



Office of the City Manager

CONSENT CALENDAR
September 29, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jamie Parks, Director, Public Works

Subject: Contract: One Workplace Construction LLC dba Vantis for 1947 Center St. Window Replacement Project

RECOMMENDATION

Adopt a Resolution:

1. Approving plans and specification for 1947 Center St. Window Replacement Project (Specification No. 26-11762-C); and
2. Accepting the bid of One Workplace Construction LLC dba Vantis 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 (NTE) \$1,764,620.00, including a contingency of \$294,100.00, for the term of November 1, 2026, to September 31, 2031.

SUMMARY

The 1947 Center Street Window Project is a Capital Improvement Project (CIP) for which the City received five bids, with One Workplace Construction LLC dba Vantis (Vantis) submitting the lowest base bid of \$1,162,000. Shortly thereafter, Mark Lee and Yong Kay Inc. dba Bay Construction Co. (Bay) submitted a bid protest challenging Vantis' responsiveness and responsibility. City staff, with the support of the City Attorney's Office, reviewed the protest, Vantis' response, and the bid documents, and City staff determined that none of the claims provided sufficient grounds to reject Vantis' bid.

Following this review, Vantis was determined to be the lowest responsive and responsible bidder. Staff therefore recommend awarding the construction contract to Vantis for a total construction cost not to exceed (NTE) \$1,764,600, including the selected bid alternates and a 20% contingency.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this project is available in the Fiscal Year 2027 budget in the Capital Improvement Fund 501 and Measure T1 Fund 511.

Low bid by One Workplace dba Vantis (base Bid).....	\$1,162,000.00
Additive Alternate #1: 5 th Floor South Elevation.....	\$208,700.00
Additive Alternate #5: 5 th Floor Restroom.....	\$99,800.00
20% Contingency	\$294,100.00
Total Construction Cost NTE	\$1,764,600.00

CURRENT SITUATION AND ITS EFFECTS

The 1947 Center St. Window replacement project is a Strategic Plan Priority Project, advancing our goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities. The existing windows have significantly exceeded their useful service life, presenting ongoing safety and reliability concerns, and they are a significant contributor to the building's poor energy performance.

The proposed project will replace existing steel windows with thermally broken aluminum windows, which have an insulating barrier between the inside and outside parts of the frame to stop heat from conducting through the metal. This will improve thermal efficiencies and comply with the latest building efficiency standards and support the City's climate action goals. Replacement of these windows will help ensure a safe, comfortable and secure environment within the building for City staff and members of the public who visit 1947 Center Street to conduct official City business.

The project has enough funding to replace all windows on the 6th floor and some of windows on the 5th floor. Mandatory accessibility improvements are included in the scope. As part of this work, the City will upgrade the restrooms on the 5th and 6th floors and replace the drinking fountains on all other floors, except for the 3rd floor, which was recently brought up to code.

The 1947 Center St. Window Replacement Project was advertised for bids on April 27, 2026, and opened on June 11, 2026. The City received a total of five bids, with base bids ranging from \$1,162,000 to \$1,724,255.

Bid Protest and Response

On June 18, 2026, the City received a bid protest from the second lowest bidder, Bay, protesting the bid from the apparent low bidder Vantis. The City has determined that the protest does not establish a sufficient basis to reject Vantis' bid as nonresponsive or determine that Vantis is not responsible.

The bid protest alleged that Vantis should be found non-responsive based on the following grounds:

- 1) Multiple unauthorized signatories on core bid documents, rendering the bid form, non-collusion affidavit, and bid bond legally invalid and non-binding;
- 2) Vantis' glazing subcontractor, B Side Inc., with an officer with a 2018 federal fraud conviction;
- 3) B Side Inc. has obscured the convicted officer's role by listing his wife as President, while he is identified as the primary contact on key documents;
- 4) Vantis' proposed Winco 3250 window system fails to meet the engineering performance requirements of the project specifications, which call for the Graham SR6700 Series;
- 5) Champion, listed by Vantis as its scaffolding subcontractor, does not possess swing stage equipment necessary to perform the glazing work at the 5th- and 6th-floor elevations; and
- 6) The City's affirmative determination that Vantis is a "responsible contractor" is legally and factually flawed given Vantis' corporate interconnection with One Workplace LLC.

Copies of the bid protests were provided to Vantis to provide them with an opportunity to respond to the protest issues. Public Works and City Attorney's office staff carefully reviewed the bids, protests, and responses. Subsequently, City staff concluded that:

1. The City reviewed Bay Construction's contention that the individuals who signed Vantis' bid documents lacked authority to bind Vantis because they were not identified as officers, managers, or responsible managing employees in records maintained by the California Secretary of State or Contractors State License Board. Robert Williamson, Vantis' President, was authorized to execute bids and contracts on behalf of Vantis, and Mike Spencer was authorized to execute bonding and insurance documents on behalf of Vantis. The fact that an individual is not identified in Secretary of State or CSLB records does not, by itself, establish that the individual lacks authority to execute documents on behalf of the company. Based on its review, the City determined that the bid documents were executed by individuals authorized to act on behalf of Vantis and that the bid is not non-responsive or non-responsible on this basis.
2. The City reviewed the protest's claim that Vantis should have disclosed pending litigation involving affiliated One Workplace entities and that such litigation undermines the City's determination that Vantis is a responsible bidder. The City reviewed the litigation identified in the protest against the disclosure requirement in Section 2.02 of Document 00 4513. Section 2.02 requires from Bidders a "[d]escription of litigation history for the past three years, including names of involved parties, nature of dispute, and disposition." The disclosure requirement

applies to the Bidder. The bidder for this Project is One Workplace Construction LLC dba Vantis. The litigation identified by Bay Construction does not establish that Vantis failed to disclose litigation required by Section 2.02. Section 2.02 does not require disclosure of litigation involving a bidder's parent companies, subsidiaries, affiliates, or other related entities. It requires the bidder to provide its "litigation history for the past three years." Accordingly, the City finds that Bay Construction has not identified litigation that Vantis was required, but failed, to disclose under Section 2.02.

3. The City considered Bay Construction's arguments regarding the prior federal conviction of an individual associated with B Side Inc., Vantis' glazing subcontractor. Neither B Side Inc. nor the individual is presently debarred from public contracting. The City found no evidence demonstrating that B Side Inc. presently lacks the integrity, qualifications, or ability to perform the subcontracted work. Accordingly, the prior conviction does not provide a basis for finding Vantis non-responsive or non-responsible.
4. The City reviewed Bay Construction's claim that Vantis specified Winco 3250 Windows instead of the specified Graham SR6700 windows. Based on information provided and City's review, the proper window was specified, and this does not establish that Vantis' bid is non-responsive or non-responsible.
5. The City reviewed Bay Construction's claim that the scaffolding company does not possess swing stage equipment. Scaffolding is considered the contractor's means and methods; therefore, the use of a swing stage is not required. Based on the City's review, this does not establish that Vantis' bid is non-responsive or non-responsible.
6. The City reviewed Bay Construction's allegation that B Side Inc. obscured the role of the individual with the prior federal conviction by identifying his spouse as President while he continued to serve as a primary contact for the company. The City did not identify any false statement or material omission in the subcontractor qualification information submitted with Vantis' bid, nor did the City identify a requirement in the bid documents prohibiting the individual from serving as a contractor or otherwise participating in B Side Inc.'s operations. Accordingly, the City determined that the record does not establish a material misrepresentation or other basis for finding Vantis non-responsive or non-responsible.

Following a review of the protest, the lowest responsive and responsible bidder was determined to be Vantis. References for Vantis were provided and were satisfactory. Staff recommend that a construction contract for the Project be awarded to Vantis.

BACKGROUND

1947 Center St. is located within the Berkeley's Civic Center in the downtown area. Historically known as the State Farm Insurance Company building, the property was acquired by the City in 2001.

The building was listed as a contributing resource in the Berkeley Civic Center District on the National Register of Historic Places on December 3, 1998. It was designated as a Landmark Structure by the Landmarks Preservation Commission on December 7, 1998.

Today, the building houses City offices that provide essential public services.

The existing windows have reached the end of their useful service life and require replacement to address safety concerns, improve energy efficiency, and enhance the overall performance of the building while preserving its historic character.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The project supports the City's climate action plan and complies with the latest energy efficiency standards, improving energy efficiency and reducing energy use overall.

RATIONALE FOR RECOMMENDATION

Contracted services are required for this project as the City does not have the in-house expertise to complete the specialized work.

ALTERNATIVE ACTIONS CONSIDERED

No alternative actions are recommended. The City determined it was necessary to move forward with the project. Deferring the work will lead to continued deterioration of the building and potential increased costs for additional repairs and maintenance.

CONTACT PERSON

Wahid Amiri, Deputy Director, Department of Public Works (510) 981-6396
Pejman Mehrfar, Manager of Engineering (510) 981-6439
Uriel Gonzalez, Assistant Public Works Engineer (510) 981-6627

Attachments:

- 1: Resolution
- 2: Bid Abstract

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

CONTRACT: ONE WORKPLACE CONSTRUCTION LLC DBA VANTIS FOR THE 1947 CENTER ST. WINDOW REPLACEMENT PROJECT

WHEREAS, the Civic Center Annex at 1947 Center st windows have reached the end of their useful service life; and

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

WHEREAS, an invitation for bids (plans and specifications No. 26-11762-C) was duly advertised, on April 27, 2026, bids were opened on June 11, 2026, and the City received 5 bids; and

WHEREAS, upon receipt of a bid protest, review of the submitted bids, and careful consideration, the basis of the protest was found to not be material and would not significantly impact the bid; and

WHEREAS, One Workplace Construction LLC dba Vantis was determined to be the lowest responsive and responsible bidder; and

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

WHEREAS, funds are programmed into the FY 2027 budget in the Capital Improvement Fund (CIP) and Measure T1 Phase 2.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Plans and Specifications No. 26-11765-C for the 1947 Center St. Window Replacement Project are approved, and that One Workplace Construction LLC dba Vantis is determined to be the lowest responsive and responsible bidder; 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, and change orders, until completion of the projects in accordance with the approved plans and specifications with One Workplace Construction LLC dba Vantis for the 1947 Center St. Window Replacement Project, in an amount not to exceed \$1,764,600.00, which includes a 20% contingency for unforeseen conditions. A record signature copy of the agreement and any amendments will be filed in the Office of the City's Clerks.



City of Berkeley
Abstract of Bid Worksheet

Finance Department

General Services Division

For: 1947 Center St., Window Replacement Project
SPEC#: [26-11762-C](#) Bid Date: 6/11/2026

required w/ bid									
	Bidders	Base Bid	Addenda (#)	Bid Bond	Reg / Exp	Subcontractors	Non-Collusion	CERTS	Qualifications (Envelope B)
1	MFS Construction	*\$1,713,799.53 \$1,724,225.27	x	x	x	x	x		x
2	One Workplace	*\$1,162,100.00 \$1,162,000.00	x	x	x	x	x	x	x
3	Stronger Building Services	\$1,537,645.00	x	x	x	x	x	x	x
4	Bay Construction Company	*\$1,326,500.00 \$1,320,000.00	x	x	x	x	x	x	x
5	Mar Con Builders	\$1,657,000.00	x	x	x	x	x	x	x
6									
7									
8									
9									
	*Error in tabulation found. Corrections in red.								

Bid Recorder:

Borna Zandipour

Signed by:

Borna Zandipour

Signed by:

Roopreet Soorma, Roopreet

Signed by:

Uriel Gonzalez

Date

7/7/2026

Bid Opener:

Roopreet Soorma

Date

7/7/2026

Project Manager:

Uriel Gonzalez

Date

7/7/2026

