteria outlined in Government Code Section 3504.1 as amended by AB 339. This project does not meet the criteria in Government Code Section 3504.1 and is exempt from the noticing requirement.

#### BACKGROUND

The Judge Henry Ramsey Jr. South Berkeley Senior Center, located at 2939 Ellis Street, has been a vital community hub since opening in 1979, as Berkeley's first senior center. Established through the leadership of Judge Henry Ramsey Jr. - a lawyer, educator, veteran, civil rights leader, and City Councilmember - the center reflects his vision of creating spaces where older adults could connect, engage, and access essential services. Situated in South Berkeley, a neighborhood long recognized for its African American cultural heritage and civic activism, the center continues to uphold Judge Ramsey's legacy of equity, inclusion, and community service.

Today, the South Berkeley Senior Center remains a vital hub for social, recreational, and supportive programs that foster wellbeing and connection among older adults. Services include daily congregate lunches, exercise and arts classes, cultural events, and educational workshops. The center's social services staff also provide case management and referrals to help seniors access housing, health care, and transportation resources. Beyond senior-focused programs, the facility serves as an important community gathering space, hosting neighborhood meetings, nonprofit activities, and special events. Its multipurpose rooms, classrooms, and dining hall are used by a wide range of community groups, reinforcing the center's welcoming, intergenerational character.

Many of the building systems are original, including the original gas-fired water heating system. In October 2025, the existing water heater exhibited signs of failing. Public Works immediately engaged the services of an architect to begin design of a replacement system.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The project supports the City's climate action and building electrification goals by replacing the existing gas-fired water heater system with high efficiency electric heat pump water heaters. The new system will comply with the latest building efficiency standards, reduce greenhouse gas emissions, and improve energy efficiency at the facility while advancing the City's sustainability objectives.

RATIONALE FOR RECOMMENDATION

The existing water heating system has failed. Replacing the hot water system is essential for daily operations, including food services, sanitation, and program activities. Without reliable hot water service, the Senior Center would be unable to provide daily hot meal services and maintain essential programming for its clients. Failure to replace the system may result in continued service disruptions at the facility.

ALTERNATIVE ACTIONS CONSIDERED

No alternative actions are recommended. Delaying the project would continue service disruption.

CONTACT PERSON

Wahid Amiri, Interim Director, Department of Public Works (510) 981-6396  
Titus Chen, Associate Civil Engineer, Department of Public Works (510) 981-6410  
Selam Mehari, Junior Public Work Engineer, Department of Public Works (510) 981 6633

Attachments:

- 1: Resolution
- 2: Bid Abstract

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

CONTRACT: B BROS CONSTRUCTION, INC. FOR SOUTH BERKELEY SENIOR CENTER WATER HEATER REPLACEMENT PROJECT; SPECIFICATION NO. 26-11781-C, AT 2339 ELLIS STREET

WHEREAS, The project will replace an aged and failed water heating system at South Berkeley Senior Center, ensuring continued facility operations and compliance with health and safety requirements; and

WHEREAS, an invitation for bids (Plans and Specifications No. 26-11781-C) was duly advertised in February 25, 2026, and bids were opened on March 26, 2026, and B Bros Construction Inc. was determined to be the lowest responsive and responsible bidder; and

WHEREAS, funding in the amount of \$578,514 which includes a contingency of \$96,419 is available in the Measure T1 Phase 2 Fund; and

WHEREAS, this contract is exempt from the noticing requirements set forth in Government Code Section 3504.1.

NOW THEREFORE, BE IT RESOLVED that the Council of the City of Berkeley that the Plans and Specifications No. 26-11781-C for South Berkeley Senior Center Water Heater Replacement Project are approved.

BE IT FURTHER RESOLVED that the Council of the City of Berkeley accepts the bid of B Bros Construction, Inc. as the lowest responsive and responsible bidder.

BE IT FURTHER RESOLVED that the Council of the City of Berkeley authorizes the City Manager to execute a contract and any amendments, extensions, or change orders, until completion of the project in accordance with the approve plans and specifications with B Bros Construction, Inc. for South Berkeley Water Heater Replacement Project in an amount not to exceed \$578,514, which includes a contingency in the amount of \$96,419, for the term of June 1, 2026 to June 30, 2027. A record signature copy of the agreement and any amendments will be on file in the Office of the City Clerk.



**City of Berkeley  
Abstract of Bid Worksheet**

Finance Department  
General Services Division

**FOR: S. Berkeley Senior Ctr Water Heater Replacement**

**Bid: [26-11781-C](#)**

**Bid Date: 3/26/2026**

Bidders	Base Bid	Bid Bond	Bid Reg/Exp	Sublist	Non-Coll.	Certs	Env B	SC	LW	WF	EBO	OS	NF	required w/ bid		
1 B Bros. Construction	\$482,095.00	X	X	X	X	X	X									
2																
3																
4																
5																
6																
7																
8																
9																
10																

Bid Recorder:  
Bid Opener:  
Project Manager:

Tanisha Gainer  
Roopreet Soorma  
Selam Mehari

Date 03/26/2026  
Date 03/26/2026  
Date 03/26/2026











# 26-11781-C ABSTRACT

Final Audit Report

2026-03-26

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