



Office of the City Manager

CONSENT CALENDAR
October 13, 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. 32600093 Amendment: Paymun Building and Development, Inc. for Berkeley Marina K-Dock Restroom Renovation Project

RECOMMENDATION

Adopt a resolution authorizing the City Manager to execute an amendment to Contract No. 32600093 with Paymun Building and Development, Inc. for the Berkeley Marina K-Dock Restroom Renovation Project, increasing the amount by \$11,000 for an amended total amount not to exceed \$451,000.

FISCAL IMPACTS OF RECOMMENDATION

This contract amendment will add an additional \$11,000 to the existing construction contract with Paymun to cover the change orders needed to complete the project. The funding for this contract amendment is available in the FY2027 Marina Fund (Fund 608-52-545-000-0000-000-479-720003-PRWT122014). No other funding is required, and no other projects will be delayed due to this expenditure.

CURRENT SITUATION AND ITS EFFECTS

The Berkeley Marina K-Dock Restroom Renovation Project will create an all gender restroom open to the public and another separate all gender restroom open to City of Berkeley Marina slip holders. Both restrooms will have multiple self-contained fully wall-enclosed single occupant water closets. The new public restroom will have two sinks and three self-contained water closets. The new slip holders restroom will have a sink, two self-contained water closets, and a single occupancy shower room with sink, shower, and water closet. New mechanical ventilation will be installed in both restrooms. A new water bottle filling station will be installed on the building exterior, and new security upgrades will be installed at the slip holders restroom.

The project has incurred additional costs due to unforeseen structural deficiencies in the existing structure, plumbing fixture incompatibilities, additional deck reinforcement, and additional electrical work necessary to complete the project. City staff have negotiated change orders covering this additional work with Paymun Building and Development Group, Inc.; Council authorization is required to implement the work.

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 restroom at K-Dock is a highly used and conveniently located public restroom at the Berkeley Marina. It serves Marina Office visitors, slip holders, boat slip holders and their guests, customers of the charter fishing boats and restaurants, and the general public.

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 its Strategic Plan Long-term goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities by enhancing security and ADA accessibility, and improving the restroom interior spaces with new energy and water efficient fixtures.

A community outreach meeting for the project was held in 2024. The K-Dock Restroom Renovation Project plans were permitted by City of Berkeley Building Department and the San Francisco Bay Area Conservation and Development Commission (BCDC) in 2026. The K-Dock Restroom Renovation Project was duly advertised for competitive bids on July 23, 2025, and bids were opened on August 26, 2025. Thirteen (13) bids were received ranging from a low base bid of \$348,000 to a high base bid of \$1,070,000. Staff determined that Paymun Building and Development, Inc. was the lowest responsive and responsible bidder and executed contract number 32600093 for a total of \$440,000 including the base bid, an additive bid item, and a 10% contingency. Construction started in March 2026 and is anticipated to be complete by the end of 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 and City of Berkeley Building Permit.

RATIONALE FOR RECOMMENDATION

This increase to the contract is necessary to address the remaining additional structural, electrical, and decking work necessary to complete the project. The City does not have the in-house labor or equipment resources to complete these construction activities.

ALTERNATIVE ACTIONS CONSIDERED

None

CONTACT PERSON

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Contract No. 32600093 Amendment: Paymun Building and Development, Inc.
For Berkeley Marina K-Dock Restroom Renovation Project

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Attachments:

1: Resolution

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

CONTRACT NO. 32600093 AMENDMENT: THE PAYMUN BUILDING AND
DEVELOPMENT, INC. FOR THE
BERKELEY MARINA K-DOCK RESTROOM RENOVATION PROJECT

WHEREAS, the K-Dock Restroom, located at 201 University Avenue in the Berkeley Marina is in need of renovation; and

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

WHEREAS, an invitation for bids was duly advertised on July 23, 2025, bids were opened on August 26, 2025, and the City received thirteen (13) bids; and

WHEREAS, the bid from Paymun Building and Development, Inc. was the lowest responsive, responsible bidder; and

WHEREAS, the contract with Paymun Building and Development, Inc. for the K-Dock Restroom Renovation Project was executed on January 26, 2026 for a total amount not to exceed \$440,000, including a construction contingency (Resolution No. 72,036-N.S.); and

WHEREAS, unforeseen structural deficiencies, electrical work, and deck repairs require additional funds to complete the work; and

WHEREAS, funding for the \$11,000 is available in the FY2027 Marina Fund (Fund 608).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute an amendment to Contract No. 32600093 with Paymun Building and Development, Inc. for the Berkeley Marina K-Dock Restroom Renovation Project, increasing the contract amount by \$11,000 for a total amended amount not to exceed \$451,000. A record signature copy of any amendments to be on file in the Office of the City Clerk.