



Office of the City Manager

CONSENT CALENDAR

November 19, 2024

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Terrance Davis, Director, Public Works Department

Subject: Contract: Telegraph-Channing Parking Garage Restroom Renovation & Elevator Improvements Project

RECOMMENDATION

Adopt a Resolution:

1. Approving plans and specifications for Telegraph-Channing Parking Garage Restroom Renovation & Elevator Improvements Project (Project), Specification No. 22-11535-C; and
2. Accepting the bid of W.E. Lyons Construction Co. as the lowest, responsive and responsible bidder; and
3. Authorizing the City Manager to execute a contract and any amendments, extensions, or other change orders until the Project is completed in accordance with the approved plans and specifications for an amount not to exceed \$2,413,689, which includes a contingency of \$314,829.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this project is available in the Fiscal Year 2025 budget in the Capital Improvement, Off-Street Parking, and Measure T1 Funds.

Low bid by W.E. Lyons.....	\$2,098,860
20% Contingency	\$419,772
Total Construction Cost NTE	\$2,518,632

Fiscal Year 2025 Funding:

- Capital Improvement Fund: \$2,143,260
- Off-Street Parking Fund \$155,372
- Measure T1 Phase 2 Fund:..... \$220,000

CURRENT SITUATION AND ITS EFFECTS

The Project was advertised for bids on July 9, 2024, and opened on August 15, 2024. The City received four (4) bids ranging from \$2,006,880 to \$3,200,000, not including bid alternates. The lowest responsive and responsible bidder was determined to be W.E. Lyons Construction Co. Staff recommends that a construction contract for the Project be awarded to W.E. Lyons Construction Co.

The Telegraph-Channing Parking Garage is located between Durant Ave and Channing Way, adjacent to Telegraph Avenue. It consists of ground-floor retail space and five (5) parking decks above. Two public restrooms and two tenant restrooms are located on the ground floor, and two elevators service the parking levels.

The restroom finishes are at the end of their useful life, and the public-facing restrooms are regularly subject to vandalism. The existing elevators and related equipment were evaluated and recommended for extensive modernization and replacement. Additional lighting, signage, and path of travel upgrades are required to comply with current building and accessibility codes.

The Project will consist of a complete renovation of four restrooms, including new vandal-resistant fixtures, finishes, accessories, LED lighting, hardware, and signage; modernizing two elevators by installing new control systems, motors, platforms, cabs, doors, cables, safety features, and other related equipment; improvements to elevator landings including new LED lighting, bollards, and paint; and accessibility improvements to the pedestrian entrance at Channing Street.

The Project is a Strategic Plan Priority Project, advancing our goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

BACKGROUND

The Telegraph-Channing Parking Garage (originally the Sather Gate Garage) was constructed in 1970 to serve the commercial and campus parking needs in the area south of UC Berkeley's Sather Gate.

Public Works engaged the services of an architectural consultant to begin the design of improvements to the elevator and associated electrical and mechanical equipment at the Telegraph-Channing Parking Garage in May 2020. The elevator improvements project was originally to be funded by the Off-Street Parking Fund. The design for the elevator project was placed on hold in April 2021 following decreased off-street parking revenue during the COVID-19 pandemic.

Separately, Staff engaged the architectural consultant to provide design for the renovation of the public and tenant restrooms in October 2021. The restroom renovation project is a Measure T1 Phase 2 project.

Contract: W.E. Lyons Construction Co.
for Telegraph-Channing Parking Garage
Restroom Improvements & Elevators Project

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Capital Improvement Funding was later identified for the elevator modernization project. As the timelines of the two projects were now in sync, the decision was made to combine the elevator improvements and restroom renovations into one project. Strategically combining the projects reduces costs by streamlining project management, minimizing scheduling conflicts, and leads to greater efficiency and competitive pricing during construction by consolidating resources. The design of the combined project was authorized to continue in October 2022, and construction documents were completed and advertised for public bid in July 2024.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

New plumbing fixtures in the restrooms will reduce water use, and new LED lighting fixtures will reduce energy use and increase energy efficiency. There are no anticipated negative environmental effects of this action.

RATIONALE FOR RECOMMENDATION

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

ALTERNATIVE ACTIONS CONSIDERED

None. The City can elect not to construct the project; however, deferring the work will lead to continued deterioration of the restroom facilities and elevators.

CONTACT PERSON

Wahid Amiri, Deputy Director, Department of Public Works (510) 981-6396
Ronald Nevels, Manager of Engineering, Department of Public Works (510) 981-6439
Elmar Kapfer, Supervising Civil Engineer, Department of Public Works (510) 981-6435

Attachments:

- 1: Resolution
- 2: Abstract of Bids

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

CONTRACT: W.E. LYONS CONSTRUCTION CO. FOR THE TELEGRAPH-
CHANNING PARKING GARAGE RESTROOM RENOVATION AND ELEVATOR
IMPROVEMENTS PROJECT

WHEREAS, the project consists of restroom renovations, elevator modernization, and accessibility improvements; and

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

WHEREAS, an invitation for bids (Plans and Specifications No. 22-11535-C) was duly advertised, and W.E. Lyons Construction Co. was determined to be the lowest responsive and responsible bidder; and

WHEREAS, funds are programmed in the FY 2025 budget through Capital Improvement, Off-Street Parking, and Measure T1 Phase 2 Funds.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that Plans and Specifications No. 21-11535-C for the Telegraph-Channing Parking Garage Restroom Renovation and Elevator Improvements Project are approved, and W.E. Lyons Construction Co. is determined to be 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 approved plans and specifications with W.E. Lyons Construction Co. for the Telegraph-Channing Parking Garage Restroom Renovation and Elevator Improvements Project at 2431 Channing Way, in an amount not to exceed \$2,518,632, which includes a contingency of \$419,772. 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

Bid Date: 8/15/2024
Spec. # [22-11535-C](#)

FOR: [Telegraph-Channing Parking Garage Restroom Renovations & Elevator Improvements](#)

required w/ bid

	Bidders	Base Bid	Addenda (?)	Bid Bond	Reg / Exp	Subcontractors	Non-Collusion	CERTS	Qualifications
1	Mar Con Builders, Inc.	\$ 2,061,607.00	X	X	X	X			
2	W.E. LYONS CONSTRUCTION	\$ 2,006,880.00	X	X	X	X	X	X	X
3	EF BRETT AND CO	\$ 2,198,000.00	X	X	X	X	X	X	X
4	SABOO	\$ 3,200,000.00	X	X	X	X	X	X	X
5									
6									
7									
8									
9									
10									

Bid Recorder: *R Soorma*

Date: Aug 15, 2024

Bid Opener: *Dennis Dang*
[Dennis Dang \(Aug 15, 2024 16:03 PDT\)](#)

Date: Aug 15, 2024

Project Manager: *[Signature]*

Date: Aug 15, 2024