



Office of the City Manager

CONSENT CALENDAR  
May 6, 2025

To: Honorable Mayor and Members of the City Council  
 From: Paul Buddenhagen, City Manager  
 Submitted by: Scott Ferris, Director, Department of Parks, Recreation, and Waterfront  
 Subject: Reject All Bids and Re-Scope and Re-Bid the Work Associated with South Cove West Lot Repaving Project

RECOMMENDATION

Adopt a Resolution:

1. Approving plans and specifications for South Cove West Lot Repaving Project, Specification No. 25-11687-C;
2. Rejecting all bids for the work associated with the South Cove West Lot Repaving Project (Bid Specification No. 25-11687-C); and
3. Authorizing the City Manager to direct staff to re-scope and re-bid the work associated with the South Cove West Lot Repaving Project.

FISCAL IMPACTS OF RECOMMENDATION

Additional staff and consultant time will be required to re-scope and re-bid the work to complete the project. Staff believes this will result in lower overall project construction costs. There are no fiscal impacts due to construction until a contract is negotiated and approved by City Council.

CURRENT SITUATION AND ITS EFFECTS

South Cove West Lot Repaving Project (Project) is a Strategic Plan Priority Project, advancing our goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

The City conducted a competitive Invitation For Bid (IFB) process in March, 2025, and opened bids on March 27, 2025. The City received 6 bids from a low bid of \$2,264,332.70 to a high bid \$4,095,849 for the base bid work. Terocons, Inc. was the apparent low bidder. Terocons, Inc.'s base bid of \$2,264,332.70 is almost 30% over the City's estimate. Terocons, Inc.'s base bid exceeds the available budget for the project.

Staff recommends that Council reject all bids and authorize the City Manager to direct staff to re-scope and re-bid the project to reflect available funding.

This project is one of four projects which are partially funded by State Coastal Commission (SCC) funds. The City has incurred expenses for the design of the project utilizing the Marina Fund and General Fund. SCC funds that are available for construction may only be reimbursed at the completion of the project

### BACKGROUND

The South Cove West Parking Lot is a City-owned lot on state tidelands located on the south side of University Ave at the Berkeley Waterfront, with approximately 80 parking spaces for passenger vehicles. The gravel parking lot is adjacent to two non-profit sailing clubs (Cal Sailing Club and Cal Adventures) that provide a wide range of low-cost, free, volunteer-related, and summer camp activities along the shoreline for the general public, typically serving over 35,000 people per year. In addition, the parking lot serves the general public who visit the Berkeley Waterfront to access the waters of the Bay for sailing, windsurfing, kayaking, swimming, fishing, sight-seeing, visiting restaurants, and general outdoor recreation. The Berkeley Waterfront sees up to 300,000 person visits per year, and the parking lot is one of ten public lots that accommodate the visiting public.

The South Cove West Parking Lot is a key staging area at the Berkeley Waterfront for the general public for equitable access to the shoreline of the San Francisco Bay waters. It was originally constructed in the early 1970's when the current layout of the Berkeley Waterfront was developed. By the 1990's, the asphalt surfacing had deteriorated into a badly-rutted uneven surface consisting of gravel and soil with no ADA accessible features. In addition, the original parking lot never had a formal stormwater drainage system that meets current stormwater requirements; as a result, it ponds badly during winter storms and untreated stormwater drains directly to the Bay, and it becomes a huge dust bowl during summer months creating bad local air quality, and vehicles often track gravel onto nearby University Ave and the South Cove East Parking Lot (newly-renovated) causing accelerated deterioration of those asphalt surfaces. This free public resource that provides enhanced equitable access to the waters of San Francisco Bay is in desperate need of renovation.

### 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 for the project.

### RATIONALE FOR RECOMMENDATION

The City is not able to accept the lowest bid because it exceeds the City's available budget for the project. The City does not have the in-house labor or equipment resources to complete this renovation project.

Reject All Bids and Re-Scope and Re-bid the  
South Cove West Lot Repaving Project

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ALTERNATIVE ACTIONS CONSIDERED

The City can suspend the project indefinitely. This action is not recommended because the City would lose the State Coastal Conservancy grant funding allocated to this project.

CONTACT PERSON

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

Attachments:  
1: Resolution

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

REJECT ALL BIDS AND DIRECT STAFF TO RE-SCOPE AND RE-BID THE WORK  
ASSOCIATED WITH THE SOUTH COVE WEST LOT REPAVING PROJECT

WHEREAS, the South Cove West Parking Lot is a key staging point for the Berkeley Waterfront, serving the general public, two non-profit sailing clubs, and Adventure Playground; and

WHEREAS, the pavement condition at the parking lot has deteriorated significantly over recent decades, causing untreated stormwater to drain directly to the Bay, bad air quality due to airborne dust particles, and a poor driving condition with no ADA accessible features; and

WHEREAS, the City has neither the labor nor the equipment necessary to undertake this project; 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 from Terocons, Inc. at almost 30% over the engineer's estimate; and

WHEREAS, the lowest bid exceeded the City's available budget for the project.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Plans and Specification No. 25-11687-C for the South Cove West Lot Repaving Project are approved.

BE IT FURTHER RESOLVED by the Council of the City of Berkeley that the all bids are rejected; and the City Manager is authorized to direct staff to re-scope and re-bid the project.