



Office of the City Manager

RECESS ITEM
CONSENT CALENDAR
 September 29, 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 No. 32600016 Amendment: Team Ghilotti South Cove West Lot Repaving Project

RECOMMENDATION

Adopt a resolution ratifying the action taken by the City Manager during the City Council recess authorizing the City Manager to execute an amendment to Contract No. 32600016 with Team Ghilotti for the South Cove West Parking Lot Project, increasing the amount by \$335,740 for an amended total amount not to exceed \$2,220,381.

NEGATIVE EFFECT IF ACTION DELAYED UNTIL AFTER COUNCIL RECESS

A delay in action until after council recess would delay the project until after the Fall/Winter storm season which would result in higher costs.

FISCAL IMPACTS OF RECOMMENDATION

This contract amendment will add \$335,740 to the existing construction contract with Team Ghilotti to cover the change orders needed to complete the South Cove East Parking Lot slurry seal and striping, temporary fix for South Cove Parking Lot Drive Aisle sinkhole, the D & E Dock Parking Lot slurry, patching and striping, and the H & I Dock Parking Lot slurry seal and striping. FY27 funding for this contract amendment will be recommended for appropriation to carryover unspent FY26 capital funds through the first amendment to the appropriations ordinance in the General Fund (Fund 011) and Marina Fund (Fund 608). Additional funding for this amendment is available in the FY27 budget for Marina Fund capital and minor maintenance (Fund 608). No other funding is required, and no other projects will be delayed due to this expenditure.

CURRENT SITUATION AND ITS EFFECTS

Many of the City's Waterfront Parking Lots (199 Seawall, Launch Ramp, F & G Dock and J & K Dock) need full reconstruction because of the significant amount of existing damage. Several others (South Cove East, D & E Docks, and H & I Docks) are in decent condition and with the appropriate maintenance, will last for many years. With

Contract No. 32600016 Amendment: Team Ghilotti
South Cove West Lot Repaving Project

RECESS ITEM
CONSENT CALENDAR
September 29, 2026

an expected heavy winter, sealing the parking areas that are in decent condition this fall will protect the asphalt from further damage, extending their life for many years.

In addition, a sink hole has developed in the South Cove Parking Lot Drive Aisle. This sink hole is due to the failure of the South Cove Seawall. Although the initial design and permitting process to replace the Seawall has started, the \$5-6 million needed for construction funding has yet to be identified. With the funding identified in this report, we are hoping to open up the sink hole and design and construct a temporary fix so that South Cove launch area for the Middle and the West Docks can continue to be used.

Team Ghilotti has the capacity to complete this work before winter and a change order to the current contract with Team Ghilotti is the most cost-effective way to complete this work in a timely manner.

BACKGROUND

The City conducted a competitive Invitation For Bid (IFB) process in March, 2025 for the South Cove West Lot Repaving Project, and opened bids on March 27, 2025. The City received 6 bids, with the lowest bid almost 30% over the City's estimate.

On May 6, 2025 City Council adopted Resolution 71,754–N.S. rejecting all bids and authorized the City Manager to direct staff to re-scope and re-bid the project to reflect available funding.

The City conducted a competitive Invitation For Bid (IFB) process in May, 2025, and the bid opening was on May 29, 2025. Seven (7) bids were received from a low bid of \$1,667,141 to a high bid \$2,115,148.16 for the base bid work. The City determined that Team Ghilotti met the California public construction code definition of lowest responsible and responsible bidder. References for Team Ghilotti proved satisfactory and staff recommended the contract be awarded to Team Ghilotti (Contract number 32600016; Resolution Number 71,871; July 8, 2025).

The Living Wage Ordinance did not apply to this project since Public Works construction contracts are, pursuant to City policy, subject to State prevailing wage laws. The contractor submitted a Certification of Compliance with the City's Equal Benefits Ordinance. The Community Workforce Agreement applied to this project because the estimated value of the project exceeded \$500,000. Construction was completed by January 2026.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The construction contract includes requirements to comply with the City's Environmentally Preferable Purchasing Policy. The work will also comply with the conditions contained in the Bay Conservation Development Commission (BCDC) Permit, US Army Corps of Engineers Permit, San Francisco Bay Regional Water Quality Control Board Permit and City of Berkeley Building Permit.

Contract No. 32600016 Amendment: Team Ghilotti
South Cove West Lot Repaving Project

RECESS ITEM
CONSENT CALENDAR
September 29, 2026

RATIONALE FOR RECOMMENDATION

This project is part of the City's ongoing effort to update and maintain the deteriorated infrastructure at the Berkeley Marina. The project will help the City advance Strategic Plan Long-term goal number 1 to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

ALTERNATIVE ACTIONS CONSIDERED

None

CONTACT PERSON

Scott Ferris, Director, Parks Recreation & Waterfront, (510) 981-6700
Nelson Lam, Supervising Civil Engineer, PRW, (510) 981-6395

Attachments:

1: Resolution

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

CONTRACT NO. 32600016 AMENDMENT: TEAM GHILOTTI FOR THE
SOUTH COVE WEST LOT REPAVING PROJECT

WHEREAS, the pavement condition at the South Cove West parking lot deteriorated significantly over the recent decades, causing high sediments in stormwater runoff, bad air quality due to airborne dust particles, and poor driving conditions with no ADA accessible features; and

WHEREAS, the City conducted a competitive Invitation for Bid (IFB) process in March, 2025 and opened bids on March 27, 2025. The City received six bids, the lowest being almost 30% over the engineer's estimate; and

WHEREAS, the Council of the City of Berkeley adopted Resolution 71,754-N.S. rejecting all bids at the May 7, 2025 Council meeting; and authorized the City Manager to direct staff to re-scope and re-bid the project; and

WHEREAS, the City conducted a competitive Invitation For Bid (IFB) process in process in May, 2025, and the bid opening was on May 29, 2025. Seven (7) bids were received from a low bid of \$1,667,141 to a high bid \$2,115,148.16 for the base bid work. The City determined that Team Ghilotti meets the California public construction code definition of lowest responsible and responsible bidder, and references for Team Ghilotti proved satisfactory; and

WHEREAS, the contract with Team Ghilotti for the South Cove West Parking Lot Project was executed on August 20, 2025 for a total amount not-to-exceed \$1,884,641, including a construction contingency (Resolution 71,871-N.S.); and

WHEREAS, emergency repair work is needed to address a sinkhole at the South Cove Drive Aisle, and slurry sealing, patching and striping is needed at South Cove East, D&E and H&I Docks to protect the asphalt from further damage with an expected heavy winter, and extend their life for many years; and

WHEREAS, FY27 funding for this contract amendment will be recommended for appropriation to carryover unspent FY26 capital funds through the first amendment to the appropriations ordinance in the General Fund (Fund 011) and Marina Fund (Fund 608); and additional funding for this amendment is available in the FY27 budget for Marina Fund capital and minor maintenance (Fund 608).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Council ratifies the action taken by the City Manager during the City Council recess to execute an amendment to Contract No. 32600016 with Team Ghilotti for the South Cove West Lot Repaving Project, increasing the contract amount by \$335,740 for a total amended amount not to exceed \$2,220,381. A record signature copy of any amendments to be on file in the Office of the City Clerk.