



Office of the City Manager

CONSENT CALENDAR  
July 8, 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: Construction Contract: Team Ghilotti for the South Cove West Lot Repaving Project

RECOMMENDATION

Adopt a Resolution:

1. Approving the plans and specifications for the rescoped South Cove West Lot Repaving Project (Bid Specification No. 25-11687-C); and
2. Accepting the bid of TEAM GHILOTTI as the lowest responsive and responsible bidder on the Project; and
3. Authorizing the City Manager to execute a contract and any amendments, extensions or other change orders until completion of the project in accordance with the approved plans and specifications, with TEAM GHILOTTI, for the South Cove West Lot Repaving Project, in an amount not to exceed \$1,884,641, which includes a contract amount consisting of base bid of \$1,667,141, additive alternative A2 in the amount of \$50,500, and a 10% contingency in the amount of \$167,000.

FISCAL IMPACTS OF RECOMMENDATION

Funding is available from the FY 2025 CIP-Internal Loan (Fund 011), State Coastal Conservancy Grant (Fund 606), CIP Fund (Fund 501) and Marina Fund (Fund 608). No other funding is required, and no other projects will be delayed due to this expenditure.

Construction Cost

TEAM GHILOTTI (lowest bid).....	\$1,667,141
Additive Alternative A1.....	\$50,500
10% Contingency.....	\$167,000
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Total construction cost	\$1,884,641

Funding Sources

CIP Internal Loan.....	\$402,959.12
State Coastal Conservancy Grant.....	\$1,270,733.49
CIP Fund.....	\$16,023.00
Marina Fund.....	\$194,925.39
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Total construction cost	\$1,884,641

### 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 six 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 authorizing 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 (see Attachment 2: Bid Abstract). The City has determined that Team Ghilotti meets the California public construction code definition of lowest responsive and responsible bidder. References for Team Ghilotti proved satisfactory. Staff therefore recommends the contract be awarded to Team Ghilotti.

The Living Wage Ordinance does not apply to this project since Public Works construction contracts are, pursuant to City policy, subject to State prevailing wage laws. Contractor will submit a Certification of Compliance with the Equal Benefits Ordinance. The Community Workforce Agreement applies to this project because the estimated value of the project exceeds \$500,000. As a result, the successful bidder and all subcontractors will be required to sign an agreement to be bound by the terms of the Agreement. Construction is expected to begin in late July 2025 and be completed by November 2025.

### 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 to 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.

#### 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, 981-6700  
Nelson Lam, Supervising Civil Engineer, PRW, 981-6395

#### Attachments:

- 1: Resolution
- 2: Bid Abstract Summary

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

CONSTRUCTION CONTRACT: TEAM GHILOTTI FOR 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. The pavement condition at parking lot has deteriorated significantly over the recent decades, causing high sediments in stormwater runoff, 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 almost 30% over the engineer's estimate; and

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

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 is direct staff to re-scope and re-bid the project.

WHEREAS, the City conducted a competitive Invitation For Bid (IFB) process in process in May, 2025, and bid the 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 (see Attachment 2: Bid Abstract). The City has determined that Team Ghilotti meets the California public construction code definition of lowest responsible and responsible bidder. References for Team Ghilotti proved satisfactory; and

WHEREAS, Funding is available from the FY 2025 CIP-Internal Loan (Fund 011), State Coastal Conservancy Grant (Fund 606), CIP Fund (Fund 501) and Marina Fund (Fund 608). No other funding is required, and no other projects will be delayed due to this expenditure.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Council ratifies the action taken by the City Manager to: approve the rescoped Plans and Specification No. 25-11687-C for the South Cove West Lot Repaving Project; execute a contract and any amendments, extensions, or change orders until completion of the project in accordance with the approved plans and specifications with TEAM GHILOTTI for the South Cove West Lot Repaving Project in an amount not to exceed \$1,884,641, which includes a contract amount consisting of base bid of \$1,667,141, additive alternative A2 in the amount of \$50,500, and a 10% contingency in the amount of \$167,000 for unforeseen circumstances. A record signature copy of the agreement and any amendments to be on file in the Office of the City Clerk.

Attachment 2: Bid Abstract Summary



Internal

City of Berkeley  
Abstract of Bid Worksheet

Finance Department  
General Services Division

[South Cove West Parking Lot Project](#)

Spec. # 25-11687-C - Reissue

Bid Date: May 29, 2025

Bidders	Base Bid	Alt. #1	Alt. #2	Envelope B (SOO)	Bid Bond	Addenda	Req/Exp	Subcontractors	Non-Collusion	CERTS
1 Interstate Grading and Paving	\$ 1,961,000.00	\$ 111,300.00	\$ 55,000.00	X	X	X	X	X	X	X
2 Bay Cities Paving and Grading	\$ 1,683,835.70	\$ 75,319.48	\$ 46,622.54	X	X	X	X	X	X	X
3 Goodfellow Bros.	\$ 1,676,226.00	\$ 106,100.00	\$ 49,300.00	X	X	X	X	X	X	X
4 EE Gilbert Construction, Inc.	\$ 2,115,148.16	\$ 104,318.50	\$ 35,500.00	X	X	X	X	X		
5 Galeb Paving	\$ 1,753,155.00	\$ 128,000.00	\$ 52,000.00	X	X	X	X	X	X	X
6 Team Ghilotti	\$ 1,667,141.00	\$ 145,000.00	\$ 50,500.00	X	X	X	X	X	X	X
7 ERA Construction	\$ 1,983,191.22	\$ 90,000.00	\$ 35,000.00	X	X	X	X	X	X	X
8										
9										
10										

Bid Recorder: \_\_\_\_\_ Date \_\_\_\_\_  
 Bid Opener: \_\_\_\_\_ Date \_\_\_\_\_  
 Project Manager: \_\_\_\_\_ Date \_\_\_\_\_

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