



Office of the City Manager

CONSENT CALENDAR
JULY 28, 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: QLM-Inc. for the Santa Fe Trackbed to Park Conversion New Community Gardens, Dog Park, and Playground Project

RECOMMENDATION

Adopt a Resolution:

1. Approving the plans and specifications for the Santa Fe Trackbed to Park Conversion New Community Gardens, Dog Park, and Playground Project; and
2. Accepting the correction of the sum of bid items for QLM-Inc's bid; and
3. Accepting the bid of the lowest responsive and responsible bidder, QLM-Inc.; and
4. Authorizing the City Manager to execute a contract and any amendments, extensions or other change orders until completion of the project in accordance with the approved plans and specifications, with QLM-Inc., for the Santa Fe Trackbed to Park Conversion New Community Gardens, Dog Park, and Playground 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 \$3,355,202 which includes a base contract amount of \$3,185,202, plus \$170,000 for Add Alternates No. 3 and 5, and a 10% contingency in the amount of \$335,520.

FINANCIAL IMPLICATIONS

Funding for this contract is available in the FY 2027 budget in the One-Time Grant Fund (Fund 336) and Parks Tax (Fund 138). No other funding is required, and no other projects will be delayed due to this expenditure.

Construction Contract

QLM-Inc. (lowest bid)	\$3,355,202
10% Contingency	\$335,520
Total Construction Cost	\$3,690,722

Contract: QLM-Inc. for the Santa Fe Trackbed to Park Conversion
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Funding

One-Time Grant Fund (Fund 336)	\$302,973
Parks Tax (Fund 138)	\$3,387,749
Total Funding	\$3,690,722

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 New Community Gardens, Dog Park, and Playground project is the second phase in transforming the undeveloped parcels into a new public park. The project will construct a new four block park that includes a new community garden, a new dog park, a new kid's playground with tot cycle track, and a new teaching garden.

The project is funded by grant funds from the California Proposition 68 Statewide Parks Program (SPP) and Parks Tax.

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 3204.1 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 project was advertised for bids on Tuesday, May 12, 2026, and bids were opened on Tuesday, June 16, 2026. The City received 6 bids, from a low base bid of \$3,185,201.75 to a high base bid of \$5,689,042.34. With the exception of the two lowest bids, 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.

Terocons Inc. was the apparent low bidder at \$3,185,232.10. QLM-Inc. was the apparent 2nd lowest bidder at \$3,186,201.75. Evaluation of bids were conducted as outlined in the Project Manual, Document 00 2113 Instructions to Bidders – Paragraph 3.02 "Evaluation of Bids." Staff found a mathematical error in the summation of bid items in the total base bid price by QLM-Inc. Upon evaluating the total base bid price based on bid items, it was found that the correct sum was \$3,185,201.75. According to the Project Manual, Document 00 2113 Instructions to Bidders – Paragraph 3.02 "Evaluation of Bids", "discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum." Staff posted revised bid results on June 24, 2026.

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Staff determined that QLM-Inc. was the lowest responsive and responsible bidder. Staff conducted references checks and received satisfactory feedback. Staff recommends that a contract for this project be awarded to QLM-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 construction contract includes requirements to comply with the City's Environmentally Preferable Purchasing Policy.

RATIONALE FOR RECOMMENDATION

The Santa Fe Trackbed to Park Conversion New Community Gardens, Dog Park, and Playground Project will complete a new four-block park utilizing the remaining project funding from a California Proposition 68 Statewide Parks Program (SPP) grant awarded to the City. The new park will redevelop parcels long vacant in South Berkeley and contribute to the amount of park land and open space in support of the City's General Plan.

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: QLM-INC. FOR SANTA FE TRACKBED TO PARK CONVERSION NEW COMMUNITY GARDENS, DOG PARK, AND PLAYGROUND PROJECT

WHEREAS, the Santa Fe Trackbed to Park Conversion New Community Gardens, Dog Park, and Playground Project is a One-Time Grant and Parks Tax project; and

WHEREAS, invitation for bids was duly advertised on May 12, 2026, bids were opened on June 16, 2026, and the City received 6 bids; and

WHEREAS, upon receipt and review of submitted bids, a mathematical error was found in QLM-Inc.'s bid, which upon calculation of the corrected sum, makes QLM-Inc. the lowest bid; and

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

WHEREAS, funding is available in the FY 2027 budget in the One-Time Grant (Fund 336) and Parks Tax (Fund 138).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Plans and Specifications for Specification No. 26-11757-C for the Santa Fe Trackbed to Park Conversion New Community Gardens, Dog Park, and Playground Project are approved; and

BE IT FURTHER RESOLVED that the correction of the sum of bid items for QLM-Inc.'s bid is accepted; and a construction contract is awarded to QLM-Inc. as the lowest responsive and responsible bidder for a total contract amount of \$3,355,202; and

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 approved plans and specifications with QLM-Inc. for the Santa Fe Trackbed to Park New Community Gardens, Dog Park, and Playground Project in an amount not to exceed \$3,690,722, which includes a contract amount of \$3,355,202 and a 10% contingency in the amount of \$335,520 for unforeseen circumstances. A record signature copy of the agreement and any amendments to be on file in the Office of the City Clerk.



**City of Berkeley
Abstract of Bid Worksheet**

Finance Department
General Services Division

Bid Date: 6/16/2026
Spec. # 26-11757-C

FOR: [Santa Fe Trackbed to Park Conversion New Community Gardens, Dog Park, and Playground project](#)

required w/ bid

	Bidders	Base Bid	Bid Bond	Addenda 1	Reg & Exp	Sub	NC	CERTs	Env B
1	QLM Inc	* \$3,185,201.75 3,186,201.75	X	X	X	X	X	X	X
2	Redgwick Construction	\$ 3,632,327.00	X	X	X	X	X	X	X
3	Terocons Inc.	\$ 3,185,232.10	X	X	X	X	X	X	X
4	Wickman Development & Construction	* \$5,689,042.34 5,529,000.00	X	X	X	X	X	X	X
5	Mar Con Builders (* missing signature on Add 1)	\$ 3,547,000.00	X		X	X	X	X	X
6	Interstate Grading and Paving	\$ 3,967,790.40	X	X	X	X	X	X	X
7									
8									
9									
	*Error in tabulation found. Corrections in red.								

Bid Recorder: Tanisha Gainer *Tanisha Gainer*

Date 23/06/2026

Bid Opener: Borna Zandipour *Borna Zandipour*

Date 23/06/2026

Project Manager: Stacey Rutherford *Stacey Rutherford*

Date 23/06/2026

26-11757-C Santa Fe Trackbed_PRW_revised

Final Audit Report

2026-06-23

Created:	2026-06-23
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