



Office of the City Manager

CONSENT CALENDAR
September 9, 2025

To: Honorable Mayor and Members of the City Council
From: Paul Buddenhagen, City Manager
Submitted by: Terrance Davis, Director, Public Works
Subject: Contract No. 32500001 Amendment: CESCORP, dba Cal Elite Builders for Corp Yard City Fleet EV Charger Project. Specification No.23-11546-C

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to amend Contract No. 32500001 with CESCORP dba Cal Elite Builders to complete the installation of electric vehicle chargers and related work at the Corporation Yard, increasing the current not to exceed contract amount of \$814,680 by \$140,000 for a total amount not to exceed \$954,680.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this contract amendment is available in the General Fund (011) in the Public Works budget. The \$140,000 requested for this amendment is within the project budget.

No other funding is required.

Original Contract.....	\$678,900.00
Original Contingency.....	\$135,780.00
Original (NTE)	\$814,680.00
<u>This Amendment.....</u>	<u>\$140,000.00</u>
Amended Contract Amount (NTE)	\$954,680.00

The original project contingency of 20% is expected to be expended due to change orders resulting from various unforeseen site conditions. The amended contract NTE amount will address pending change orders and provide additional contingency to address any additional unforeseen conditions necessary to complete the project.

CURRENT SITUATION AND ITS EFFECTS

The Corporation Yard City Fleet EV Charger project, one of the City’s Capital Improvement Projects, is the initial step towards establishing the necessary infrastructure to support electric vehicle charging at the Corporation Yard, in alignment to meet the City’s 2030 electrification goal. Through a competitive bidding process, CESCORP dba Cal Elite Builders was selected as the lowest, responsive bidder for this Capital Improvement Project, which supports the City’s initiative to electrify its fleet by

providing the necessary charging infrastructure. On September 16, 2024, Cal Elite Builders commenced construction on the Corporation Yard City Fleet EV Charger project. During the demolition phase, unforeseen site conditions were encountered, adding complexity to the project that had not been anticipated. Although these conditions were not visible prior to construction, the design team—including City staff, Interface Engineering, Inc., and Harrison Engineering, Inc.—conducted thorough due diligence during the planning and design phase to assess and anticipate site conditions as accurately as possible.

In addition, the site has undergone multiple previous projects over the years, many of which were not documented in available City drawings. As construction progressed, the contractor was able to begin quantifying these unforeseen conditions, which included;

- Elevated underground water levels, requiring the acquisition of a water discharge permit from East Bay Municipal Utility District
- An abandoned monitoring well needing to be grouted to stop the influx of ground water
- Concrete beneath the asphalt, necessitating additional excavation, labor, and specialized disposal
- Relocating existing utilities to meet PG&E requirements
- Additional excavation due to PG&E design changes
- Potholing for high pressure gas line and backfill
- Previously undocumented underground utilities, complicating excavation and installation efforts
- Tracing of underground fiber optic conduit
- Soil sampling and testing

While the contract included a contingency \$135,780 (20%), project management staff anticipates to deplete the contingency. Given the site's history, size, and complexity, additional unforeseen conditions continue to emerge.

To date, \$129,213.99 of the original \$135,780.00 contingency has been encumbered, with the remaining balance expected to be consumed by pending change orders.

The provided services will support the Strategic Plan goals of creating a resilient, safe, connected, and prepared City and providing state-of-the art, well-maintained facilities.

BACKGROUND

In July of 2020, the Department presented its 2020 Municipal Fleet Electrification Assessment to the Council. This assessment, developed in response to a 2019 referral requested by the Council, details the department's action plan for the pursuit of a full electrification of the City's municipal vehicle fleet by the year 2030. The assessment and

this recommendation are primarily focused on servicing the electrification of the remaining 40% of the City's fleet that are light duty vehicles.

While the pursuit of full electrification of the City's light, medium, and heavy-vehicles remains limited by existing technologies, the portion of the fleet that is ready to be electrified can be prioritized. In order to meet its 2030 electrification goal and its broader climate goal to reach greenhouse gas emission 80% below 2000 levels by 2050, the City has committed to steady investments into the work of electrification.

The Department is on track to complete conversion of the light duty fleet to Electric Vehicles (EVs) by 2028, two years ahead of assessment's schedule. The Corporation Yard is an especially important location because much of the City's light duty fleet resides there, and without this charging infrastructure, EV conversion will slow dramatically.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The use of electric vehicles for Berkeley's municipal fleet will significantly reduce the City's greenhouse gas emissions. While the production of electric vehicles still results in some emissions, shifting away from fossil fuel-powered vehicles will nonetheless drastically advance the City's climate goals.

RATIONALE FOR RECOMMENDATION

The additional funding is necessary for the completion of code complaint EV Charger infrastructure. As the City continues to electrify its fleet, a reliable and scalable charging network is critical to support the growing demand.

ALTERNATIVE ACTIONS CONSIDERED

No alternative actions were considered because the Contractor encountered unforeseen conditions, and the work is necessary for the completion of the project.

CONTACT PERSON

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Attachments:
1: Resolution

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

CONTRACT NO. 32500001 AMENDMENT: CESCORP, DBA CAL ELITE BUILDERS FOR CORP YARD CITY FLEET EV CHARGER PROJECT SPECIFICATION NO.23-11546-C

WHEREAS, the project consists of site and electrical upgrades for the installation of City fleet EV chargers per Plans and Specifications No.23-11552-C; 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.23-11546-C) was duly advertised, and CESCORP, dba Cal Elite Builders was determined to be the lowest responsive and responsible bidder; and

WHEREAS, Resolution No. 71-195-N.S. adopted by Council on January 30, 2024 authorized 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 CESCORP, dba Cal Elite Builders for the Corp Yard City Fleet EV Charger Project in an amount not to exceed \$814,680, which included a contingency of \$135,780; and

WHEREAS, due to unforeseen conditions an increase of \$140,000 to the not to exceed amount is required for the completion of the city fleet electric vehicle charger project; and

WHEREAS, funds are available in the FY 2026 budget in the General Fund (011).

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. 32500001 with CESCORP dba Cal Elite Builders for the Corp Yard City Fleet EV Charger Project increasing the current not to exceed contract amount of \$814,680 by \$140,000 for a total amount not to exceed \$954,680.