



Office of the City Manager

**RECESS ITEM**  
**CONSENT CALENDAR**  
October 14, 2025

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. 32400122 Amendment: Buhler Commercial for Willard Park Clubhouse and Restroom Replacement Project

**RECOMMENDATION**

Adopt a Resolution ratifying the action taken by the City Manager during the City Council recess to increase Contract No. 32400122 by \$30,000 for a not to exceed amount of \$6,861,067.

**NEGATIVE EFFECT IF ACTION DELAYED UNTIL AFTER COUNCIL RECESS**

A delay in action until after council recess would delay the completion of the Willard Park Clubhouse and Restroom Replacement project.

**FISCAL IMPACTS OF RECOMMENDATION**

Funding for this contract amendment is available in the FY 2026 budget in the Measure T1 project budget (Fund 511-52-545-000-0000-000-461-720003-PRWT122004). No other funding is required, and no other projects will be delayed due to this expenditure.

**CURRENT SITUATION AND ITS EFFECTS**

The contract with Buhler Commercial for the Willard Park Clubhouse and Restroom Replacement Project was approved on December 12, 2023 for a total amount not to exceed \$6,831,067. Additional work was required to secure the HVAC and electrical equipment in the outdoor public restroom. The City has negotiated a change order with Buhler Commercial to complete this work. This work was not included in the original contract scope due to an omission, but is necessary for the security and longevity of the new equipment.

**BACKGROUND**

The project included the demolition of the existing 565-sf single-story clubhouse, trellis, and public restroom and the construction of a new 3,301-sf single-story wood-framed multipurpose community building, a stand-alone outdoor public restroom, and a trash enclosure.

Contract Amendment: Buhler Commercial for the Willard Park Clubhouse and Restroom Replacement Project

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The Willard Park Clubhouse and Restroom Replacement Project is funded primarily by Measure T1, the 2016 voter-approved bond measure for improvements to City infrastructure and facilities.

The project was advertised for bids on Tuesday, October 3, 2023, and bids were opened on November 14, 2023. The City received 7 bids, from a low base bid of \$6,210,061 to a high base bid of \$8,435,000, and from a low of \$6,418,925 to a high of \$8,513,000 for the base bid plus Additive Bid Alternates. The determination of the lowest responsive and responsible bidder (Buehler Commercial) was based on the price for base bid work, as indicated in the bid documents.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The new Willard Clubhouse will be all electric and is on track to receive LEED Gold. In addition, the construction contract includes requirements to comply with the City's Environmentally Preferable Purchasing Policy and Construction and Demolition Waste program of at least 50%.

#### RATIONALE FOR RECOMMENDATION

This increase to the contract is necessary to perform work to secure the HVAC and electrical equipment in the outdoor public restroom. The City does not have in-house labor or equipment resources to complete this renovation project.

#### ALTERNATIVE ACTIONS CONSIDERED

None

#### CONTACT PERSON

Scott Ferris, Director, Parks Recreation & Waterfront, 510-981-6700

Evelyn Chan, Supervising Civil Engineer, Parks Recreation & Waterfront, 510-981-6430

Attachments:

1: Resolution

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

CONTRACT NO. 32400122 AMENDMENT: BUHLER COMMERCIAL FOR THE  
WILLARD PARK CLUBHOUSE AND RESTROOM REPLACEMENT PROJECT

WHEREAS, the Willard Park clubhouse is a Measure T1 project and is in need of renovation; and

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

WHEREAS, an invitation for bids was duly advertised on October 3, 2023, bids were opened on November 14, 2023, and the City received 7 bids; and

WHEREAS, Buhler Commercial was determined to be the lowest responsive and responsible bidder, and references for Buhler Commercial were checked out satisfactorily; and

WHEREAS, on December 12, 2023, by Resolution NO. 71,136-N.S. the City Council authorized Contract No. 32400122 with Buhler Commercial in an amount not to exceed \$6,831,067 for the Willard Park Clubhouse and Restroom Replacement Project; and

WHEREAS, a contract amendment is needed in the amount of \$30,000 to complete the change order work to secure the HVAC system at the outdoor public restroom; and

WHEREAS, funds are available in the FY 2026 budget in the Measure T1 Fund (Fund 511).

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. 32400122 with Buhler Commercial for the Willard Park Clubhouse and Restroom Replacement Project, increasing the contract amount by \$30,000, for a total amended amount not to exceed \$6,861,067. A record signature copy of any amendments to be on file in the Office of the City Clerk.

