



Office of the City Manager

CONSENT CALENDAR
December 12, 2023

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Scott Ferris, Director, Parks Recreation & Waterfront
 Subject: Contract: Buhler Commercial for Willard Park Clubhouse and Restroom Replacement Project

RECOMMENDATION

Adopt a Resolution:

1. Approving the plans and specifications for the Willard Park Clubhouse and Restroom Replacement Project; and
2. Accepting the bid of the lowest responsive and responsible bidder, Buhler Commercial; 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 Buhler Commercial, for the Willard Park Clubhouse and Restroom Replacement Project at 2720 Hillegass Avenue, in an amount not to exceed \$6,831,067 which includes a contract amount of \$6,210,061 and a 10% contingency in the amount of \$621,006.

FINANCIAL IMPLICATIONS

Funding in the amount of \$6,831,067 is available in the FY24 Measure T1 Fund (Fund 511) and Capital Improvements Fund (Fund 501).

Construction

Buhler Commercial (lowest bid)	\$6,210,061
10% Contingency	\$621,006
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Total Construction Cost	\$6,831,067

Funding

Measure T1 Fund (Fund 511)	\$5,331,067
CIP Fund (Fund 501)	\$1,500,000
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Total Funding	\$6,831,067

CURRENT SITUATION AND ITS EFFECTS

The existing Willard Clubhouse needs renovation and expansion. Built in 1971, the 565-sf single-story, one-room clubhouse no longer serves the City's needs adequately.

The project includes 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 public restroom and a trash enclosure. Scope of work includes site work, building core and shell, interior improvements, as well as mechanical, electrical, plumbing, fire protection, and security systems.

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

BACKGROUND

The City has five community centers located at James Kenney Park, Live Oak Park, San Pablo Park, Martin Luther King Jr. Youth Services Center near Grove Park, and Willard Park. With the exception of the Willard Clubhouse, all community centers are at least 10,000 sf in size. The existing 565-sf Willard Clubhouse was originally constructed in 1971 and has limited capacity.

The City of Berkeley offers free and reduced-price programs at all five facilities that serve primarily low-income families and youth who cannot afford other alternatives. All these facilities function as safety nets for residents with low socio-economic status in Berkeley. The expansion to a 3,301-sf facility with 1,614 sf of improved programable space not only allows us to increase the capacity for afterschool and summer programming, but also allows us to offer pre-k programs, add a variety of classes, and hold community meetings at the site. Recreational park and facility space is limited ¹ compared to other parts of the City and the state recommended level ².

In 2016, Berkeley voters approved Measure T1, which authorized the City to sell \$100 million of general obligation bonds to repair, renovate, replace, or reconstruct the City's aging infrastructure and facilities, including important City facilities and buildings. In 2017, as part of the City's Measure T1 Bond program, the Willard Clubhouse received funding for the Planning and Conceptual Design for a new or renovated Clubhouse. In 2018, the City began the planning and conceptual design process for the facility.

From 2019-2021, the City managed a public process with the community that resulted in a conceptual design for a 4,195-sf all-electric, multipurpose recreation building and featured a lobby, all gender restrooms, an office, a kitchenette, a 790-sf community room, and a larger 1,570-sf community room with a divisible wall to offer flexibility to

¹ Berkeley Parks - Planning for an Equitable Future, July 2015, Berkeley Parks and Waterfront Commission Subcommittee on Planning.

² Parks for All Californians, Meeting the Park Needs of All Californians, 2015 Statewide Comprehensive Outdoor Recreation Plan (SCORP), <https://www.parksforcalifornia.org/scorp/2015>

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split the space into two smaller rooms for community events and recreational programming.

Due to sharp increases in construction costs between 2021-2023, the cost estimate for the original, preferred plan escalated over the total project budget. In response to the unanticipated increase, the project was reduced in size and scope from 4,195-sf to 3,301-sf. In lieu of three community rooms, the new community building will include one divisible community room comprised of 1,614-sf activity space and a new separate public restroom on the west side of the park. All other features will remain. The final project also includes a multipurpose outdoor plaza to the east of the building, similar in size to the existing outdoor plaza.

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 was based on the price for base bid work, as indicated in the bid documents.

The Living Wage Ordinance does not apply to this project since construction contracts are, pursuant to City policy, subject to State prevailing wage laws. The contractor will need to submit a certification of Compliance for the Equal Benefits Ordinance. The contract will be subject to the Community Workforce Agreement.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The new Willard Clubhouse will be all electric and LEED Silver. 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

The new clubhouse and restroom are needed as part of the City's ongoing program to repair, renovate and improve accessibility at non-compliant or aging Parks facilities. 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

2: Bid Results

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

CONTRACT: 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 (IFB) was duly advertised on October 3, 2023, bids were opened on November 2, 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 provided and checked out satisfactorily; and

WHEREAS, funding is available in the Measure T1 (Fund 511) and Capital Improvement Fund (Fund 501).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Plans and Specifications for Specification No. 23-11596-C for the Willard Park Clubhouse and Restroom Replacement Project are approved; and

BE IT FURTHER RESOLVED that that the construction contract is awarded to Buhler Commercial as the lowest responsive and responsible bidder for a total contract amount of \$6,210,061, which includes the base bid and no additive alternates; and

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 Buhler Commercial for the Willard Park Clubhouse and Restroom Replacement Project in an amount not to exceed \$6,831,067, which includes a contract amount of \$6,210,061 and a 10% contingency in the amount of \$621,006 for unforeseen circumstances. A record signature copy of the agreement and any amendments to be on file in the Office of the City Clerk.

EXHIBIT A – BID RESULTS



City of Berkeley
Abstract of Bid Worksheet

Finance Department
General Services Division

FOR: Willard Park Clubhouse & Restroom Replacement Project
Spec. # 23-11596-C

Bid Date: 11/14/2023

Bidders	Base Bid	Alt. 1	Alt. 2	Alt. 1 (Deduct)	Experience - Fin. Qual	Bid Bond	required w/ bid				
							Addenda (1-4)	Subcontractors	Non-Collusion	CERTS	
1 Argo Construction Inc.	\$ 6,693,000.00	\$ 150,000.00	\$ 150,000.00	\$ (17,000.00)	x	x	x	x	x	x	
2 Azul Works Inc.	\$ 6,245,000.00	\$ 78,000.00	\$ 115,000.00	\$ (37,000.00)	x	x	x	x	x	x	
3 Buhler Commercial	\$ 6,210,061.00	\$ 122,729.00	\$ 86,135.00	\$ (10,960.00)	x	x	x	x	x	x	
4 CWS Construction Group Inc.	\$ 7,585,000.00	\$ 85,000.00	\$ 25,000.00	\$ (15,000.00)	x	x	x	x	x	x	
5 Eric F. Anderson Inc	\$ 7,870,979.00	\$ 120,908.00	\$ 72,767.00	\$ (8,296.00)	x	x	x	x	x	x	
6 Rodan Builders Inc.	\$ 6,436,000.00	\$ 70,000.00	\$ 80,000.00	\$ (13,000.00)	x	x	x	x	x	x	
7 Wickman Development and Construction	\$ 8,435,000.00	\$ 45,000.00	\$ 50,000.00	\$ (17,000.00)	x	x	x	x	x	x	
8											
9											
10										Activate Go to Settings	

Bid Recorder: Talia Stewart 
 Bid Opener: Josh Roben 
 Project Manager: Stacey Rutherford 

Date Nov 15, 2023
 Date Nov 15, 2023
 Date Nov 15, 2023

2180 Milvia Street, Berkeley, CA 94704 Tel: 510.981.7320 TDD: 510.981.6903 Fax: 510.981.7390
 E-mail: finance@ci.berkeley.ca.us

